

NOTICE OF COUNCIL MEETING

Pursuant to the provisions of section 84 (1) of the
Local Government Act 1999

The Ordinary Meeting of the



will be held in

**Council Chamber
Redbanks Road
Mallala**

on

Monday 18 December 2023 at 4.30pm

A handwritten signature in black ink, appearing to be "James Miller", is located in the bottom left corner of the page.

James Miller
CHIEF EXECUTIVE OFFICER

INDEX

Page
Number

1	ACKNOWLEDGEMENT OF COUNTRY.....	4
2	ATTENDANCE RECORD.....	4
3	CONFIRMATION OF COUNCIL MEETING MINUTES	5
3.1	Confirmation of Minutes - Ordinary Council Meeting 27 November 2023	6
4	BUSINESS ARISING.....	24
5	DECLARATION OF MEMBERS' INTEREST	24
6	ADJOURNED BUSINESS	24
	Nil	
7	MAYOR'S REPORT	25
7.1	Acting Mayor's Report	25
8	REQUESTED DOCUMENTS/CORRESPONDENCE TO BE TABLED	26
9	DEPUTATIONS	26
	Nil	
10	PRESENTATIONS/BRIEFINGS	26
	Nil	
11	PETITIONS	26
	Nil	
12	COMMITTEE MEETING MINUTES	26
	Nil	
13	SUBSIDIARY MEETINGS.....	27
13.1	Legatus Group - Ordinary Meeting - 1 December 2023	27
14	REPORTS FOR DECISION.....	34
14.1	Annual Review of Confidential Items	34
14.2	Mallala & Districts Lions Club - Request to Construct Fence	51
14.3	Regional Health Plan - Elected Member Representation.....	84
14.4	Mobile Food Vendor Policy	118
14.5	Proposed Dublin Employment Lands Code Amendment.....	130
15	REPORTS FOR INFORMATION	192
15.1	2022 Local Government Election Results	192
15.2	Council Resolutions - Monthly Status Update.....	198
15.3	Campground - Operations & Expenditure.....	203
15.4	Mallala Council Chamber Livestream Audio.....	204

15.5	Capital Works and Operating Program Monthly Update - December 2023	223
15.6	Precinct Development Grant Opportunity	228
16	QUESTIONS ON NOTICE	235
	Nil	
17	QUESTIONS WITHOUT NOTICE	235
18	MOTIONS ON NOTICE	235
	Nil	
19	MOTIONS WITHOUT NOTICE.....	235
20	URGENT BUSINESS.....	235
21	CONFIDENTIAL ITEMS	236
21.1	Trans-Tasman Energy Group Claim - Update	238
21.2	Recruitment of an Independent Member - Infrastructure and Environment Committee	246
21.3	Australia Day Awards 2024.....	251
21.4	Two Wells Town Centre - Land Facilitation Agreement: Adelaide Plains Council and Preferred Proponent	325
22	CLOSURE	326

1 ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges that we meet on the traditional country of the Kurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kurna people living today.

2 ATTENDANCE RECORD

3 CONFIRMATION OF COUNCIL MEETING MINUTES

3.1 Confirmation of Minutes - Ordinary Council Meeting - 27 November 2023

RECOMMENDATION

“that the minutes of the Ordinary Council Meeting held on 27 November 2023 (MB Folios 17918 to 17935) be accepted as read and confirmed.”

CONFIDENTIAL

MINUTES

of the

Ordinary Council Meeting



Held, pursuant to the provisions of the
Local Government Act 1999, in the

**Council Chamber
Redbanks Road
Mallala**

on

Monday 27 November 2023 at 4.30pm

The Acting Mayor formally declared the meeting open at 4.30pm.

1 ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges that we meet on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.

2 ATTENDANCE RECORD

Present:

Acting Mayor Marcus Strudwicke

Councillor Alana Bombardieri

Councillor Kay Boon

Councillor Di Troia

Councillor Terry-Anne Keen

Councillor Dante Mazzeo

Councillor Margherita Panella

Councillor David Paton

Councillor Eddie Stubing

Staff in Attendance:

Chief Executive Officer

Mr James Miller

Director Corporate Services

Ms Sheree Schenk

Director Development and Community

Mr Michael Ravno

Director Finance

Mr Rajith Udugampola

Director Infrastructure and Environment

Mr Thomas Jones

Manager Development Assessment

Mr Josh Banks

Manager Governance

Ms Rachel Kammermann

Executive Assistant to the CEO and Mayor/Minute Taker

Ms Susan Cook

Team Leader Customer Service/Administration Support Officer

Ms Amy Fagan

Information Technology Officer

Mr Sean Murphy

Apologies:

Mayor Mark Wasley (Leave of Absence)

3 OPENING ITEMS**3.1 DECLARATION OF OFFICE - COUNCILLOR DI TROIA**

Councillor Carmine Di Troia made an undertaking in accordance with section 60 of the *Local Government Act 1999* and the *Local Government (General) Regulations 2013*.

4 MINUTES**4.1 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 23 OCTOBER 2023****RESOLUTION 2023/339**

Moved: Councillor Boon

Seconded: Councillor Mazzeo

"that the minutes of Ordinary Council Meeting held on 23 October 2023 (MB Folios 17902 to 17917) be accepted as read and confirmed."

CARRIED

5 BUSINESS ARISING

Nil

6 DECLARATIONS OF MEMBERS' INTEREST

Nil

7 ADJOURNED BUSINESS**7.1 ADJOURNED ITEM - 9.1 - DEPUTATION - JACK HARRIS - THE PLAINS COMMUNITY GROUP**

Mr Jack Harris, Anna White, Glennys Clothier and Kaileigh Wilson of the Plains Community Group gave a 11 minute presentation (including taking questions of members) outlining the Plains Community Group purpose and in doing so, requested Council's support with Christmas related activities and funding for other costs.

8 MAYOR'S REPORT**8.1 ACTING MAYOR'S REPORT - NOVEMBER 2023****RESOLUTION 2023/340**

Moved: Councillor Keen

Seconded: Councillor Boon

"that Council having considered Item 8.1 – *Acting Mayor's Report – November 2023*, dated November 2023, receives and notes the report."

CARRIED

9 REQUESTED DOCUMENTS/CORRESPONDENCE TO BE TABLED

Nil

10 DEPUTATIONS

Nil

11 PRESENTATIONS/BRIEFINGS

Nil

12 PETITIONS

Nil

13 COMMITTEE MEETING MINUTES**13.1 MINUTES OF THE SPECIAL AUDIT COMMITTEE MEETING HELD 13 NOVEMBER 2023****RESOLUTION 2023/341****Moved: Councillor Mazzeo****Seconded: Councillor Boon**

“that Council receives and notes the Minutes of the Special Audit Committee Meeting held 13 November 2023 as presented as Attachment 1 to this report.”

CARRIED**13.2 MINUTES OF THE AUDIT COMMITTEE MEETING HELD 13 NOVEMBER 2023****RESOLUTION 2023/342****Moved: Councillor Boon****Seconded: Councillor Mazzeo**

“that Council receives and notes the Minutes of the Audit Committee Meeting held 13 November 2023 as presented at Attachment 1 to this report.”

CARRIED**RESOLUTION 2023/343****Moved: Councillor Keen****Seconded: Councillor Di Troia**

“that Council, having considered Item 13.2 – *Minutes of the Audit Committee Meeting held 13 November 2023*, dated 27 November 2023, receives and notes the Audited Annual Financial Statements and notes forming part of the Annual Financial Statements for the 2022/2023 Financial Year as presented at Attachment 2 to this report.”

CARRIED

RESOLUTION 2023/344**Moved:** Councillor Boon**Seconded:** Councillor Mazzeo

“that Council, having considered Item 13.2 – *Minutes of the Audit Committee Meeting held 13 November 2023*, dated 27 November 2023, endorses resolution 2023/65 of the Audit Committee and in doing so formally adopts the Annual Financial Statements for the 2022/2023 Financial Year, presented at Attachment 2 to this report, and authorises same to be certified on behalf of Council by the Mayor and Chief Executive Officer.”

CARRIED**RESOLUTION 2023/345****Moved:** Councillor Di Troia**Seconded:** Councillor Boon

“that Council, having considered Item 13.2 – *Minutes of the Audit Committee Meeting held 13 November 2023*, dated 27 November 2023, endorses resolution 2023/66 of the Audit Committee and in doing so acknowledge that the Audit Committee has authorised the Audit Committee Chairperson to sign the Certification of Auditor Independence.”

CARRIED**RESOLUTION 2023/346****Moved:** Councillor Keen**Seconded:** Councillor Boon

“that Council, having considered Item 13.2 – *Minutes of the Audit Committee Meeting held 13 November 2023*, dated 27 November 2023, endorses resolution 2023/67 of the Audit Committee and in doing so acknowledges that Council’s Independent Auditor Mr Tim Muhlhausler of Galpins Accountants, Auditors & Business Consultants intends to issue an unmodified opinion in relation to the Financial Statements and the Internal Financial Controls of the Council for the 2022/2023 Financial Year.”

CARRIED**RESOLUTION 2023/347****Moved:** Councillor Stubing**Seconded:** Councillor Di Troia

“that Council, having considered Item 13.2 – *Minutes of the Audit Committee Meeting held 13 November 2023*, dated 27 November 2023, endorses resolution 2023/67 of the Audit Committee and in doing so acknowledges the progress made to complete the activities identified for Audit Committee during 2023/2024 Financial Year.”

CARRIED

13.3 MINUTES OF THE ADELAIDE PLAINS COUNCIL HISTORICAL COMMITTEE MEETING HELD 2 NOVEMBER 2023

RESOLUTION 2023/348

Moved: Councillor Boon

Seconded: Councillor Bombardieri

“that Council receives and notes the Minutes of the Adelaide Plains Council Historical Committee Meeting held 2 November 2023.”

CARRIED

14 SUBSIDIARY MEETINGS

14.1 GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY - MINUTES OF THE BOARD MEETING HELD 19 OCTOBER 2023

RESOLUTION 2023/349

Moved: Councillor Keen

Seconded: Councillor Boon

“that Council receives and notes the minutes and key outcomes summary of the Gawler River Floodplain Management Authority Board meeting held on 19 October 2023, presented as Attachment 1 and Attachment 2 to this report.”

CARRIED

15 REPORTS FOR DECISION**15.1 ORDINARY COUNCIL MEETING SCHEDULE 2024****MOTION**

Moved: Councillor Boon

“that Council, having considered Item 15.1 – *Ordinary Council Meeting Schedule 2024*, dated 27 November 2023, receives and notes the report and in doing so resolves that Ordinary Council Meetings for January 2024 to December 2024 (inclusive) be held in the Mallala Council Chamber commencing at 6:00pm on the following dates:

- Monday 29 January 2024
- Monday 26 February 2024
- Monday 25 March 2024
- Monday 22 April 2024
- Monday 27 May 2024
- Monday 24 June 2024
- Monday 22 July 2024
- Monday 26 August 2024
- Monday 23 September 2024
- Monday 28 October 2024
- Monday 25 November 2024
- Monday 16 December 2024.”

The motion LAPSED for want of a seconder

RESOLUTION 2023/350**Moved: Councillor Panella****Seconded: Councillor Bombardieri**

“that Council, having considered Item 15.1 – *Ordinary Council Meeting Schedule 2024*, dated 27 November 2023, receives and notes the report and in doing so resolves that Ordinary Council Meetings for January 2024 to December 2024 (inclusive) be held in the Mallala Council Chamber commencing at 5:30pm on the following dates:

- **Monday 29 January 2024**
- **Monday 26 February 2024**
- **Monday 25 March 2024**
- **Monday 22 April 2024**
- **Monday 27 May 2024**
- **Monday 24 June 2024**
- **Monday 22 July 2024**
- **Monday 26 August 2024**
- **Monday 23 September 2024**
- **Monday 28 October 2024**
- **Monday 25 November 2024**
- **Monday 16 December 2024.”**

CARRIED

15.2 BOARD MEMBER APPOINTMENTS - GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY

RESOLUTION 2023/351

Moved: Councillor Keen

Seconded: Councillor Boon

“that Council, having considered Item 15.2 – *Board Member Appointments - Gawler River Floodplain Management Authority* dated 27 November 2023, receives and notes the report and in doing so appoints:

1. Mr Tom Jones (Director, Infrastructure and Environment) as Council’s Administration Deputy Board Member on the Gawler River Floodplain Management Authority until 25 November 2024; and
2. Councillor Dante Mazzeo as Deputy Board Member representing the elected body of Adelaide Plains Council on the Gawler River Floodplain Management Authority.”

CARRIED

15.3 FIRST BUDGET UPDATE 2023/2024

RESOLUTION 2023/352

Moved: Councillor Boon

Seconded: Councillor Di Troia

“that Council, having considered Item 15.3 – *First Budget Update 2023/2024*, dated 27 November 2023, receives and notes the report and in doing so:

1. Receives and notes the project progress reports contained in Attachment 1 and 2 to this report;
2. Pursuant to regulation 9 (1)(a) of the *Local Government (Financial Management) Regulations 2011*, adopts the revised 2023/2024 Budgeted Financial Statements as contained within Attachment 3 that has been updated following the First Budget Review changes identified in Table 1, Table 2 and Table 3; and
3. Instructs Chief Executive Officer to reallocate savings made from the project budget to other projects in Attachments 1 and 2 where necessary up to the overall project budget of \$10.517m as summarised in Table 4.”

CARRIED

Councillor Boon called for a **division**:

The Acting Mayor declared the vote set aside

Members voting in the affirmative: Councillors Mazzeo, Boon, Bombardieri, Di Troia, Keen

Members voting in the negative: Councillors Stubing, Panella and Paton

The Acting Mayor declared the motion **CARRIED**

15.4 AUDIT COMMITTEE – TERMS OF REFERENCE REVIEW**RESOLUTION 2023/353****Moved:** Councillor Mazzeo**Seconded:** Councillor Keen

“that Council, having considered Item 15.4 – *Audit Committee – Terms of Reference Review*, dated 27 November 2023, receives and notes the report and in doing so adopts the updated Audit and Risk Committee Terms of Reference (to take effect on 30 November 2023) as presented in Attachment 1 to this report.”

CARRIED**15.5 AUDIT AND RISK COMMITTEE – APPOINTMENT OF TWO COUNCIL MEMBERS****RESOLUTION 2023/354****Moved:** Councillor Boon**Seconded:** Councillor Mazzeo

“that Council, having considered Item 15.5 – *Audit and Risk Committee – Appointment of Two Council Members*, dated 27 November 2023, receives and notes the report and in doing so appoints the following Council Members to the Audit and Risk Committee for the period of 1 December 2023 until the end of the current term of Council:

- 1. Mayor Mark Wasley; and**
- 2. Councillor Marcus Strudwicke.”**

CARRIED**15.6 THOMPSON BEACH & PARHAM - WEBB BEACH DISCUSSION PAPER FOR CONSULTATION****RESOLUTION 2023/355****Moved:** Councillor Di Troia**Seconded:** Councillor Stubing

“that Council, having considered Item 15.6 – *Thompson Beach & Parham - Webb Beach Discussion Paper for Consultation*, dated 27 November 2023, receives and notes the report and in doing so:

- 1. Endorses in principle the Discussion Paper - Thompson Beach and Parham - Webb Beach, as presented as Attachment 1 to this report, to be released for the purposes of undertaking consultation as envisaged in the Consultation Policy; and**
- 2. Delegates authority to the Chief Executive Officer to undertake editorial but not policy changes to enable the Discussion Paper to be suitable for consultation.”**

CARRIED

Councillor Panella raised a Point of Order in relation to Councillor Di Troia on the basis that the first recommendation/motion was being moved. The Acting Mayor ruled that there is no motion at this stage but that he was happy for Councillor Panella to move one if she wished.

15.7 COUNCIL ASSESSMENT PANEL - COUNCIL ASSESSMENT PANEL MEMBERSHIP

RESOLUTION 2023/356

Moved: Councillor Panella

Seconded: Councillor Mazzeo

“that Council, having considered Item 15.7 – *Council Assessment Panel - Council Assessment Panel Membership*, dated 27 November 2023, receives and notes the report and in doing so notes the resignation of Councillor Margherita Panella from the Council Assessment Panel on 17 November 2023.”

CARRIED

RESOLUTION 2023/357

Moved: Councillor Boon

Seconded: Councillor Keen

“that Council, having considered Item 15.7 – *Council Assessment Panel - Council Assessment Panel Membership*, dated 27 November 2023, and in light of Councillor Margherita Panella’s resignation:

1. Appoints Cr Carmine Di Troia to the Council Assessment Panel (CAP) pursuant to section 83(1)(b)(i) of the *Planning, Development and Infrastructure Act 2016* (PDI Act) for a term commencing 27 November 2023 and ending 30 June 2024; and
2. Determines, in accordance with section 83(1)(b) of the PDI Act, that this appointment is subject to the Member’s compliance with, and acceptance of, the Terms of Reference for the CAP (adopted 3 March 2021).

CARRIED

15.8 COMMUNITY GROUPS - CHRISTMAS PUBLIC EVENTS 2023

RESOLUTION 2023/358

Moved: Councillor Paton

Seconded: Councillor Keen

“that Council, having considered Item 15.8 – *Community Groups - Christmas public events 2023*, dated 27 November 2023, receives and notes the report and in doing so agrees to allocate an additional \$10,000 in the mid-year Budget Review to support Adelaide Plains Council’s approved Christmas community events as detailed in this report.”

CARRIED

Councillor Paton left the meeting at 5.44pm.

15.9 LIQUOR LICENCE APPLICATIONS

RESOLUTION 2023/359

Moved: Councillor Boon

Seconded: Councillor Keen

“that Council, having considered Item 15.9 – *Liquor Licence Applications*, dated 27 November 2023, receives and notes the report and in doing so, instructs the Chief Executive Officer to complete the Landlords Consent Form as presented in Attachment 4 to this report, and provide to the Thompson Beach Progress Association, Mallala and Districts Lions Club and Mallala Football Club, in support of their respective Liquor Licence applications.”

CARRIED

RESOLUTION 2023/360

Moved: Councillor Keen

Seconded: Councillor Stubing

“that Council, having considered Item 15.9 – *Liquor Licence Applications*, dated 27 November 2023, instructs the Chief Executive Officer to complete and provide to the Thompson Beach Progress Association, Mallala and Districts Lions Club and Mallala Football Club, the Council Approvals forms presented in Attachments 1, 2 and 3 to this report, inclusive of the following conditions and notes request:

1. The applicant must comply with all statutory requirements relating to the liquor licence at the applicant’s cost;
2. The applicant must provide copies of all notices or orders received in relation to the liquor licence to Council; and
3. Any further increase in capacity or trading hours would require further Council consent.”

CARRIED

16 REPORTS FOR INFORMATION

16.1 COUNCIL RESOLUTIONS - STATUS UPDATE

RESOLUTION 2023/361

Moved: Councillor Di Troia

Seconded: Councillor Mazzeo

“that Council, having considered Item 16.1 – *Council Resolutions - Status Update* dated 27 November 2023, receives and notes the report.”

CARRIED

Councillor Paton returned to the meeting at 5.46pm.

16.2 CAPITAL WORKS AND OPERATING PROGRAM MONTHLY UPDATE - NOVEMBER 2023

RESOLUTION 2023/362

Moved: Councillor Boon

Seconded: Councillor Mazzeo

“that Council, having considered Item 16.2 – *Capital Works and Operating Program Monthly Update - November 2023*, dated 27 November 2023, receives and notes the report.”

CARRIED

16.3 FILLING OF AREA COUNCILLOR VACANCY - RESULTS - NOVEMBER 2023

RESOLUTION 2023/363

Moved: Councillor Keen

Seconded: Councillor Bombardieri

“that Council, having considered Item 16.3 – *Filling of Area Councillor Vacancy - Results - November 2023*, dated 27 November 2023, receives and notes the report.”

CARRIED

16.4 PUBLIC FORUM 30 OCTOBER 2023 - SUMMARY

RESOLUTION 2023/364

Moved: Councillor Di Troia

Seconded: Councillor Keen

“that Council, having considered Item 16.4 – *Public Forum 30 October 2023 - Summary*, dated 27 November 2023, receives and notes the report.”

CARRIED

16.5 BLACKSPOT FUNDING APPLICATION

RESOLUTION 2023/365

Moved: Councillor Boon

Seconded: Councillor Paton

“that Council, having considered Item 16.5 – *Blackspot Funding Application*, dated 27 November 2023, receives and notes the report and in doing so acknowledges that a Blackspot funding application has been submitted to address the Road Safety Audit (Old Port Wakefield Road and Dawkins Road intersection) recommendations.”

CARRIED

16.6 ECONOMIC DEVELOPMENT UPDATE

RESOLUTION 2023/366

Moved: Councillor Keen

Seconded: Councillor Mazzeo

“that Council, having considered Item 16.6 – *Economic Development Update*, dated 27 November 2023, receives and notes the report.”

CARRIED

17 QUESTIONS ON NOTICE

Nil

18 QUESTIONS WITHOUT NOTICE

Not recorded in Minutes in accordance with regulation 9(5) of the *Local Government (Procedures at Meetings) Regulations 2013*.

19 MOTIONS ON NOTICE

Nil

20 MOTIONS WITHOUT NOTICE

RESOLUTION 2023/367

Moved: Councillor Paton

Seconded: Councillor Panella

“that the Council instructs the Chief Executive Officer to provide Council Members via email with the processes and procedures around contesting the result of the election of the Deputy Mayor position so that there is a complete and full understanding of the Deputy Mayor position.”

CARRIED

21 URGENT BUSINESS

Nil

22 CONFIDENTIAL ITEMS**22.1 AUDIT COMMITTEE – APPOINTMENT OF THIRD INDEPENDENT MEMBER****RESOLUTION 2023/368**

Moved: Councillor Boon

Seconded: Councillor Keen

“that:

1. Pursuant to section 90(2) of the *Local Government Act 1999*, the Council orders that all members of the public, except Chief Executive Office, Director Corporate Services, Director Development and Community, Director Finance, Director Infrastructure and Environment, Manager Governance, Team Leader Customer Service/Administration Support Officer, Executive Assistant to the Chief Executive Officer and Mayor/Minute Taker, Information Technology Officer be excluded from attendance at the meeting of Council for Agenda Item *21.1 Audit Committee – Appointment of Third Independent Member*;
2. Council is satisfied that pursuant to section 90(3)(a) of the *Local Government Act 1999*, Item *21.1 Audit Committee – Appointment of Third Independent Member* concerns information of a confidential nature, the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead); and
3. Council is satisfied that the principle that Council meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential.”

CARRIED

22.1 AUDIT COMMITTEE – APPOINTMENT OF THIRD INDEPENDENT MEMBER**RESOLUTION 2023/369**

Moved: Councillor Boon

Seconded: Councillor Panella

“that Council, having considered Item 22.1 – *Audit Committee – Appointment of Third Independent Member*, dated 27 November 2023, receives and notes the report and in doing so appoints Mr Peter Scargill to Council’s Audit and Risk Committee for the period 30 November 2023 to 30 November 2025.”

Councillor Di Troia left the meeting at 6.04pm.

Councillor Di Troia returned to the meeting at 6.06pm.

CARRIED

RESOLUTION 2023/370**Moved:** Councillor Keen**Seconded:** Councillor Paton

“that Council, having considered the matter of Agenda Item 21.1 *Audit Committee – Appointment of Third Independent Member* in confidence under sections 90(2) and 90(3)(a) of the *Local Government Act 1999*, resolves that:

- 1. The staff report and the minutes pertaining to Agenda Item 21.1 *Audit Committee – Appointment of Third Independent Member*, remain confidential and not available for public inspection until all applicants are advised of the outcome of the interview process;**
- 2. Pursuant to section 91(9)(a) of the *Local Government Act 1999*, the confidentiality of the matter will be reviewed every twelve (12) months; and**
- 4. Pursuant to section 91(9)(c) of the *Local Government Act 1999*, Council delegates the power to revoke this confidentiality order to the Chief Executive Officer.”**

CARRIED**22.2 TWO WELLS SERVICE CENTRE LAND VALUATION****RESOLUTION 2023/371****Moved:** Councillor Mazzeo**Seconded:** Councillor Stubing**“that:**

- 1. Pursuant to section 90(2) of the *Local Government Act 1999*, the Council orders that all members of the public, except Chief Executive Office, Director Corporate Services, Director Development and Community, Director Finance, Director Infrastructure and Environment, Manager Governance, Team Leader Customer Service/Administration Support Officer, Executive Assistant to the Chief Executive Officer and Mayor/Minute Taker, Information Technology Officer be excluded from attendance at the meeting of Council for Agenda Item 21.2 *Two Wells Service Centre Land Valuation*;**
- 2. Council is satisfied that pursuant to section 90(3)(b)(i) of the *Local Government Act 1999*, Item 21.2 *Two Wells Service Centre Land Valuation* concerns information of a confidential nature, the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and**
- 3. Council is satisfied that the principle that Council meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential.”**

CARRIED

22.2 TWO WELLS SERVICE CENTRE LAND VALUATION

Supplementary Commission

RESOLUTION 2023/375

Moved: Councillor Boon

Seconded: Councillor Keen

“that Council, having considered the matter of Agenda Item 21.2 *Two Wells Service Centre Land Valuation* in confidence under sections 90(2) and 90(3)(b)(i) of the *Local Government Act 1999*, resolves that:

- 1. The staff report, minutes and Attachment 1 pertaining to Agenda Item 21.2 *Two Wells Service Centre Land Valuation*, remain confidential and not available for public inspection until further order of the Council except such disclosure as the Chief Executive Officer determines necessary or appropriate for the purpose of further discussions or actions contemplated;**
- 2. Pursuant to section 91(9)(a) of the *Local Government Act 1999*, the confidentiality of the matter will be reviewed every twelve (12) months; and**
- 3. Pursuant to section 91(9)(c) of the *Local Government Act 1999*, Council delegates the power to revoke this confidentiality order to the Chief Executive Officer.”**

CARRIED

23 CLOSURE

There being no further business, the Acting Mayor declared the meeting closed at 6.21pm.

Confirmed as a true record.

Mayor:.....

Date: ____/____/____

4 BUSINESS ARISING

5 DECLARATION OF MEMBERS' INTEREST

6 ADJOURNED BUSINESS

Nil

7 MAYOR'S REPORT

7.1 ACTING MAYOR'S REPORT

Record Number: D23/54956

Prepared for: Acting Mayor Marcus Strudwicke

Reporting Period - Thursday 23 November 2023 to Wednesday 13 December 2023

Monday 27 November 2023

Acting Mayor and Chief Executive Officer Meeting – Various Matters
Pre-Council Meeting – Mayor and Executive Management Team
Ordinary Council Meeting

Thursday 30 November 2023

Tour of the Mallala Lions & District Emergency Relief Centre

Friday 1 December 2023

Legatus Group Ordinary Meeting

Sunday 3 December 2023

Mallala Lions & District Handover Lunch

Thursday 7 December 2023

Historical Committee Meeting

Monday 11 December 2023

Acting Mayor and Chief Executive Officer Meeting – Various Matters

Wednesday 13 December 2023

Acting Mayor, Chief Executive Officer and Manager Governance Meeting – 2022 Local Government Election Results

RECOMMENDATION

“that Council, having considered Item 7.1 – *Acting Mayor's Report*, dated 18 December 2023, receives and notes the report.”

8 REQUESTED DOCUMENTS/CORRESPONDENCE TO BE TABLED

9 DEPUTATIONS

Nil

10 PRESENTATIONS/BRIEFINGS

Nil

11 PETITIONS

Nil

12 COMMITTEE MEETING MINUTES

Nil

13 SUBSIDIARY MEETINGS

13.1 LEGATUS GROUP - ORDINARY MEETING - 1 DECEMBER 2023

Record Number: D23/55258

Author: Executive Assistant to the Chief Executive Officer and Mayor

Authoriser: Chief Executive Officer

Attachments: 1. Legatus Group - Draft Meeting Minutes - 1 December 2023 [!\[\]\(003082e50e3009141f59bd5df831749f_img.jpg\)](#) 

OVERVIEW

The purpose of this report is for Council to receive and note the draft Minutes to the Legatus Group Ordinary Meeting held on 1 December 2023.

RECOMMENDATION

“that Council receives and notes the draft Minutes of the Legatus Group Ordinary Meeting held on 1 December 2023.”

**Draft Minutes****ORDINARY MEETING****Friday 1 December 2023****Balaklava Bowling Club May St Balaklava****OPENING OF MEETING**

The Legatus Group Chair Mayor Rodney Reid opened the meeting at 10.34am

ACKNOWLEDGEMENT OF COUNTRY & WELCOME

Mayor Rodney Reid provided an acknowledgement of Country and welcomed everyone to the meeting and the venue. Mayor Reid provided background on the Wakefield Regional Council.

This included the progress on their strategic plan and development of master plans in preparation for when grants become available. Highlights of recent work completed included \$3.2m Balaklava Pool, \$1.2m Owen/Hamley Bridge Pool, New Works Depot, Roadside Vegetation, Tree Planting, Electric Vehicle Charging and their \$1.9m Roads Program.

I. ADMINISTRATIVE MATTERS**Attendance:**

Members: Mayor Roslyn Talbot, Mayor Allan Aughey OAM, Mayor Ken Anderson, Mayor Bill O'Brien, Deputy Mayor Marcus Strudwicke, Mayor Stephen McCarthy, Mayor Sue Scarman, Mayor Grant Chapman, Mayor Ruth Whittle OAM, Mayor Bill Gebhardt, Mayor Leon Stephens, Mayor Darren Braund and Mayor Rodney Reid.

Others: Council CEOs, Helen Macdonald, Richard Dodson, Paul Simpson, Darren Starr, Dylan Strong, Legatus Group CEO Simon Millcock, Tony Fox (GM Landscape Board), Andrew Johnson (CEO LGA), Daniel Willson (CEO RDA Yorke Mid North), Bill Vandepeer Kristine Peters and Lisa Teburea.

1.1 Apologies

Apologies: Mayor Leonie Kerley, Bim Lange OAM and Mayor Mark Wasley. MP's Hon Geoff Brock, Penny Pratt and Fraser Ellis. CEO's Peter Ackland, Andrew Cameron, David Stevenson, James Miller, Sam Johnson OAM, Kelly Westell and Martin McCarthy and Acting CEOs Sean Cheriton and Colin Davies.

1.2 Leave of Absence

The meeting noted that Adelaide Plains Council advised that Mayor Mark Wasley is on leave and as such the principal member for their council is Deputy Mayor Marcus Strudwicke.

1.3 Conflict of Interest

Simon Millcock advised that he has a conflict of interest re item 4.4

1.4 Previous meeting minutes Legatus Group Ordinary meeting held 19 May 2023.

The Legatus Group CEO provided a report with the agenda and the minutes had been distributed.

Motion: That the minutes of the Legatus Group Ordinary Meeting held on 25 August 2023 be confirmed as a true and correct record.

Moved: Mayor Talbot Seconded: Mayor Scarman CARRIED

1.5 Legatus Group Action List

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group receives and notes the report.

Moved: Mayor Aughey Seconded: Mayor O'Brien CARRIED

1.6 Deferred / Adjourned Items

CWMS Conference

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group submits an application for funding to the Community Wastewater Management Scheme Research and Development Scheme for the Legatus Group to deliver regional workshops and the annual conference.

Moved: Mayor Anderson Seconded: Mayor McCarthy CARRIED

2. PRESENTATIONS / PETITIONS / DEPUTATIONS

2.1 Prof Ros Cameron Torrens University – Regional SA Local Government Workforce

2.2 Kristine Peters KPPM – Community / Council Disaster Emergency

2.3 Daniel Willson – CEO RDA Yorke Mid North

2.4 Andrew Johnson – CEO LGASA Mutual

3. REPORTS FOR INFORMATION**3.1 Committee Minutes**

The Legatus Group CEO provided a report with attachments of committee minutes with the agenda.

Motion: That the Legatus Group receives and notes the Legatus Group Audit and Risk Management Committee, Regional Management Group Committee, Road Transport and Infrastructure Advisory Committee, Waste Management Advisory Committee and the Community Wastewater Management Schemes Advisory Committee minutes.

Moved: Mayor Whittle Seconded: Mayor Talbot CARRIED

4. REPORTS FOR DECISIONS

4.1 Business Plan

The Legatus Group CEO provided a report of the Business Plan Update with the agenda.

Motion: That the Legatus Group notes the report.

Moved: Mayor Scarman Seconded: Mayor Stephens CARRIED

4.2 Auditors Balance Date Management Letter 2022/2023

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group certifies the annual financial statement for the year ending 30 June 2023 and notes the letter from the auditors.

Moved: Mayor Braund Seconded: Mayor McCarthy CARRIED

4.3 Financial Report 2023/2024

The Legatus Group CEO provided a financial report for 2023/2024 with the agenda.

Motion: That the Legatus Group:

1. **Receives the report and that pursuant to Section 123(13) of the Local Government Act 1999 and Section 7 of the Local Government (Financial Management) Regulations 2011 the Legatus Group notes the contents of the Statutory Finance Reports for the period ending 31 October 2023.**
2. **Receives and adopts the revised 2023/2024 Budget Review 2**
3. **Notes the CEOs credit card expenditure report.**

Moved: Mayor Stephens Seconded: Mayor McCarthy CARRIED

4.4 Legatus Group Strategic Plan and Charter Review

The Legatus Group Chairman Mayor Rodney Reid provided a report and attachments with the agenda.

Legatus Group CEO Simon Millcock left the meeting at 11.52am

Motion: That the meeting move into confidence to discuss agenda item 4.4 on the basis the board considers it necessary and appropriate to act in a meeting closed to the public.

Members of the public were excluded except Debra Swan, minute taker, to enable the board to consider item 4.4 in confidence.

Moved: Mayor Talbot Seconded: Mayor Anderson CARRIED

12.03pm The meeting moved into confidence

Motion: That formal meeting procedures be suspended for one hour to discuss agenda item 4.4.

Moved: Mayor Talbot Seconded: Mayor Aughey CARRIED

12.05pm formal meeting procedures were suspended

Motion: That the meeting return to formal meeting procedures.

Moved: Mayor Talbot Seconded: Mayor Braund CARRIED

12.19pm formal meeting procedures resumed

Motion: That the discussion for agenda item 4.4 will remain in confidence until the matter is finalised.

Moved: Mayor Braund Seconded: Mayor Gebhardt CARRIED

12.23 pm The meeting moved out of confidence

Motion: That the Legatus Group receives the report and approves an extension of the CEO's position until 31 December 2024.

Moved: Mayor O'Brien Seconded: Mayor Whittle CARRIED

Legatus Group CEO Simon Millcock returned to the meeting at 12.24pm

4.5 Committees

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group notes the report and approves the following:

- **Robyn Ridsdale and Megan Renzella to the Legatus Group Waste Management Advisory Committee**
- **Megan Renzella to the Legatus Group Community Wastewater Schemes Management Advisory Committee**

Moved: Mayor Gebhardt Seconded: Mayor O'Brien CARRIED

4.6 Roads Plan / SLRP

Mayor Stephens declared an interest in item 4.6 as he is a member of SAROC
Mayor Stephens remained in the meeting.

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group notes the report and confirms the allocation of \$1,900 towards annual support for the Legatus Group data being stored within the main SAROC State-wide roads dataset.

Moved: Mayor McCarthy Seconded: Mayor Braund CARRIED

4.7 Preparing your community for disasters and emergencies – Northern and Yorke Region of SA

The Legatus Group CEO provided a report and attachments with the agenda and Kristine Peters had presented earlier in the meeting on this project.

Motion: That the Legatus Group notes the report and approves the release of the “Preparing your Community for Disasters Handbook” on the Legatus Group hosted Community Disaster Preparedness website.

Moved: Mayor Anderson Seconded: Mayor McCarthy CARRIED

4.8 Carbon Offsetting Pre-feasibility report for Local Government

The Legatus Group CEO provided a report and attachments with the agenda.

Motion: That the Legatus Group notes the report and requests the Legatus Group CEO to provide a report to the next Board meeting on interest from Constituent Councils in progressing with possible options identified from the reports.

Moved: Mayor Scarman Seconded: Mayor Chapman CARRIED

4.9 Regional LGA Workforce

The Legatus Group CEO provided a report and attachments with the agenda and Prof. Ros Cameron had presented earlier in the meeting on this project.

Motion: That the Legatus Group notes the report and:

- 1. Approves the release of the “Local Government Career Pathways and Workforce Toolkit for Regional SA” on the Legatus Group website.**
- 2. Request the Legatus Group CEO to provide a report to the next Board meeting on interest from Constituent Council in progressing with relevant recommendations in the report.**

Moved: Mayor Stephens Seconded: Mayor McCarthy CARRIED

4.10 Financial Services

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group notes the report and approves the Legatus Group CEO to offer a 6 month extension to the current contract with Colin Davies to provide the agreed financial services to the Legatus Group.

Moved: Mayor McCarthy Seconded: Mayor O'Brien CARRIED

4.1.1 Legatus Group CEO leave and involvement with outside organisations.

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group notes the report.

Moved: Mayor Whittle Seconded: Mayor Anderson CARRIED

5 MOTIONS AND QUESTIONS**5.1 Motions of which Notice has been given.****5.1.1 Quorn Water Quality**

Mayor Ken Anderson the Flinders Ranges Council provided a report with the agenda.

Motion: That the Legatus Group advocate for and support The Flinders Ranges Council in its endeavours to achieve improved water quality for the residents of the Quorn township and that constituent Councils of the Legatus Group be encouraged to similarly support The Flinders Ranges Council in these endeavours.

Moved: Mayor Anderson Seconded: Mayor Scarman CARRIED

5.2 Motions without Notice Nil**5.3 Questions with Notice Nil****5.4 Questions without Notice Nil****6 MEMBERS COMMUNICATION****6.1 Chairperson's Report December 2023**

Mayor Rodney Reid Chairperson of the Legatus Group provided a report the agenda.

Motion: That the chairperson's report for December 2023 be received and noted.

Moved: Mayor McCarthy Seconded: Mayor Stephens CARRIED

7 BEST PRACTICE PRESENTATION

Held over until next ordinary meeting due to workshop following the meeting.

8 CLOSE and DATE FOR NEXT MEETING

Meeting Closed at: 12.43pm

Next Meetings:

Friday 15 December – Online Special Meeting re Review of the Charter and Strategic Plan.

Friday 23 February 2023 – Ordinary Meeting to be hosted by Yorke Peninsula Council.

14 REPORTS FOR DECISION

14.1 ANNUAL REVIEW OF CONFIDENTIAL ITEMS

Record Number: D23/40736

Author: Manager Governance

Authoriser: Acting Director Corporate Services

Attachments: Nil

EXECUTIVE SUMMARY

- Ordinarily, any document supplied to Council or a committee, and the minutes of any meeting of Council or a committee, must be made available to the public. However, if Council or a committee considers a matter in confidence by excluding the public by order under section 90(2) of the *Local Government Act 1999* (**the Act**), Council or a committee may also (at its discretion) make an order under section 91(7) of the Act to keep any particular documents relating to that matter (including reports, attachments and minutes) confidential.
- Orders under section 91(7) of the Act are referred to in this report as “**Confidentiality Orders**”.
- Any Confidentiality Order which operates for more than 12 months must be reviewed at least once in every year, pursuant to section 91(9) of the Act.
- Council last reviewed its Confidentiality Orders on 24 October 2022. It is therefore timely that the Confidentiality Orders be formally reviewed again.
- Council administration have, over the last several months, undertaken a detailed review of all Confidentiality Orders. Consistent with the practice in previous years, the results of that review are now presented to Council, so that Council may make a decision with respect to which orders to retain (in which case the subject documents continue to be confidential), and which orders to revoke (in which case the subject documents become public).
- In order to present this item transparently within the public agenda, the reports, attachments and resolutions that are currently subject to a Confidentiality Order have not been included as attachments to this report.
- Further, if Members wish to discuss any of the items currently subject to a Confidentiality Order, it will (practically speaking) be necessary for Council to resolve to go into confidence for the duration of those discussions. Members are therefore encouraged to provide Council administration with notice, ahead of the meeting, of any confidential items that may be raised for discussion, so as to enable:
 - (a) the necessary section 90 recommendations to be drafted; and
 - (b) copies of the relevant documents to be at hand.

RECOMMENDATION 1 – FORMAL REVIEW

“that Council, having considered Item 14.1 – *Annual Review of Confidential Items*, dated 18 December 2023, receives and notes the report and acknowledges that a formal review of Council’s confidential items has been undertaken.”

RECOMMENDATION 2 – REVOCATION OF CONFIDENTIALITY ORDERS

“that Council, having considered Item 14.1 – *Annual Review of Confidential Items*, dated 18 December 2023, resolves as follows with respect to the orders made under section 91(7) of the *Local Government Act 1999* outlined in Table 3 of the report, entitled ‘Recommended to Release’:

1. For all orders which are marked as “Subject to Consultation”, Council authorises and directs the Chief Executive Officer:
 - (a) to conduct consultation with whomever the Chief Executive Officer considers appropriate and however the Chief Executive Officer see fits; and
 - (b) to determine, following such consultation, whether or not to revoke each order (and, for any such order with respect to which the Council has not already delegated the power to revoke, the Council hereby delegates that power to the Chief Executive Officer under section 91(9)(c) of the *Local Government Act 1999*);
2. For all orders which are not marked as “Subject to Consultation”, the Council revokes those orders.
3. [Optional, if Council wishes to retain any order listed in Table 3] Notwithstanding the above, the order(s) made with respect to the following item(s) are not revoked (and, if relevant, no consultation will occur with respect to these orders, on the basis these orders are not presently proposed to be revoked):
 - ###,
 - ###,
 - (etc).

BUDGET IMPACT

Estimated Cost:	Nil
Future ongoing operating costs:	Nil
Is this Budgeted?	Not applicable

RISK ASSESSMENT

A review, at least once in every year, of Confidentiality Orders is required to maintain compliance with section 91(9) the Act. A proper and formal review of confidential items will ensure that items which still legitimately require to be retained in confidence are not released prematurely and, conversely, that information that is no longer required to be retained in confidence is indeed released to the public in a timely manner.

DETAILED REPORT

Purpose

The purpose of this report is for Council to consider and review its current Confidentiality Orders made under section 91(7) of the *Local Government Act 1999* (**the Act**). This report provides a summary of current Confidential Orders, as well as recommended actions (retain order, or revoke order).

Background

The Act sets out the circumstances in which Council, or a committee, may order that:

- The public be excluded from attendance at a meeting (Section 90—Meetings to be held in public except in special circumstances); and
- A document or part of a document be kept confidential if the document relates to a matter dealt with in confidence by Council or a committee on a confidential basis under Part 3 (Section 91—Minutes and release of documents) (a ‘Confidentiality Order’) of the Act.

Further, section 91(9)(a) provides that any order that operates for a period exceeding 12 months *must be reviewed at least once in every year*.

Council last reviewed its Confidentiality Orders on 24 October 2022 (copy of agenda can be viewed [here](#)—refer Item 13.3). It is therefore timely that current Confidentiality Orders are formally reviewed again.

Discussion

Council administration have, over the last several months, undertaken a detailed review of all Confidentiality Orders. Consistent with the practice in previous years, the results of that review are now presented to Council, so that Council may make a decision with respect to which orders to retain (in which case the subject documents continue to be confidential), and which orders to revoke (in which case the subject documents become public).

This report provides a summary of the following, for Council’s review:

- Table 1—Confidentiality Orders that have been revoked or otherwise ceased to apply since the last review (either by their ‘trigger’ or under delegation by the Chief Executive Officer), with result that documents subject to those orders have now been released to the public;
- Table 2—Confidentiality Orders which currently apply and which are recommended to be retained (so that documents remain in confidence); and
- Table 3—Confidentiality Orders which currently apply and which are recommended to be revoked (so that documents are released to the public). Note, in some cases consultation with external parties will be necessary before a final decision is made. It is recommended that in such cases Council directs its administration to conduct that consultation and then make a final decision as to whether or not to revoke the order, based on the outcome of consultation.

In order to present this item transparently within the public agenda, the reports, attachments and resolutions that are currently subject to Confidentiality Orders have not been included as attachments to this report.

Members may access the confidential items via the Council Members’ Extranet. If Council Members wish to obtain a copy of any of the confidential reports referred to within this report that are not already available via the Council Members’ Extranet, please contact the report author. Please note that some reports may be archived and therefore may take some time to retrieve from records.

Members are also reminded that in order to discuss any of the items currently subject to a Confidentiality Order, it will (practically speaking) be necessary for Council to resolve to go into confidence for the duration of those discussions. Otherwise, the Council will not be able to have meaningful discussions about whether or not to order should continue to apply, without disclosing confidential information to the public. Members are therefore encouraged to provide Council administration with notice, ahead of the meeting, of any confidential items that may be raised for discussion, so as to enable:

- (a) the necessary section 90 recommendations to be drafted and
- (b) copies of the relevant documents to be at hand.

1. Released Items

A number of Confidentiality Orders have been revoked or have otherwise ceased to apply since the last review, based on the satisfaction of a relevant 'trigger' in the order itself or under delegation by the Chief Executive Officer. For Council's information, the following Confidentiality Orders have now lapsed or been revoked, and relevant material has been released to the public. References to 'partial' release in the below table means that the Confidentiality Order ceased to apply to some (but not all) of the documents since the last review, but the order continues to apply with respect to other documents:

Table 1

Meeting	Date	Reason meeting closed to public under section 90(2)	Item #	Subject (Title)	Full/Partial Release	Reason
Council	25 July 2022	90(3)(j) Information provided on a confidential basis by a Minister of the Crown	20.3	Consultation - Revised LGA Training Standard for Council Members	Full	No longer sensitive
Council	22 August 2022	90(3)(d) Commercial Information (not a trade secret)	20.3	Contract Extension - Provision of Bulk Haulage Services	Partial - Report	No longer sensitive
Council	19 December 2022	90(3)(o) Award Winner	22.3	Australia Day Awards 2023	Partial – Report, Minutes	No longer sensitive
Council	27 November 2023	90(3)(a) Personal Affairs	22.1	Audit Committee - Appointment of Third Independent Member	Full	12 December 2023 Trigger, all applicants notified

Note, for those Confidentiality Orders listed above which continue to apply to some documents, it is recommended below (in Table 2) that those orders be retained, in order to appropriately maintain the confidence of information in documents covered by the orders.

2. Items to Remain in Confidence

It is recommended that Council retain a number of existing Confidentiality Orders, in order to appropriately maintain the confidence of information in documents covered by the orders. These orders will be reviewed at least once every 12 months, in accordance with section 91(9)(a) of the Act.

It is recommended the following Confidentiality Orders be retained. References to 'partial' in the below table mean that the Confidentiality Order has, at some stage in the past, ceased to apply to some (but not all) of the documents originally covered, but the order continues to apply with respect to other documents (and it is recommended that the order continues to apply in that way):

Table 2

Meeting	Date	Reason meeting closed to public under section 90(2)	Item #	Subject (Title)	Full/Partial	Reason
Council	20 February 2017	90(3)(h) Legal Advice	19.2	Gawler River Floodplain Management Authority - Charter	Partial-Attachment 1-2	Matter ongoing
Council	17 July 2017	90(3)(d) Commercial Information (not a trade secret)	21.1	Rubble Raising and Crushing	Partial-Report, Attachments	Contains commercial in confidence documents
Council	18 September 2017	90(3)(a) Personal Affairs	4.1	Sale of Land for Non-Payment of Rates	Full	Contains personal information
Council	20 November 2017	90(3)(k) Tenders	21.1	Kerbside Waste Services	Full	Trigger (end of Waste Management Services Contract 1 February 2025)
Council (Reconvened)	20 November 2017	90(3)(d) Commercial Information (not a trade secret)	21.2	Metcash Food and Grocery	Full	Matter ongoing, related to Two Wells Town Centre
Council (Reconvened)	20 November 2017	90(3)(a) Personal Affairs	21.3	General Managers - Contractual Agreements	Full	Contains personal information
Special Council	26 February 2018	90(3)(h) Legal Advice	3.1	Crown Land - Old Port Wakefield Road, Two Wells	Partial-Attachments	Matter ongoing
Special Council	16 April 2018	90(3)(b) Commercial Advantage	7.1	Gawler River Floodplain Management Authority – Charter Review and Economic Footprint Impact Assessment	Full	Matter ongoing

Council	14 May 2018	90(3)(d) Commercial Information (not a trade secret)	4.1	Chief Executive Officer – Performance Review	Full	Contains personal information/commercial in confidence information
Council (Reconvened)	28 May 2018	90(3)(d) Commercial Information (not a trade secret)	21.2	105 Limerock Road Lower Light - Review of Lease Arrangements	Full	Matter ongoing
Special Council	26 June 2018	90(3)(a) Personal Affairs	4.1	Chief Executive Officer – Performance Review	Full	Contains personal information
Council	21 November 2018	90(3)(a) Personal Affairs	21.1	Audit Committee – Terms of Reference and Appointment of Members	Partial-Annexure 2-3	Contain personal information
Council	17 December 2018	90(3)(b) Commercial Advantage	21.2	105 Limerock Road, Lower Light Update	Full	Matter ongoing (lease negotiations)
Council	29 January 2019	90(3)(a) Personal Affairs	21.2	Sale of Land for Non-Payment of Rates	Full	Contains personal information
Council	25 February 2019	90(3)(k) Tenders	21.1	Barossa Regional Procurement Group - Tender - Provision of New Surfacing Works and Resurfacing of Sealed Roads - BRPG 006-2018	Partial-Attachment 1	Matter ongoing, contract ends 30 June 2025
Council	25 February 2019	90(3)(b) Commercial Advantage	21.2	105 Limerock Road, Lower Light Update	Full	Matter ongoing (lease negotiations)
Infrastructure & Environment Committee	13 March 2019	90(3)(b) Commercial Advantage	11.4	Financial Impact of Residential Growth in Two Wells	Full	Matter ongoing
Council	25 March 2019	90(3)(d) Commercial Information (not a trade secret)	21.1	Two Wells Educational Hub Value-Adding Horticulture Initiative	Full	Matter ongoing, contains preliminary investigations and data
Council	23 April 2019	90(3)(d) Commercial Information (not a trade secret)	21.1	Two Wells Educational Hub Value-Adding Horticulture Initiative	Full	Matter ongoing, contains preliminary investigations and data
Council	27 May 2019	90(3)(b) Commercial Advantage	21.3	Proposed Lease - Konzag Grains	Nil	Matter ongoing
Council	27 May 2019	90(3)(d) Commercial Information (not a trade secret)	21.4	Peregrine Corporation	Full	Matter ongoing, related to Two Wells Town Centre

Council	22 August 2019	90(3)(a) Personal Affairs	4.1	Final Summary Report on Chief Executive Officer Performance Review	Partial-Report	Contains personal information
Council	23 September 2019	90(3)(b) Commercial Advantage	21.2	Two Wells Educational Hub Value - Adding Horticulture Initiative – September 2019	Full	Matter ongoing
Council	23 September 2019	90(3)(d) Commercial Information (not a trade secret)	21.3	Strategic Plan 2020 - 2024 - Tender Proposals	Partial-Attachment 1-5	Matter ongoing, extends to 2024
Council	23 September 2019	90(3)(b) Commercial Advantage	21.5	Environment and Food Production Areas	Full	Matter ongoing
Council	28 October 2019	90(3)(b) Commercial Advantage		Crown Land Investigations Two Wells	Full	Matter ongoing
Council	28 October 2019	90(3)(a) Personal Affairs	21.4	Sale of Primary Production Property for Non-Payment of Rates	Full	Contains personal information
Council	16 December 2019	90(3)(b) Commercial Advantage	21.1	Crown Land Investigations Two Wells	Full	Matter ongoing
Infrastructure & Environment Committee	10 February 2020	90(3)(b) Commercial Advantage	14.1	Road Infrastructure Design and Delivery Deed - Mallala Road Roundabout	Full	Matter ongoing
Council	24 February 2020	90(3)(b) Commercial Advantage	21.2	Crown Land Investigations Two Wells	Full	Matter ongoing
Special Council	10 March 2020	90(3)(b) Commercial Advantage	6.1	Crown Land Investigations Two Wells	Full	Matter ongoing
Council	25 May 2020	90(3)(b) Commercial Advantage	21.1	Gawler River Floodplain Management Authority Charter Review	Full	Review ongoing
Special Council	15 July 2020	90(3)(a) Personal Affairs	4.1	Chief Executive Officer – Annual Performance Review	Full	Contains personal information
Council	27 July 2020	90(3)(b) Commercial Advantage	21.1	Gawler River Floodplain Management Authority - Charter Review Update	Full	Matter ongoing
Special Council	12 August 2020	90(3)(a) Personal Affairs	4.1	Summary Report on Chief Executive Officer Annual Performance Review July 2020	Partial-Attachment 1	Contains personal information

Infrastructure & Environment Committee	3 September 2020	90(3)(b) Commercial Advantage	13.1	The Road Infrastructure Design and Delivery Deed - Mallala Roundabout	Full	Matter ongoing
Council	29 October 2020	90(3)(a) Personal Affairs	21.2	Council Assessment Panel – Independent Membership	Partial-Attachment 1-2	Contains personal information
Council	23 November 2020	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells	Full	Matter ongoing
Council	23 November 2020	90(3)(b) Commercial Advantage	21.2	Cost Contributions Review Report, South front – Request from Gawler River Floodplain Management Authority to Access Confidential Report	Full	Matter ongoing
Council	14 December 2020	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells	Full	Matter ongoing
Council	27 January 2021	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells Update – January 2021	Full	Matter ongoing
Council (Reconvened)	23 February 2021	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells - February 2021	Partial-Report, Minutes, Attachment 1	Matter ongoing
Council	22 March 2021	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells - March 2021	Full	Matter ongoing
Council	22 March 2021	90(3)(d) Commercial Information (not a trade secret)	21.2	Gawler River Floodplain Management Authority – Status Update on Projects and Priorities of the Board	Full	Matter ongoing
Council	27 April 2021	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells - April 2021	Full	Matter ongoing
Council	24 May 2021	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	21.1	Gawler River Floodplain Management Authority – Issues Overview and State of Play	Full	Matter ongoing
Council	28 June 2021	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells - June 2021	Full	Matter ongoing
Special Council	8 July 2021	90(3)(h) Legal Advice 90(3)(i) Litigation	5.1	Trans- Tasman Energy Group Claim	Full	Matter ongoing

Council	26 July 2021	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	21.1	International Translational Horticulture Centre Update	Full	Matter ongoing
Council	26 July 2021	90(3)(b) Commercial Advantage	21.2	Crown Land, Two Wells - July 2021	Full	Matter ongoing
Audit Committee	9 August 2021	90(3)(b) Commercial Advantage	8.2	Gawler River Floodplain Management Authority – Chief Executive Officer Update	Full	Matter ongoing
Council	23 August 2021	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells - August 2021	Full	Matter ongoing
Council	27 September 2021	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells - September 2021	Full	Matter ongoing
Council	27 September 2021	90(3)(a) Personal Affairs	21.2	Sale of Land for Non-Payment of Rates	Full	Matter ongoing
Council	13 December 2021	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	21.1	Crown Land, Two Wells - December 2021	Full	Matter ongoing
Council	31 January 2022	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells - January 2022	Full	Matter ongoing
Audit Committee	14 February 2022	90(3)(b) Commercial Advantage	8.2	Crown Land, Two Wells - February 2022 Audit Committee Update	Full	Matter ongoing
Council	28 February 2022	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells – February 2022	Full	Matter ongoing
Council	28 February 2022	90(3)(b) Commercial Advantage	21.2	Gawler River Floodplain Management Authority and State Government Four No Regrets Projects	Full	Matter ongoing
Infrastructure & Environment Committee	16 March 2022	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	13.1	Mallala Road Roundabout - March 2022	Full	Matter ongoing
Council	28 March 2022	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	21.1	Crown Land, Two Wells - March 2022	Full	Matter ongoing

Audit Committee	11 April 2022	90(3)(b) Commercial Advantage	8.1	Crown Land, Two Wells - April 2022 Audit Committee Update	Full	Matter ongoing
Council	26 April 2022	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells - April 2022	Full	Matter ongoing
Council	26 April 2022	90(3)(b) Commercial Advantage	21.2	Parham Camping Reserve	Full	Matter ongoing
Council	23 May 2022	90(3)(b) Commercial Advantage	21.1	Crown Land, Two Wells - May 2022	Full	Matter ongoing
Council	23 May 2022	90(3)(b) Commercial Advantage	21.2	International Translational Horticulture Centre – May 2022	Full	Matter ongoing
Council	23 May 2022	90(3)(a) Personal Affairs	21.4	Heritage Survey Review 2022	Full	Matter ongoing (review still underway), not yet released
Audit Committee	6 June 2022	90(3)(b) Commercial Advantage	8.1	Crown Land, Two Wells - June 2022 Audit Committee Update	Full	Matter ongoing
Council	27 June 2022	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	21.1	Crown Land, Two Wells - June 2022	Full	Matter ongoing
Council	7 July 2022	90(3)(a) Personal Affairs	4.1	Summary Report on Chief Executive Officer Annual Performance Review June 2022	Partial-Attachment 1-2	Contains personal information
Special Council	11 July 2022	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	5.1	Mallala Road Roundabout – July 2022	Full	Matter ongoing
Audit Committee	19 July 2022	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	7.1	Crown Land, Two Wells - July 2022 Audit Committee Update	Full	Matter ongoing
Council	25 July 2022	90(3)(a) Personal Affairs	20.2	Governance Advisory Panel – Independent Membership – Outcome of Expressions of Interest Process	Partial-Attachment 1	Contains personal information
Council	25 July 2022	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	20.4	Crown Land, Two Wells - July 2022	Full	Matter ongoing

Infrastructure & Environment Committee	15 August 2022	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	13.1	Mallala Road Roundabout – August 2022	Full	Matter ongoing
Council	22 August 2022	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	20.1	Crown Land, Two Wells - August 2022	Full	Matter ongoing
Council	22 August 2022	90(3)(b) Commercial Advantage 90(3)(h) Legal Advice	20.2	Infrastructure and Environment Committee Meeting - 15 August 2022 - Confidential Minutes	Full	Matter ongoing
Council	22 August 2022	90(3)(d) Commercial Information (not a trade secret)	20.3	Contract Extension - Provision of Bulk Haulage Services	Partial-Attachment 1	Matter ongoing, expires 31 October 2024
Audit Committee	7 November 2022	90(3)(c) Trade Secret	8.1	Information Technology Update	Full	Sensitive, risk to Council systems if released
Council	19 December 2022	90(3)(o) Award Winner	22.3	Australia Day Awards 2023	Partial-Attachment 1-11	Sensitive, retain until 2024
Council	19 December 2022	90(3)(b) Commercial Advantage	21.1	Two Wells Town Centre - Market Engagement	Full	Matter ongoing
Special Audit Committee	31 January 2023	90(3)(b) Commercial Advantage	8.1	Two Wells Town Centre - Market Engagement	Full	Matter ongoing
Special Council	6 February 2023	90(3)(b) Commercial Advantage	4.1	Two Wells Town Centre - Market Engagement	Full	Matter ongoing
Audit Committee	3 April 2023	90(3)(e) Security/Safety	11.1	Information Technology Update	Full	Matter ongoing
Council	24 April 2023	90(3)(h) Legal Advice 90(3)(i) Litigation	21.1	Trans-Tasman Energy Group Claim – Update	Full	Matter ongoing
Audit Committee	21 June 2023	90(3)(b) Commercial Advantage	8.1	Two Wells Town Centre - Market Engagement - Selection of Preferred Tender	Full	Matter ongoing
Special Council	26 June 2023	90(3)(b) Commercial Advantage	4.1	Two Wells Town Centre - Market Engagement - Selection of Preferred Tender	Full	Matter ongoing

Council	24 July 2023	90(3)(b) Commercial Advantage	21.1	Two Wells Service Centre Valuation	Full	Matter ongoing
Council	24 July 2023	90(3)(d) Commercial Information (not a trade secret)	21.2	Dublin Urban Land Development	Full	Matter ongoing
Special Council	25 July 2023	90(3)(a) Personal Affairs	4.1	Chief Executive Officer Annual Performance Review	Full	Contains personal information
Council	28 August 2023	90(3)(b) Commercial Advantage	21.1	Two Wells Town Centre Development	Full	Matter ongoing
Special Council	5 September 2023	90(3)(a) Personal Affairs	4.1	Summary Report on Chief Executive Officer Annual Performance Review July 2023	Full	Contains personal information
Council	25 September 2023	90(3)(b) Commercial Advantage	21.1	Two Wells Town Centre Development	Full	Matter ongoing
Council	25 September 2023	90(3)(b) Commercial Advantage	21.2	Alexandria Park Development Concept	Full	Matter ongoing
Council	25 September 2023	90(3)(a) Personal Affairs	21.3	Sale of Land for Non-Payment of Rates	Full	Contains personal information
Council	23 October 2023	90(3)(d) Commercial Information (not a trade secret)	21.2	Two Wells West Land Development Proposal	Full	Matter ongoing
Council	23 October 2023	90(3)(b) Commercial Advantage	21.1	Two Wells Town Centre Development - Land Facilitation Agreement (Term Sheet) Between Preferred Proponent and Adelaide Plains Council	Full	Matter ongoing
Council	27 November 2023	90(3)(b) Commercial Advantage	21.2	Two Wells Service Centre Valuation	Full	Matter ongoing

3. Recommended to Release

It is recommended that the Council revokes the following Confidentiality Orders, so that information which is no longer required to kept in confidence can be released to the public.

Note: *subject to consultation (STC) means that although it is the initial view of Council's administration that these orders can be revoked, there are external parties who, due to the presence of information such as personal or business affairs information in the relevant documents, ought to be consulted before any final decision is made to revoke the order. The recommended resolution provided in this report refers all 'STC' orders to the Council's administration for consultation and final decision.

Table 3

Meeting	Date	Reason meeting closed to public under section 90(2)	Item #	Subject (Title)	Items retained after release	Recommendation
Council	25 August 2014	90(3)(a) Personal Affairs	16.1	Storage of Fertiliser - Proposed Compliance Activity	Nil	No longer sensitive
Council	10 March 2015	90(3)(d) Commercial Information (not a trade secret) 90(3)(h) Legal Advice	15.1	Mallala Community Hospital Incorporated	Nil	STC
Special Council	16 March 2016	90(3)(d) Commercial Information (not a trade secret) 90(3)(h) Legal Advice	3.1	Mallala Hospital Proposed Closure and Land Management Agreement Items Only	Nil	STC
Council	18 April 2017	90(3)(d) Commercial Information (not a trade secret)	16.1.2	By-Law Review	Nil	STC
Council	18 December 2017	90(3)(a) Personal Affairs 90(3)(g) Breach any Law	16.2	Resignation of Staff	Nil	STC
Special Council	6 February 2018	90(3)(a) Personal Affairs 90(3)(k) Tenders	3.1	Waste Management Procedures	Nil	STC
Council (Reconvened)	28 May 2018	90(3)(d) Commercial Information (not a trade secret)	21.1	Two Wells Main Street Design Guidelines Review	Nil	STC
Council (Reconvened)	28 May 2018	90(3)(d) Commercial Information (not a trade secret)	21.3	Follow up on Asbestos Contamination Found at Other Council Sites	Nil	STC
Council	18 June 2018	90(3)(h) Legal Advice	21.3	Proposed Lease of Council Land – NBN Radio Network Base Station – Update	Nil	STC
Council	20 August 2018	90(3)(d) Commercial Information (not a trade secret)	21.1	By-Law Review 2019	Nil	STC

Governance Advisory Panel	29 August 2018	90(3)(a) Personal Affairs		Review of Council Procedures - 2017 - Two Wells Transfer Station	Nil	Quote (commercial in confidence information) STC
Council	25 February 2019	90(3)(b) Commercial Advantage	2.1	Adjourned Item – 21.3 – Income Revenue Streams – Confidential	Nil	No longer sensitive
Infrastructure & Environment Committee	13 March 2019	90(3)(d) Commercial Information (not a trade secret)	11.1	Waste Collection	Nil	No longer sensitive
Infrastructure & Environment Committee	13 March 2019	90(3)(d) Commercial Information (not a trade secret)	11.2	Resource Recovery Centres	Nil	No longer sensitive
Infrastructure & Environment Committee	13 March 2019	90(3)(d) Commercial Information (not a trade secret)	11.3	Quarry Management	Nil	No longer sensitive
Council	27 May 2019	90(3)(d) Commercial Information (not a trade secret)	21.1	Aged Living Review	Nil	STC
Council	24 June 2019	90(3)(d) Commercial Information (not a trade secret)	21.1	Legal Services Fee Proposals 2019 - 2020	Nil	STC
Infrastructure & Environment Committee	4 July 2019	90(3)(b) Commercial Advantage	8.1	Rubble Supply	Nil	No longer sensitive
Council	22 July 2019	90(3)(b) Commercial Advantage	21.3	Rubble Supply	Nil	No longer sensitive
Council	23 September 2019	90(3)(d) Commercial Information (not a trade secret)	21.4	Hart Reserve – Proposed Masterplan	Nil	STC
Council	28 October 2019	90(3)(h) Legal Advice	21.3	Council Owned Units, Mallala - Rent Setting	Nil	STC
Council	25 November 2019	90(3)(d) Commercial Information (not a trade secret)	21.1	Aged Living Review - Update	Nil	STC
Council	24 February 2020	90(3)(d) Commercial Information (not a trade secret)	21.1	Tourism and Economic Development Strategy	Nil	STC
Special Council	4 May 2020	90(3)(h) Legal Advice	4.1	Legal Advice - CWMS Depreciation - Resolution 2020/117	Nil	STC

Council	22 June 2020	90(3)(d) Commercial Information (not a trade secret)	21.1	Legal Services Fee Proposals 2020 - 2021	Nil	STC
Special Council	29 June 2020	90(3)(d) Commercial Information (not a trade secret)	5.1	Legal Services Fee Proposals 2020-2021 – Additional Information Requested	Nil	STC
Audit Committee	17 September 2020	90(3)(b) Commercial Advantage	8.1	Overdue General Debts	Nil	Related to recovery of overdue general debt No longer sensitive
Council	29 October 2020	90(3)(b) Commercial Advantage	21.1	Audit Committee Recommendation - Overdue General Debts	Nil	Related to recovery of overdue general debt No longer sensitive
Council	27 January 2021	90(3)(a) Personal Affairs	21.2	Infrastructure and Environment Committee – Independent Membership	Nil	No longer sensitive
Audit Committee	2 February 2021	90(3)(d) Commercial Information (not a trade secret)	8.1	Appointment of External Auditor	Nil	STC
Council (Reconvened)	23 February 2021	90(3)(d) Commercial Information (not a trade secret)	22.2	Audit Committee Recommendation – Appointment of External Auditor	Nil	No longer sensitive
Council	22 March 2021	90(3)(d) Commercial Information (not a trade secret)	21.3	Appointment of Consultant – Review of Council Accommodation and Services	Nil	STC
Council	22 March 2021	90(3)(b) Commercial Advantage	21.4	Aged Living Review	Nil	STC
Council	24 May 2021	90(3)(d) Commercial Information (not a trade secret)	21.2	Appoint Consultant – Chief Executive Officer Performance Review 2021 - 2023	Nil	No longer sensitive
Council	27 June 2022	90(3)(a) Personal Affairs	21.2	Council Assessment Panel – Independent Membership	Nil	STC
Council	19 December 2022	90(3)(a) Personal Affairs 90(3)(g) Breach any Law 90(3)(h) Legal Advice	22.2	Section 270 Review - Appointment of Members to Council Assessment Panel	Nil	STC
Special Council	16 January 2023	90(3)(a) Personal Affairs	4.1	Organisation Review and Proposed Structure	Nil	No longer sensitive

Conclusion

Section 91(9)(a) of the Act provides that any Confidentiality Order that operates for a period exceeding 12 months *must be reviewed at least once in every year*.

Council last reviewed its confidential items on 24 October 2022. It is therefore timely that the current Confidentiality Orders are formally reviewed.

ReferencesLegislation

Local Government Act 1999

Council Policies/Plans

Strategic Plan 2021-2024 Proactive Leadership

Code of Practice – Access to Council Meetings and Documents

14.2 MALLALA & DISTRICTS LIONS CLUB - REQUEST TO CONSTRUCT FENCE**Record Number:** D23/54711**Author:** Property Officer**Authoriser:** Manager Governance

Attachments:

1. **Mallala & Districts Lions Club - Ground Lease**  
2. **Mallala & Districts Lions Club - Fence Request - Specifications/Location**
 

EXECUTIVE SUMMARY

- The purpose of this report is for Council to consider an approval for the construction of a boundary fence at Mallala & Districts Lions Club Community Complex.

RECOMMENDATION 1

“that Council, having considered Item 14.2 – *Mallala & Districts Lions Club - Request to Construct Fence*, dated 18 December 2023, receives and notes the report and in doing so instructs the Chief Executive Officer to advise the Mallala & Districts Lions Club that it **approves / does not approve** the northern boundary fencing at Mallala & Districts Lions Club Community Complex in 1.8m high Colourbond fencing.”

BUDGET IMPACT

Estimated Cost:	Nil
Future ongoing operating costs:	Nil
Is this Budgeted?	Not applicable

RISK ASSESSMENT

Approval of the fencing request may set a precedence for other requests at the Mallala Community Complex.

DETAILED REPORT

Purpose

The purpose of this report is for Council to consider an approval for the construction of a boundary fence at The Mallala & Districts Lions Club Community Complex.

Background

On the 31 March 2023, the Mallala & Districts Lions Club commenced a Ground Lease with Council on portion of land comprised in Certificate of Title Volume 6163 Folio 218 (Allotment 20 DP 95617) also known as Mallala Community Complex (**Attachment 1**).

The term of the lease is for 15 years, expiring on 31 March 2038.

On the 30 October 2023, The Mallala & Districts Lions Club submitted a request to Council for approval to construct a fence on the northern boundary of their ground lease area (**Attachment 2** of this report is the map of the proposed fence layout).

The proposed fence will be constructed of 1.8-meter-high colour bond fencing along the northern boundary of the lease area and across to the Lions Club building from the north west corner.

The proposed purpose of the fence is to provide security to the building as this side of the building houses two (2) air conditioner compressors and two (2) bulk gas bottles.

The building has been fitted with external video surveillance cameras, including the north side of the building exterior.

Discussion

Council management have reviewed the request and consider that:

1. The fencing would not keep with the fencing around the whole of the Community Complex;
2. Fencing approval may set precedence for lessees of the Mallala Community Complex;
3. The building on the Ground Lease has been fitted with external video surveillance;
4. The air-conditioner compressors and gas bottles which are affixed to the side of the building could have additional security cages fitted for security.

Conclusion

Council is now required to make a decision in relation to this fencing approval request to construct a fence on the northern boundary of the Mallala & Districts Lions Club Community Complex.

References

Legislation

Local Government Act 1999

Council Policies/Plans

Community Land Management Plan

Lease and Licence for Community Land and Buildings Policy



REQUEST FOR EXECUTION OF DOCUMENTS

Date: 4 April 2023

Received back to Property 6/6/23

Requesting Officer: Maurice (Mauri) Park, Property Officer

Copy to Lions Club 8/6/23

Document Description: Mallala and Districts Lions Club Incorporated – Ground Lease for Mallala Oval Lions Club Facility.

Two copies attached for Execution; documents have been signed by the other party, once executed, document to be scanned for file record in CON20/709. Original to Records and one copy via registered post to Lessee.

Record Number: D23/14384

Parties: Mallala and Districts Lions Club Incorporated and Council

Minute Reference Number: 2021/352

(Please attach a copy of the Minuted Resolution page, if applicable)

Agenda Item Number: 14.6

Page Reference Number:

Meeting Date: 27 September 2021

Administration Use Only

Signed by Mayor and Chief Executive Officer under seal – Section 38 of the *Local Government Act 1999*

YES / NO

OR

Signed by Chief Executive Officer under delegation – Section 44 of the *Local Government Act 1999*

☒ YES / NO

Recorded on Executed Documents Register D16/20808

YES / NO

Executed Document Registered

YES / NO

Name: _____

Position: _____

Date: _____ / _____ / 20_____

CON20/709

Signature: _____

“that Council, having considered 14.6 – Outcome of Public Consultation – Draft Lease Portion of Mallala Oval to Mallala and Districts Lions Club, dated 27 September 2021, receives and notes the report and in doing so:

- 1. Authorises the Chief Executive to negotiate and finalise the Lease Agreement between Council and the Mallala and District Lions Club for the lease of a portion of land Allotment 20 DP 95617, Mallala (known as the Mallala Oval) and comprised in Certificate of Title Volume 6163 Folio 218, to the Mallala and District Lions Club. and**
- 2. Authorises, pursuant to section 44 of the Local Government Act 1999, the Mayor and Chief Executive Officer to execute the lease agreement between the Adelaide Plains Council and the Mallala and District Lions Club upon the necessary approvals being granted.”**

“that Council, having considered 14.6 – Outcome of Public Consultation – Draft Lease Portion of Mallala Oval to Mallala and Districts Lions Club, dated 27 September 2021, receives and notes the report and in doing so:

- 1. Authorises the Chief Executive to negotiate and finalise the Lease Agreement between Council and the Mallala and District Lions Club for the lease of a portion of land Allotment 20 DP 95617, Mallala (known as the Mallala Oval) and comprised in Certificate of Title Volume 6163 Folio 218, to the Mallala and District Lions Club. and**
- 2. Authorises, pursuant to section 44 of the Local Government Act 1999, the Mayor and Chief Executive Officer to execute the lease agreement between the Adelaide Plains Council and the Mallala and District Lions Club upon the necessary approvals being granted.”**

GROUND LEASE

ADELAIDE PLAINS COUNCIL

LIONS CLUB OF MALLALA AND DISTRICTS INC

DATE**PARTIES**

ADELAIDE PLAINS COUNCIL of 2A Wasleys Road, Mallala SA 5502 (**Council**)

LIONS CLUB OF MALLALA AND DISTRICTS INC A7626 of PO Box 90, Mallala SA 5502 (**Lessee**)

BACKGROUND

- A. The Council is the registered proprietor of the Land.
- B. The Lessee has requested a ground lease of the Premises (being portion of the Land) for the purpose of it developing and using the Premises for the Permitted Use.
- C. The Council has resolved to grant the Lessee a lease of the Premises.
- D. The Council and Lessee wish to record the terms of their agreement in this Lease.

AND THE PARTIES AGREE as follows:

1. ACKNOWLEDGEMENT OF BACKGROUND

The preceding statements are accurate and form part of this Lease.

2. DEFINED TERMS AND INTERPRETATION**2.1 Introductory**

In the Lease, unless the contrary intention appears:

- 2.1.1 a reference to this Lease is a reference to this document;
- 2.1.2 words beginning with capital letters are defined in clause 2.2;
- 2.1.3 a reference to a clause is a reference to a clause in this Lease;
- 2.1.4 a reference to an Item is a reference to an item in the First Schedule;
- 2.1.5 a reference to a Schedule is a reference to a schedule of this Lease;
and
- 2.1.6 a reference to an Annexure is a reference to an annexure to this Lease.

2.2 Defined Terms

In this Lease:

Act means the *Retail and Commercial Leases Act 1995*.

Agreed Consideration means the Rent and all other consideration (whether in money or otherwise) to be paid or provided by the Lessee for any supply or use of the Premises and any goods, services or other things provided by the Council under this Lease (other than tax payable under clause 18).

Approvals means all approvals required under any Legislation or by any Statutory Authorities.

Business Day means a day which is not a Saturday, Sunday or public holiday in South Australia.

Commencement Date means the commencement date of the Initial Term described in Item 2.

Common Areas means those areas of the Land marked as 'common areas' on the plan in Annexure A to this Lease which are not leased or tenanted and which are for common use by tenants and lessees of the Land and their invitees and customers (which areas may be changed by the Council from time to time by written notice to the Lessee).

Council means the party described as "Council" in this Lease and where the context permits includes the employees, contractors, agents and other invitees of the Council.

Council's Equipment means all fixtures and fittings, plant, equipment, services, chattels and other goods installed or situated in or on the Premises (if any) and made available for use by the Lessee.

Default Rate means 2% per annum above the Local Government Finance Authority Cash Advance Debenture Rate and if there is more than one rate published the highest of those rates.

GST has the same meaning as given to that term in the GST Legislation.

GST Legislation means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any ancillary or similar legislation.

GST Rate means 10% or such other percentage equal to the rate of GST imposed from time to time under the GST Legislation.

Initial Term means the initial term of this Lease commencing on the Commencement Date and for the period described in Item 2.

Institute means the South Australian Division of the Australian Property Institute.

Land means the land described in Item 1(b).

Legislation includes any relevant Statute or Act of Parliament (whether State or Federal) and any regulation or by-law including by-laws issued by any local government body or authority.

Lessee means the party described as "Lessee" in this Lease and where the context permits includes the employees, contractors, agents, customers and other invitees of the Lessee.

Lessee's Equipment means any and all fixtures and fittings (excluding the New Improvements) and other equipment installed in or brought on to the Premises by the Lessee.

Lessee's Share means the proportion the lettable area of the Premises bears from time to time to the total lettable area of the Land as measured in accordance with the method of measurement recommended for such Premises by the Institute's guidelines current as at the Commencement Date or such other Institute method of measurement as the Council notifies the Lessee.

Native Vegetation has the meaning given to it in section 3(1) of the *Native Vegetation Act 1991*(SA).

New Improvements has the meaning given to it in clause 6.2.1.1.

Permitted Use means the use described in Item 6.

Premises means the land described in Item 1(a) including the Council's Equipment.

Rates and Taxes means all present and future rates, charges, levies, assessments, duty and charges of any Statutory Authority (including the Council in its separate capacity as local government authority), other department or authority having the power to raise or levy any such amounts in respect of the use, ownership or occupation of the Premises and includes water and sewer charges, council rates, emergency services levy and land tax (on a single holding basis).

Renewal Term means the term of renewal described in Item 3.

Rent means the amount described in Item 4.

Services includes all services (including gas, electricity and water and all plant, equipment, pipes, wires and cables in connection with them as applicable) to, within or associated with the Premises supplied by any authority, the Council or any other person the Council authorises.

Statutory Authorities means any government (local, State or Federal) or authorities created by or under any relevant Legislation.

Statutory Requirements means all relevant and applicable Legislation and all lawful conditions, requirements, notices and directives issued or applicable under any such Legislation or by any Statutory Authorities.

Term means the Initial Term, the Renewal Term and any period during which the Lessee holds over or remains in occupation of the Premises.

2.3 Interpretation

Unless the contrary intention appears:

2.3.1 headings are for convenience only and do not affect interpretation;

2.3.2 the singular includes the plural and vice-versa;

- 2.3.3 a reference to an individual or person include a corporation, partnership, joint venture, authority, trust, state or government and vice versa;
- 2.3.4 a reference to any party in this Lease, or any other document or arrangement referred to in this Lease, includes that party's executors, administrators, substitutes, successors and permitted assigns;
- 2.3.5 a reference to any document (including this Lease) is to that document as varied, novated, ratified or replaced from time to time;
- 2.3.6 a reference to any Legislation includes any statutory modification or re-enactment of it or any Legislation substituted for it, and all by-laws, regulations and rules issued under it;
- 2.3.7 a provision is not construed against a party only because that party drafted it;
- 2.3.8 a reference in this Lease to the Council's approval or consent, is to the Council's prior written approval or consent which may be granted or withheld in the absolute discretion of the Council;
- 2.3.9 a reference to this Lease includes any schedules and annexures to this Lease;
- 2.3.10 "including" and similar expressions are not and must not be treated as words of limitation;
- 2.3.11 the covenants and powers implied in leases by virtue of Sections 124 and 125 of the *Real Property Act 1886* will apply and be implied in this Lease unless they are expressly or impliedly excluded or modified; and
- 2.3.12 an expression defined in the *Corporations Act 2001* (Cth) has the meaning given by that act at the date of this Lease.

2.4 **Retail and Commercial Leases Act**

- 2.4.1 The parties acknowledge and agree that this Lease has been entered into on the basis that the Act does **not** apply to this Lease.
- 2.4.2 If:
 - 2.4.2.1 a Court of competent jurisdiction determines that the Act does apply to this Lease; or
 - 2.4.2.2 any Legislation is adopted or changed that has the effect of the Act applying to this Lease;then the Council may (at its election):
 - 2.4.2.3 immediately terminate this Lease at any time after such Court determination or change in Legislation by written notice to the Lessee; or
 - 2.4.2.4 require the Lessee to remove any or all New Improvements from the Premises that at that time require structural repairs

or that will reasonably require structural repairs during the remainder of the Term (in the Council's option); or

- 2.4.2.5 require the Lessee to consent to an application pursuant to the Act for a decision or order that the Act not apply to this Lease.

3. GRANT OF LEASE

The Council grants and the Lessee accepts a ground lease of the Premises for the Term on the terms and conditions set out in this Lease.

4. RENT

The Lessee must pay to the Council the Rent in advance on the Commencement Date and each anniversary of the Commencement Date during the Term (if demanded).

5. RATES, TAXES, POWER AND OTHER UTILITIES

5.1 Liability for Rates and Taxes

- 5.1.1 The Lessee must pay or reimburse the Council all Rates and Taxes levied, assessed, charged or otherwise incurred in respect of the Premises or upon the owner or occupier of the Premises.
- 5.1.2 The Rates and Taxes must be adjusted between the Council and the Lessee as at the Commencement Date and the end or earlier termination date of this Lease.
- 5.1.3 If any of the Rates and Taxes are not separately assessed or charged in respect of the Premises, then the Lessee must pay the Lessee's Share of any such Rates and Taxes or Outgoings assessed or charged in respect of the Land.

5.2 Power and Other Utilities and Services

- 5.2.1 The Lessee must pay when they are due for payment, all costs for the use of telephone, lights and other facilities and the consumption of electricity, gas, water and any and all other services and utilities supplied to or used from the Premises.
- 5.2.2 Subject to clause 11.6, if there is no separate meter for recording or measuring the services and utilities consumed on or from the Premises, then the Lessee must install the necessary meters at its own cost.
- 5.2.3 Without limiting the generality of this clause 5.2, the Lessee will comply in all respects with the *Electricity (General) Regulations 2012* and any other applicable electricity laws.

6. USE OF PREMISES

6.1 Permitted Use

- 6.1.1 The Lessee must use the Premises only for the Permitted Use and must not use or allow the Premises to be used for:

6.1.1.1 residential purposes; or

6.1.1.2 any other use;

(without the Council's prior written consent).

6.1.2 The Lessee must develop the Premises for, and commence use of the Premises for, the Permitted Use within two years of the Commencement Date.

6.1.3 If the Lessee does not comply with its obligation pursuant to clause 6.1.2, the Council may terminate this Lease at any time by written notice to the Lessee.

6.2 Lessee's Improvements

6.2.1 The parties acknowledge and agree that:

6.2.1.1 the Lessee intends to construct or erect improvements on the Premises to make the Premises suitable for the Permitted Use (**New Improvements**);

6.2.1.2 the New Improvements may only be constructed or erected in accordance with the requirements of this clause 6.2.

6.2.2 The Lessee must not carry out, permit or allow for the construction of any New Improvements without Council's prior written consent.

6.2.3 The Lessee must provide full written details of any proposed New Improvements to the Council.

6.2.4 The Council may impose any conditions it considers necessary if it gives its approval, including requiring the Lessee to obtain the Council's consent to any agreements that the Lessee enters into in relation to any New Improvements.

6.2.5 The Lessee must carry out any approved New Improvements:

6.2.5.1 in a proper and workmanlike manner;

6.2.5.2 in accordance with the conditions imposed by the Council and with the approvals made by Council in its capacity as lessor under this Lease;

6.2.5.3 in accordance with all Statutory Requirements; and

6.2.5.4 in a way to minimise disturbance to others.

6.2.6 Unless otherwise agreed in writing between the parties, and despite any rule of law to the contrary, all New Improvements constructed or erected on the Premises:

6.2.6.1 will remain the sole property of the Lessee; and

6.2.6.2 may be severed and removed from the Premises by the Lessee at any time during the Term.

6.2.7 Unless otherwise agreed in writing between the parties, the Lessee must remove any New Improvements from the Premises at the expiry or earlier determination of this Lease.

6.2.8 The Lessee must pay all of the Council's costs (if any) howsoever incurred (including consultant's costs and legal costs) as a result of considering whether to consent to the New Improvements.

6.3 Offensive Activities

The Lessee must not carry on any offensive or dangerous activities on or from the Premises or create a nuisance or disturbance either:

6.3.1 for the Council; or

6.3.2 for the owners or occupiers of any adjoining property; and

must ensure at all times that activities conducted on or from the Premises will not bring any discredit upon the Council.

6.4 Use of Facilities

6.4.1 The Lessee must ensure that the Services are used carefully and responsibly and in accordance with any directions that may be given by the Council from time to time.

6.4.2 The Lessee must repair or correct any damage or malfunction which results from any misuse or abuse of the Services by the Lessee.

6.5 Statutory Requirements

The Lessee, at its own cost, must comply with all Statutory Requirements (including any obligations under the *Work Health and Safety Act 2012* (SA)) and reasonable directive of the Council relating to:

6.5.1 the Lessee's use and occupation of the Premises; and

6.5.2 the nature of the Permitted Use conducted on the Premises by the Lessee.

6.6 Approvals

6.6.1 The Council does not warrant that it has any or all relevant Approvals for any current or proposed use of the Premises by the Lessee.

6.6.2 The Lessee acknowledges that it is solely responsible for obtaining any Approvals required for its occupation and use of the Premises during the Term.

6.6.3 Prior to making any application for any Approvals, the Lessee must first obtain the Council's consent as lessor to such application.

6.7 No alcohol

The Lessee must not:

6.7.1 serve, sell or provide to persons; or

6.7.2 consume or allow persons to consume;

alcoholic beverages on the Premises without the Council's consent.

6.8 Signs

The Lessee must not place any signs or advertisements on the Premises or on the outside or inside (if they can be seen from outside) of the New Improvements (if any), except a sign or signs which:

6.8.1 are approved by the Council; and

6.8.2 comply with any relevant Statutory Requirements.

6.9 Dangerous Equipment and Installations

The Lessee may only install or use within the Premises equipment and facilities which are reasonably necessary for and normally used in connection with the Permitted Use and must not install or bring onto the Premises:

6.9.1 any electrical, gas powered or other machinery or equipment which may pose a danger, risk or hazard;

6.9.2 any chemicals or other dangerous substances which may pose a danger, risk or hazard; or

6.9.3 any heavy equipment or items which may damage the Premises.

6.10 Fire Precautions

The Lessee must, at its own cost:

6.10.1 comply with all requirements and directives of the Council with regard to fire safety systems and procedures including fire evacuation drills and other procedures;

6.10.2 comply with all Statutory Requirements relating to fire safety and procedures including any structural works or modifications or other building works which are required as a consequence of the Lessee's particular use of the Premises; and

6.10.3 without limiting clauses 6.10.1 and 6.10.2, the Lessee must undertake maintenance of any fire safety equipment.

6.11 Notice of defect

The Lessee must:

6.11.1 give the Council prompt notice of any circumstance or event which the Lessee should reasonably be aware might cause danger, risk or hazard to the Premises or the Land or to any person in the Premises or on the Land; and

- 6.11.2 if required by the Council, promptly rectify any defect or want of repair to make the Premises safe from any danger, risk or hazard.

6.12 Security

The Lessee must keep the Premises secure at all times to prevent the escape of animals from the Premises.

6.13 Native Vegetation

- 6.13.1 The Lessee must not carry out, permit or suffer any damage to, disturbance of, interfere with or clearance of any Native Vegetation on the Premises or the Land without the prior written consent of the Council.

- 6.13.2 The Lessee must permit the Council access to the Premises at all reasonable time for purposes associated with auditing, inspecting and maintaining Native Vegetation on the Premises.

6.14 No Warranty

The Council makes no warranty or representation regarding the suitability of the Premises (structural or otherwise) for the Permitted Use or any other purpose.

6.15 Access

The Lessee must provide public access at all times through the existing Wasleys Road access points.

7. INSURANCE

7.1 Lessee must insure

The Lessee must keep current during the Term in connection with the Premises:

- 7.1.1 public risk insurance for at least the amount in Item 7 (or any other amount the Council reasonably requires) for each claim and unlimited in the annual aggregate;
- 7.1.2 building insurance in respect of the Lessee's New Improvements and contents insurance for the Lessee's Equipment for their full replacement value; and
- 7.1.3 other insurances required by any Statutory Requirement or which the Council reasonably requires.

7.2 Requirements for policies

Each policy the Lessee takes out under this clause 7 must:

- 7.2.1 be with an insurer and on terms reasonably approved by the Council;
- 7.2.2 be in the name of the Lessee and note the interest of the Council and any other person the Council requires;

- 7.2.3 note and cover the indemnity provided by the Lessee to the Council pursuant to this Lease;
- 7.2.4 cover events occurring during the policy's currency regardless of when claims are made; and
- 7.2.5 note that despite any similar policies of the Council, the Lessee's policies will be primary policies.

7.3 Evidence of Insurance

The Lessee must give the Council copies of certificates evidencing the currency of the policies the Lessee has taken out under this clause 7. During the Term the Lessee must:

- 7.3.1 pay each premium when it is due for payment;
- 7.3.2 give the Council copies of certificates of currency each year when the policies are renewed and at other times the Council requests;
- 7.3.3 not allow any insurance policy to lapse or vary or cancel it without the Council's consent; and
- 7.3.4 notify the Council immediately if a policy is cancelled or if an event occurs which could prejudice or give rise to a claim under a policy.

7.4 Insurance affected

- 7.4.1 The Lessee must not do anything that may:
 - 7.4.1.1 prejudice any insurance of the Premises or Land; or
 - 7.4.1.2 increase the premium for that insurance.
- 7.4.2 If the Lessee does anything (with or without the Council's consent) that increases the premium of any insurance the Council has in connection with the Land, the Lessee must on demand pay the amount of that increase to the Council.

8. REPAIR AND MAINTENANCE

8.1 Repair, Maintain and Replace

- 8.1.1 The Lessee must, at its own cost:
 - 8.1.1.1 maintain the Premises in a good and safe condition including maintain, repair and replace any part of the Council's Equipment, Lessee's Equipment and any New Improvements so that the Council's Equipment, Lessee's Equipment and any New Improvements are kept in a good and safe condition. For the avoidance of doubt, this clause 8.1.1.1 includes any structural maintenance and repair required to the Lessee's Equipment and any New Improvements to ensure such equipment and improvements are kept in a good and safe condition;

- 8.1.1.2 without limiting clause 8.3 of this Lease, obtain inspections of and maintain pest control in respect of the Premises;
 - 8.1.1.3 repair any graffiti or vandalism to any New Improvement's (if any) within 14 days of the Lessee becoming aware of such graffiti or vandalism; and
 - 8.1.1.4 keep and maintain any Services situated in, on or under the Premises and which exclusively service the Premises and/or the New Improvements (if any).
- 8.1.2 If the Council requires the Lessee to do so, the Lessee must, at its own cost, promptly repair any damage caused or contributed to by the act, omission, negligence or default of the Lessee.
- 8.2 Alterations by Lessee**
 - 8.2.1 Without limiting clause 6.2, the Lessee must not carry out any alterations, or make any additions, to the Premises without the Council's consent.
 - 8.2.2 The Lessee must provide full details of the proposed alterations and additions to the Council.
 - 8.2.3 The Council may impose any conditions it considers necessary if it gives its approval, including requiring the Lessee to obtain the Council's consent to any agreements that the Lessee enters into in relation to the alterations or additions.
 - 8.2.4 The Lessee must carry out any approved alterations and additions:
 - 8.2.4.1 in a proper and workmanlike manner;
 - 8.2.4.2 in accordance with the conditions imposed by the Council and with the approvals made by Council in its capacity as lessor under this Lease;
 - 8.2.4.3 in accordance with all Statutory Requirements; and
 - 8.2.4.4 in a way to minimise disturbance to others.
 - 8.2.5 unless otherwise agreed in writing between the parties, the Lessee must remove all alterations and additions from the Premises at the expiry or termination of this Lease.
 - 8.2.6 The Lessee must pay all of the Council's costs (including consultant's costs and legal costs) as a result of the Lessee's alterations and additions.
- 8.3 Cleaning**
 - 8.3.1 The Lessee must keep and ensure that its invitees keep the Premises, any New Improvements and the Lessee's Equipment clean and tidy.
 - 8.3.2 Without limiting clause 8.3.1, the Lessee must keep the Premises clean and tidy and in a safe condition.

8.3.3 The Lessee must keep the Premises free of vermin, insects and other pests.

8.3.4 The Lessee must control dust on the Premises to ensure that it does not interfere with the use of other parts of the Land by other tenants or the use of adjoining land.

8.4 No responsibility by Council

With the exception of the specific works that the Council has agreed to undertake pursuant to clause 11.6, the Lessee acknowledges and agrees that the Council has no responsibility in any way for the maintenance, repair or cleaning of the Premises, including in respect of the Council's Equipment, Lessee's Equipment and any New Improvements.

8.5 Common Area access

Subject to the terms of this Lease, the Lessee is reasonable entitled to access and use of the Common Areas.

9. TRANSFERRING, SUBLETTING AND CHARGING

9.1 Transfer

The Lessee may only transfer its interest in this Lease provided:

- 9.1.1 the proposed transferee does not change the Permitted Use;
- 9.1.2 the Lessee has satisfied the Council that appropriate arrangements are in place for the transfer of any New Improvements to the proposed transferee or for the removal of the New Improvements from the Premises
- 9.1.3 the proposed transferee is able to meet the financial and legal obligations under the Lease;
- 9.1.4 the Lessee has complied with the Council's procedural requirements for obtaining the Council's consent and the Lessee has obtained the prior written consent of Council which may be withheld at Council's absolute discretion.

9.2 Subletting

The Lessee must not sublet or sublicense any part of the Premises without the prior written consent of the Council.

9.3 Charging

- 9.3.1 The Lessee must not charge the Lessee's interest in this Lease or the New Improvements (if any) or the Lessee's Equipment without the Council's consent.
- 9.3.2 If the Council consents to a charge on the Lessee's Equipment or the New Improvements (if any) then the Lessee must enter into a deed in

a form required by the Council that ensures the charge is subject to the Council's rights under this Lease.

9.4 Hiring out of the Premises

The Lessee may hire out part of the Premises and the New Improvements (if any) on a casual basis without the prior consent of the Council subject to:

9.4.1 the use being consistent with the Permitted Use set out in Item 6; and

9.4.2 the hire agreement between the Lessee and the hirer being in a form approved by the Council and which may be varied so as to include such terms and conditions as may be required by the Council from time to time.

9.5 Deemed Assignment

If the Lessee is a corporation (not being a company with its shares listed on any Stock Exchange in Australia) or an association, any change in the beneficial ownership of 20% or more of the voting shares in the corporation or any change in the effective control of the corporation or association, will be deemed to be an assignment of the Premises requiring the consent of Council under this Lease.

9.6 Costs

The Lessee must pay all costs reasonably incurred by the Council (including the costs of any consultant or any legal fees) in relation to any dealing, including in considering whether or not to grant any consent to a request by the Lessee under this clause 9.

10. LESSEE GOVERNANCE

10.1 The Lessee must provide to the Council a copy of its constitution and any other documents that regulate the governance and operations of the Lessee upon reasonable request by the Council.

10.2 As and when the Council may reasonably require, the Lessee must provide to the Council such information in relation to the Lessee's use and occupation of the Premises as required by the Council including financial information of the Lessee (excluding details of the Lessee's turnover).

10.3 The Lessee must forward to the Council a copy of any amendments made to its constitution within fourteen (14) days of those amendments being made.

11. COUNCIL'S OBLIGATIONS AND RIGHTS

11.1 Quiet Enjoyment

Subject to the Council's rights and to the Lessee complying with the Lessee's obligations under this Lease, the Lessee may occupy the Premises during the Term without interference from the Council.

11.2 Right to enter

The Council may (except in the case of emergency when no notice will be required) enter the Premises after giving the Lessee reasonable notice:

- 11.2.1 to see the state of repair of the Premises;
- 11.2.2 to do repairs to the Premises or other works which cannot reasonably be done unless the Council enters the Premises;
- 11.2.3 to verify the Lessee's compliance with the terms of this Lease;
- 11.2.4 to do anything the Council must or may do under this Lease or must do under any Legislation or to satisfy the requirements of any Statutory Authority; and
- 11.2.5 to show prospective lessees through the Premises during the last six (6) months of the Term.

11.3 Emergencies

11.3.1 In an emergency the Council may:

- 11.3.1.1 close the Premises and prevent the Lessee from entering the Premises; and/or
- 11.3.1.2 require the Lessee to make the Premises available for use as an evacuation and assembly point for persons and/or animals (including but not limited to horses); and/or
- 11.3.1.3 take control of the Premises during the period of the emergency (which period will be as determined by the Council) for purposes associated with the matters described in clauses 11.3.1.1 and 11.3.1.2.

11.3.2 Prior to the Commencement Date and immediately after any lock is installed or replaced at or on the Premises (including at, on or as part of any New Improvements), the Lessee must give the Council a copy of the keys for all locks at or on the Premises (including at, on or as part of any New Improvements) for use by the Council only in an emergency and to enable the Council to exercise its rights pursuant to this clause 11.3.

11.4 Restrictions

- 11.4.1 The Council may install, use, maintain, repair, alter, and interrupt Services during the Term.
- 11.4.2 The Council must (except in cases of emergency) take reasonable steps to minimise interference with the Lessee's use and occupation of the Premises when exercising its rights pursuant to clause 11.4.1.

11.5 Right to Rectify

Council may at the Lessee's cost do anything which the Lessee should have done under this Lease but which the Lessee has not done or which the Council reasonably considers the Lessee has not done properly.

11.6 Council's Works

11.6.1 The Council will slash grass within the Premises on not more than six occasions per year (the total number and timing of slashing work to be determined by the Council in its absolute discretion and in consultation with the Lessee).

11.6.2 All slashing of grass within the Premises that the Lessee considers is required in addition to the slashing to be undertaken by the Council in accordance with clause 11.6.1 is to be undertaken by the Lessee at its sole cost.

11.6.3 All fencing required by the Lessee at or around the boundary of the Premises must be undertaken by the Lessee at its sole cost.

12. DAMAGE OR DESTRUCTION**12.1 Termination for destruction or damage**

12.1.1 If the New Improvements (if any) are destroyed or damaged so that the Premises is unfit for the Permitted Use then within 3 months after the damage or destruction occurs, the Lessee must give the Council a notice either:

12.1.1.1 terminating this Lease (on a date at least 1 month after the Lessee gives notice); or

12.1.1.2 advising the Council that the Lessee intends to repair the New Improvements (if any) (as the case may be) so that the Lessee can access, occupy and use the Premises.

12.1.2 If the Lessee gives a notice under clause 12.1.1.2 but does not carry out the intention within a reasonable time, the Council may give notice to the Lessee that the Council intends to end the Lease if the Lessee does not do whatever is necessary to make the Premises accessible and fit for use and occupation by the Lessee within a reasonable time (having regard to the nature of the required work).

12.1.3 If the Lessee does not comply with clause 12.1.1 or with the Council's notice under clause 12.1.2, the Council may end this Lease by giving the Lessee not less than 1 month's notice.

13. REDEVELOPMENT, ASSET RATIONALISATION AND DEMOLITION

If as part of any redevelopment, asset rationalisation or other project conducted by the Council that includes the Premises and/or the Land (**Redevelopment**), or for any other reason, the Council wishes to acquire vacant possession of the Premises or any part of the Land, then the Council will be entitled to:

- 13.1 terminate this Lease subject to the following provisions:
- 13.1.1 the Council must provide the Lessee with details of the proposed Redevelopment sufficient to indicate a genuine proposal to carry out that Redevelopment within a reasonably practical time after this Lease is to be terminated;
 - 13.1.2 the Council may at any time after providing the Lessee with the information specified in clause 13.1.1, give the Lessee a written notice of termination of this Lease (**Termination Notice**) specifying the date on which this Lease is to come to an end being a date not less than 6 months after the Termination Notice is given. This Lease will, unless terminated earlier by the Lessee under clause 13.1.3, come to an end at midnight on the day specified in the Termination Notice;
 - 13.1.3 at any time after receiving a Termination Notice under clause 13.1.1, the Lessee may terminate this Lease by giving not less than 7 days' written notice to the Council; and
 - 13.1.4 when this Lease is terminated (whether by the Council under clause 13.1.2 or by the Lessee under clause 13.1.3), the rights and obligations of the Council and the Lessee hereunder will come to an end but if any breach by either party still exists at that time then the rights of the other party with regard to that existing breach will continue; or
- 13.2 require the Lessee, upon reasonable notice, to vacate the Premises and to occupy an alternative site owned by the Council subject to the following conditions:
- 13.2.1 the Council must provide the Lessee with details of the proposed Redevelopment sufficient to indicate a genuine proposal to carry out that Redevelopment within a reasonably practical time after this Lease is to be terminated;
 - 13.2.2 the Council may at any time after providing the Lessee with the information specified in clause 13.2.1, give the Lessee a written notice of termination of this Lease (**Relocation Notice**) specifying the date on which the Lessee must relocate being a date not less than 6 months after the Relocation Notice is given;
 - 13.2.3 the Lessee must relocate to the alternative site on the date stipulated in the Relocation Notice and shall give to the Lessee all such assistance and cooperation as may be necessary to give effect to this clause and to the relocation including the execution of any documents or instruments which the Lessee reasonably requires;
 - 13.2.4 the alternative site must, in the reasonable opinion of the Council, be of comparable quality and utility to the Premises;
 - 13.2.5 any reasonable costs incurred in relocating the Lessee shall be borne by the Council; and
 - 13.2.6 the Lessee's occupation of the alternative site will be on the terms and conditions of this Lease with such amendments as are necessary for

the terms and conditions of this Lease to apply to the Lessee's occupation of the alternative site; or

- 13.3 negotiate with the Lessee as to the necessary financial and maintenance contribution which is required from the Lessee in order for the Council to reconsider undertaking the Redevelopment. The Council may, at any reasonable time during these negotiations exercise any of its other rights under this clause 13.

14. RENEWAL

14.1 Right of Renewal

If a right of renewal has been granted to the Lessee as described in Item 3 and the Lessee wishes to exercise that right of renewal, then the Lessee must serve a written notice on the Council not less than 6 months and not more than 9 months prior to the expiry of the Initial Term stating its desire to renew this Lease for the period of the renewal specified in Item 3 (**Renewal Term**). If such notice is given, then the Council will, subject to clause 14.2, be obliged to renew this Lease for the Renewal Term on the same terms and conditions as are contained in this Lease except for the exclusion of this clause 14.1 commencing immediately after the Initial Term expires.

14.2 No Renewal Entitlement

The Lessee will not be entitled to a right of renewal pursuant to clause 14.1 if:

- 14.2.1 the Lessee has been in breach of this Lease at any time before giving notice of the Lessee's desire to exercise the right of renewal (notice);
- 14.2.2 the Lessee is in breach of this Lease at the time of giving that notice; or
- 14.2.3 the Lessee is in breach or commits any breach under this Lease after giving that notice but before commencement of the Renewal Term.

15. RIGHTS AND OBLIGATIONS ON EXPIRY

15.1 Expiry

This Lease will come to an end at midnight on the last day of the Term unless it is terminated earlier by the Council or the Lessee under any other provision of this Lease.

15.2 Handover of Possession

- 15.2.1 Before this Lease comes to an end, the Lessee will:
- 15.2.1.1 remove all of the Lessee's Equipment from the Premises and repair any damage caused by such removal;
- 15.2.1.2 no later than 1 month before this Lease comes to an end, provide the Council with a written summary of all alterations,

additions and New Improvements made to the Premises by the Lessee, whether those alterations, additions and New Improvements were authorised by the Council or not;

15.2.1.3 unless otherwise agreed by the Council, remove all of the New Improvements and any alterations and additions made to the Premises by the Lessee and reinstate the Premises to the standard and condition it was in prior to the New Improvements, alterations and additions being made; and

15.2.1.4 complete any maintenance and repairs which the Lessee is obliged to carry out under this Lease such that the Premises is handed over in good and neat condition and repair.

15.3 Abandoned Goods

If, when this Lease comes to an end, the Lessee leaves any goods or equipment on the Premises, the Council will be entitled to deal with and dispose of those goods subject to and in accordance with the requirements of the *Unclaimed Goods Act 1987* (SA).

15.4 Holding Over

If, with the Council's consent, the Lessee continues to occupy the Premises after the end of this Lease, the Lessee does so as a monthly tenant which:

15.4.1 either party may terminate on one month's notice given at any time; and

15.4.2 is on the same terms as this Lease.

16. BREACH

16.1 Payment Obligations

16.1.1 The Lessee must make payments due under this Lease:

16.1.1.1 without demand (unless this Lease provides demand must be made);

16.1.1.2 without set-off, counter-claim, withholding or deduction;

16.1.1.3 to the Council or as the Council directs; and

16.1.1.4 by direct debit or such other means as directed by the Council.

16.1.2 If a payment is stated to be due on a particular payment date and there is no such payment date, the Lessee must make that payment on demand.

16.2 Set Off

The Council may, by notice to the Lessee, set off against any amount due and payable under this Lease by the Council to the Lessee, any amount due and

payable by the Lessee to the Council under this Lease or under any other agreement or arrangement.

16.3 Council's Rights on Breach

16.3.1 The Council may come onto the Premises and remedy a breach of this Lease without notice:

16.3.1.1 in an emergency; or

16.3.1.2 if the Lessee breaches any provision of this Lease and fails to remedy the breach within 14 days after receiving notice requiring it to do so.

16.3.2 The Lessee must pay or reimburse the Council on demand for all costs of remedying the breach.

16.4 Default, Breach and Re-Entry

If:

16.4.1 the Lessee fails to pay a sum of money when due and fails to remedy that failure within seven days after receiving notice requiring it to do so;

16.4.2 the Lessee breaches any other provision of this Lease and fails to remedy the breach within 14 days after receiving notice requiring it to do so;

16.4.3 the Lessee ceases to be able to pay its debts as they become due;

16.4.4 any step is taken by a mortgagee to take possession or dispose of the whole or any part of the Lessee's assets, operations or business;

16.4.5 any step is taken to enter into any arrangement between the Lessee and its creditors;

16.4.6 any step is taken to appoint a receiver, a receiver and manager, a trustee in bankruptcy, a liquidator, a provisional liquidator, an administrator or other like person of the whole or any part of the Lessee's assets or business;

16.4.7 the Lessee is deregistered or dissolved or any step is taken by any person towards that;

16.4.8 the Lessee is a natural person and commits an act of bankruptcy;

16.4.9 the Lessee is convicted of an indictable offence (other than a traffic offence);

16.4.10 execution is levied against the Lessee and not discharged within 14 days; or

16.4.11 the Premises is unoccupied for one month or more without the Council's consent;

then despite any other clause of this Lease, the Council:

16.4.12 may re-enter and repossess the Premises, without prejudice to its other rights; and

16.4.13 is discharged from any claim by or obligation to the Lessee under this Lease.

16.5 Rights of Council not Limited

The rights of the Council under this Lease and at law resulting from a breach of this Lease by the Lessee shall not be excluded or limited in any way by reason of the Council having or exercising any powers under this clause 16.

16.6 Landlord and Tenant Act

In the case of a breach or default of any term of this Lease where notice is required to be given pursuant to Section 10 of the *Landlord and Tenant Act 1936*, such notices will provide that the period of fourteen (14) days is the period within which the Lessee is to remedy any such breach or default if it is capable of remedy or to make reasonable compensation in money to the satisfaction of the Council. No period of notice is required for the non-payment of rent payable pursuant to this Lease.

16.7 Repudiation and Damages

16.7.1 The Lessee acknowledges that the following obligations under this Lease are essential terms:

16.7.1.1 the obligations and prohibitions in relation to use of the Premises;

16.7.1.2 the obligations and restrictions in relation to the New Improvements (if any), additions and alterations to the Premises;

16.7.1.3 the obligations and restrictions in relation to the Premises during an emergency;

16.7.1.4 the obligations and restrictions in relation to Native Vegetation; and

16.7.1.5 the restriction on assignment, sub-letting, mortgaging and licensing.

16.7.2 If the Council accepts payment of Rent or any other moneys late or does not act or exercise any rights immediately or at all in respect of any breach of an essential term, that conduct on the part of the Council will not be deemed to amount to a waiver of the essential nature of that essential term.

16.7.3 If the Lessee breaches any essential term, that conduct on the part of the Lessee will be deemed to constitute a repudiation of this Lease and the Council may at any time thereafter rescind this Lease by accepting that repudiation.

16.7.4 The Lessee agrees that if this Lease is terminated by the Council because of a breach by the Lessee of an essential term, or if the Lessee repudiates this Lease and the Council accepts that repudiation thereby rescinding this Lease, the Lessee will be obliged to pay compensation to the Council including Rent and other moneys which the Council would otherwise have received under this Lease for the balance of the Term had the Lessee not breached an essential term or repudiated this Lease. In those circumstances the Council will be obliged to take reasonable steps to mitigate its losses and to endeavour to lease the Premises at a reasonable rent and on reasonable terms.

16.7.5 The rights of the Council under this clause 16.7 and any action taken by the Council hereunder do not exclude or limit any other rights or entitlements which the Council has under this Lease or at law in respect of any breach or repudiatory conduct on the part of the Lessee.

16.8 Interest on Overdue Amounts

If the Lessee does not pay an amount when it is due, it must pay interest on that amount on demand from when the amount becomes due until it is paid in full. Interest is calculated on outstanding daily balances at the Default Rate.

17. INDEMNITY AND RELEASE

17.1 Risk

The Lessee occupies and uses the Premises at the Lessee's risk and with the knowledge that the Council does not warrant that the Premises is safe or suitable for the Permitted Use.

17.2 Indemnity

The Lessee is liable for and indemnifies the Council against all actions, liabilities, penalties, claims or demands for any loss, damage, injury or death incurred or suffered directly or indirectly including in connection with:

17.2.1 any act or omission of the Lessee;

17.2.2 the overflow or leakage of sewerage, water or any other harmful agent into or from the Premises;

17.2.3 any fire on or from the Premises;

17.2.4 loss or damage to property or injury or death to any person caused by the Lessee, the use of the Premises by the Lessee or otherwise relating to the Premises;

17.2.5 a breach of this Lease by the Lessee; or

17.2.6 the Lessee's use or occupation of the Premises.

17.3 Release

The Lessee releases the Council from all actions, liabilities, penalties, claims or demands for any damage, loss, injury or death occurring on the Premises except to the extent that they are caused by the Council's negligence.

17.4 Indemnities are independent

Each indemnity is independent from the Lessee's other obligations and continues during this Lease and after this Lease ends.

17.5 Limitation of liability

Despite anything else in this Lease, the Council is not liable (except to the extent of any negligence of the Council) for any loss or damage, and the Lessee has no right to terminate this Lease or reduce payments under this Lease, for any interruption to or defect or malfunction in any Services.

18. GOODS AND SERVICES TAX

- 18.1 If a GST applies to impose tax on the Agreed Consideration or any part of it or if the Council is liable to pay GST in connection with this Lease or any goods, services or other things supplied under this Lease then:

18.1.1 the Agreed Consideration for that supply is exclusive of GST;

18.1.2 the Council may increase the Agreed Consideration or the relevant part of the Agreed Consideration by a percentage amount which is equal to the GST Rate; and

18.1.3 the Lessee shall pay the increased Agreed Consideration on the due date for payment by the Lessee of the Agreed Consideration.

- 18.2 Where the Agreed Consideration is to be increased to account for GST under this clause 18, the Council shall, on or before the date on which the Agreed Consideration is payable, issue a tax invoice to the Lessee.

- 18.3 If the Lessee does not comply with its obligations under this Lease or with its obligations under GST Legislation in connection with this Lease and as a result the Council becomes liable for penalties or interest for late payment of GST, then the Lessee must pay the Council on demand an amount equal to the amount of the penalties and interest.

19. RULES AND REGULATIONS

- 19.1 The Council may from time to time make such rules and regulations that the Council considers necessary for the management, safety, security, care of or cleanliness of the Land, including the Premises and the Common Areas.

- 19.2 The Council reserves the right to amend from time to time the rules and regulations.

- 19.3 The rules and regulations bind the Lessee when it receives notices of the rules and regulations from the Council.

19.4 If there is any inconsistency between this Lease and the rules and regulations, then this Lease prevails.

19.5 A failure by the Lessee to comply with the rules and regulations is a breach of this Lease.

20. GENERAL

20.1 Costs

The Lessee must, on request, pay or reimburse to the Council:

20.1.1 one half of all preparatory costs incurred by the Council for this Lease. For the purposes of this sub-clause, "preparatory costs" has the meaning described in the Act;

20.1.2 all costs including legal and other expenses incurred by the Council in connection with the preparing, negotiating, revising, engrossing and executing any document required to record any renewal, extension or variation of this Lease; and

20.1.3 all legal and other costs and expenses incurred by the Council in consequence of any actual or threatened breach by the Lessee hereunder or in exercising or enforcing (or attempting to do so) any rights or remedies of the Council hereunder or at law or otherwise arising in consequence of any actual or threatened breach by the Lessee.

20.2 Waiver

If the Council accepts or waives any breach by the Lessee, that acceptance or waiver cannot be taken as an acceptance or waiver of any future breach of the same obligation or of any other obligation under this Lease.

20.3 Notice

20.3.1 Without excluding any other form of service, any notice required to be given or served will be sufficiently given or served as follows:

20.3.1.1 in the case of the Lessee, if left at the Premises, or if the Lessee has vacated the Premises, then if posted by pre-paid post to the last known address of the Lessee;

20.3.1.2 in the case of the Council, if posted by pre-paid post to the Council at its principal place of business in South Australia (which is taken to be the address stated in this Lease unless the Lessee is or ought reasonably be aware that that is not the Council's principal place of business at the relevant time).

20.3.2 Notice served by pre-paid post will be deemed to have been given or served five Business Days after posting.

20.4 Severance

If any part of this Lease is found to be invalid or void or unenforceable, then that part will be severed from this Lease and the remainder of this Lease will continue to apply.

20.5 Entire Agreement

The Council and the Lessee acknowledge and agree that this Lease contains and represents the entire agreement reached between them with regard to the Premises and that no promises, representations or undertakings, other than those contained in this Lease, were made or given or relied upon.

20.6 Resumption

If the Council receives notice of resumption or acquisition of the Premises or the Land (or any part thereof) from or by any Statutory Authority or any governmental or semi-governmental body, then the Council may terminate this Lease by giving not less than three months' written notice to the Lessee. When such termination takes effect, the rights and obligations of the Council and the Lessee hereunder will come to an end but if any breach by either party still exists at that time then the rights of the other party with regard to that existing breach will continue.



EXECUTED as an agreement

COUNCIL

The common seal of Adelaide Plains Council was affixed in the presence of:

Signature of Mayor

MARK WASLEY

Name of Mayor (print)

Signature of Chief Executive Officer

SAMER C. MURR.

Name of Chief Executive Officer (print)

LESSEE

Executed by Lions Club of Mallala & Districts Inc by

Signature of Committee/Board Member
(Please delete as applicable)

ANDREW LAIRD

Name (print)

PRESIDENT

Signature of Committee/Board Member
(Please delete as applicable)

BRENTON BELL OAM

Name (print)

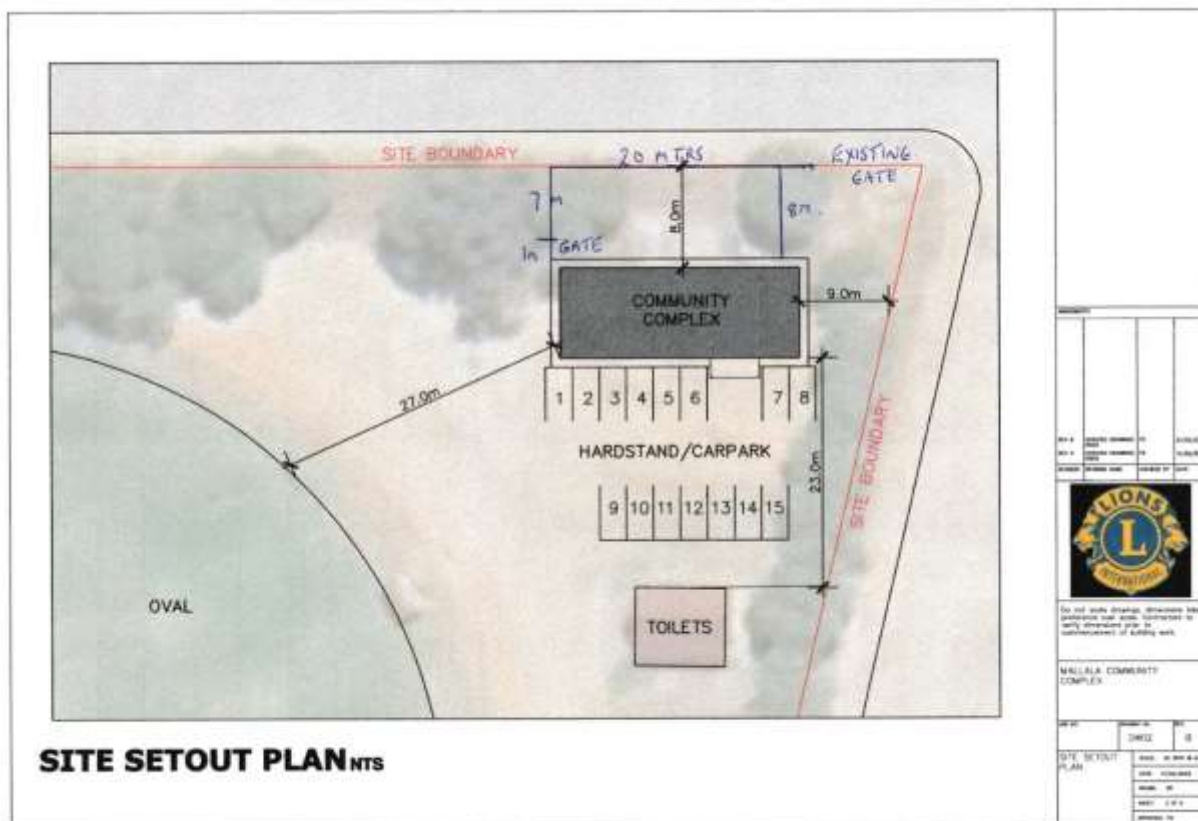


FIRST SCHEDULE

Item 1 (a) Premises (b) Land	<p>The portion of the land comprised in Certificates of Title Volume 6163 Folio 218 (Allotment 20 DP 95617) being the area outlined in RED in the plan at Annexure A</p> <p>The whole of the land comprised in Certificates of Title Volume 6163 Folio 218 (Allotment 20 DP 95617)</p>
Item 2 Initial Term	<p>Fifteen (15) years commencing on 31/3/2023 and expiring at midnight on 31/3/2038</p>
Item 3 Renewal(s)	<p>Nil right of renewal</p> <p>At Council's absolute discretion, an extension for five (5) years, commencing on 1/4/2038 and expiring at midnight on 1/4/2043</p>
Item 4 Rent	<p>\$1.00 per annum (exclusive of GST)</p>
Item 5 Rent Review	<p>Not applicable</p>
Item 6 Permitted Use	<p>Mallala and District Lions Facility.</p>
Item 7 Public Risk Insurance	<p>Twenty Million dollars (\$20,000,000.00)</p>

Annexure A
PLAN OF THE PREMISES







14.3 REGIONAL HEALTH PLAN - ELECTED MEMBER REPRESENTATION

Record Number: D23/54242

Author: Director Development and Community

Authoriser: Chief Executive Officer

Attachments:

1. Barossa Light and Lower Northern Region Regional Public Health Plan (Draft) [↓](#) 
2. Barossa, Light and Lower Northern Regional Public Health Advisory Group Terms of Reference - June 2023 [↓](#) 

EXECUTIVE SUMMARY

- The purpose of this report is to provide Council with an overview of the Barossa, Light and Lower Northern Region Regional Public Health Plan Advisory Group and its constituent membership.
- The Barossa, Light and Lower Northern Region Regional Public Health Plan Advisory Group is an advisory group set up to provide delivery of the Barossa, Light and Lower Northern Region Regional Public Health Plan 2022-2027. A draft version of the Plan is **Attachment 1**.
- The provision of the Plan is a legislative requirement for Councils under the *Public Health Act 2011* of South Australia.
- The Barossa, Light and Lower Northern Region Regional Public Health Plan 2022-2027 identifies the top regional public health challenges and three regional 'Lighthouse' Projects.
- The Terms of Reference for the Barossa, Light and Lower Northern Region Regional Public Health Plan Advisory Group (**Attachment 2**) dictates that there are at least two (2) representatives (one (1) Elected Member and one (1) Senior Staff Member) from each of the constituent Councils.
- On 22 November 2023, Alana Bombardieri resigned from the Barossa, Light and Lower Northern Region Regional Public Health Plan Advisory Group. Accordingly, Council should now nominate an Elected Member to represent Adelaide Plains Council on the advisory group.
- Meetings are generally held at Town of Gawler, at 1.30pm on Wednesday every three (3) months (with an ability to attend online if preferred). The next meeting is scheduled for Wednesday, 14 February 2024.

RECOMMENDATION 1

"that Council, having considered Item 14.3 – *Regional Health Plan - Elected Member Representation*, dated 18 December 2023, receives and notes the report and in doing so notes the resignation of Councillor Bombardieri from the Barossa, Light and Lower Northern Region Regional Public Health Plan Advisory Group on 22 November 2023."

RECOMMENDATION 2

"that Council, having considered Item 14.3 – *Regional Health Plan - Elected Member Representation*, dated 18 December 2023, and in light of Councillor Bombardieri's resignation, appoints to represent Adelaide Plains Council on the Barossa, Light and Lower Northern Regional Public Health Plan Advisory Group."

BUDGET IMPACT

Estimated Cost: \$ 0

Future ongoing operating costs: \$ 0

Is this Budgeted?

RISK ASSESSMENT

Nil

DETAILED REPORT

Purpose

The purpose of this report is to provide Council with an overview of the Barossa, Light and Lower Northern Region Regional Public Health Plan Advisory Group and the required constituent membership. The Terms of Reference for the Barossa, Light and Lower Northern Region Public Health Plan Advisory Group (**Attachment 2**) dictates that there are to be at least two (2) representatives (1 x Elected Member and 1 x Senior Staff Member) from each of the constituent Councils.

Background

Councillor Bombardieri has recently resigned from the Barossa, Light and Lower Northern Region Regional Public Health Plan Advisory Group. This was confirmed by an email sent to the CEO on 22 November 2023.

Discussion

The Barossa, Light and Lower Northern Region Regional Public Health Plan Advisory Group is an advisory group set up to provide delivery of the Barossa, Light and Lower Northern Region Regional Public Health Plan 2022-2027. The Plan is a legislative requirement of the *Public Health Act 2011* of South Australia, and a draft version of the Plan is included as **Attachment 1**.

The Barossa, Light and Lower Northern Region Regional Public Health Plan 2022-2027 identifies the top regional public health challenges and three regional 'Lighthouse' projects. Meetings are held generally at Town of Gawler, on Wednesdays at 1.30pm, once every three months, with an ability to attend online if preferred.

Conclusion

Council must appoint an Elected Member to the Barossa, Light and Lower Northern Region Regional Public Health Plan Advisory Group.

References

Legislation

Public Health Act 2011

Council Policies/Plans

Regional Public Health Plan



Barossa, Light and Lower Northern Region Regional Public Health Plan (DRAFT)

A regional plan for the councils of Adelaide Plains,
Barossa, Gawler and Light Regional





Prepared by URPS for the Councils of Adelaide Plains, Barossa, Gawler and Light Regional

© URPS. All rights reserved; these materials are copyright. No part may be reproduced or copied in any way, form or by any means without prior permission. This report has been prepared for URPS' client. URPS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.

Contents

1.	Executive summary	3
2.	About this plan	5
3.	About public health	6
3.1	A shared responsibility	6
4.	Our region	7
4.1	Snapshot of our region	7
4.2	Snapshot of the councils	9
5.	Key regional challenges for public health planning	12
5.1	Top regional challenges	13
6.	Our response	14
6.1	3 regional 'lighthouse' projects	14
6.2	Ongoing services, programs and plans	15
7.	Our regional 'lighthouse' projects	16
	Regional 'lighthouse' project 1 - Community transport	17
	Regional 'lighthouse' project 2 – Mental health + suicide prevention	18
	Regional 'lighthouse' project 3 - Community participation	19
8.	Delivering the plan	20
8.1	Partnerships	20
8.2	Collaboration structure	22
8.3	Delivery cycle: delivering the plan and tracking our progress	23
9.	Further information and contacts	26

The councils acknowledge the Ngadjuri, Peramangk and Kaurna people as the traditional custodians of the land for which this plan applies.

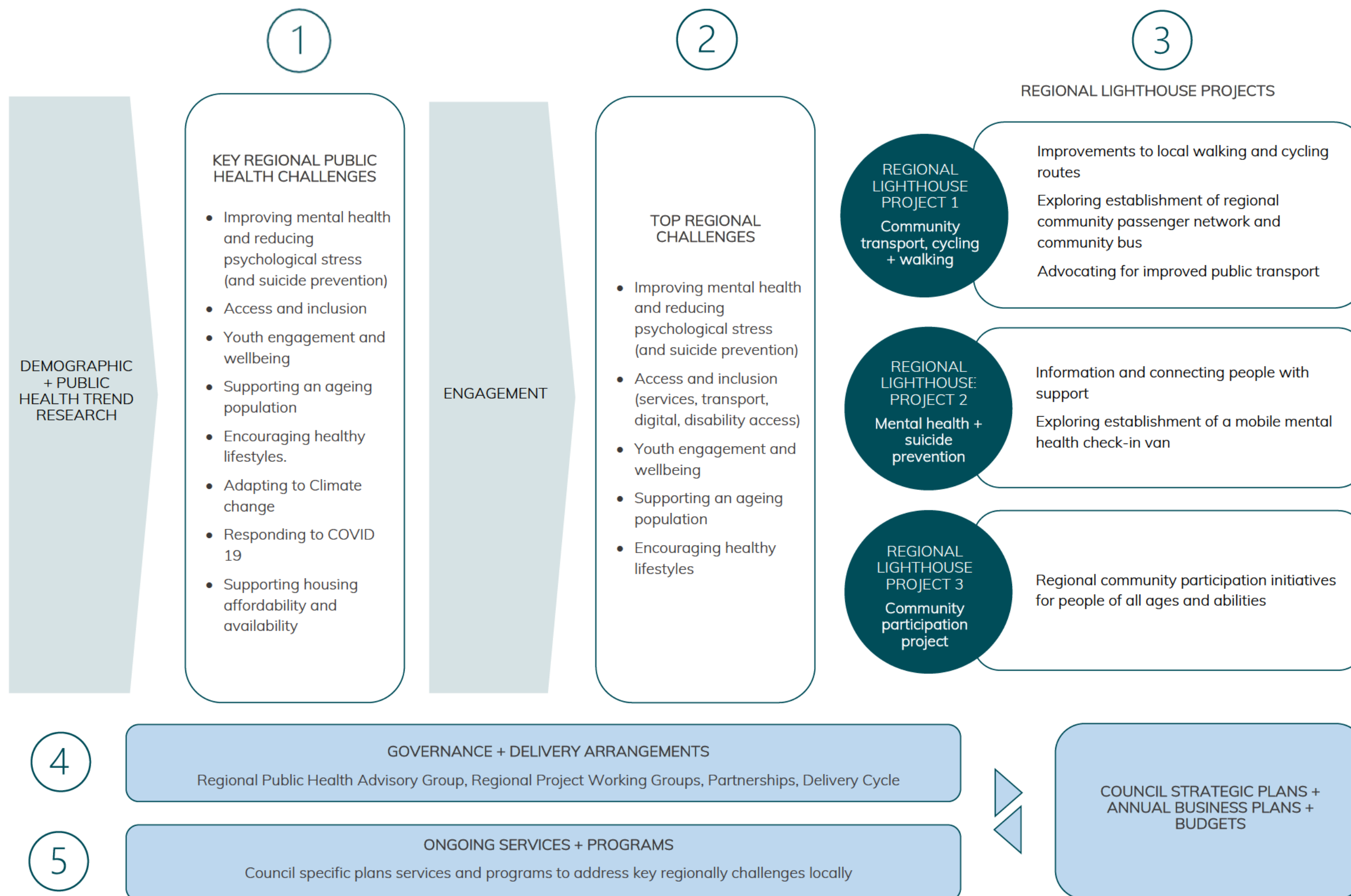
We acknowledge their ancestral connection to land and pay respect to Elders past, present and emerging.

1. Executive summary

This plan establishes three regional lighthouse projects and governance arrangements to address top regional challenges for public health in the Barossa, Light and Lower Northern Region.

The diagram on the next page provides an overview of the councils' approach to preparation and delivery of this plan as well as a summary of the plan itself.

- 1 Demographic and public health trends were researched to identify **key regional public health challenges** (ie. those challenges that exist at a regional scale).
- 2 Engagement was undertaken with community, stakeholders, council employees and Elected Members to understand, of the key regional public health challenges, what they see as the **top regional challenges** and how could the councils address these.
- 3 Engagement feedback was used to identify **3 regional lighthouse projects** to address the top regional challenges. Lighthouse projects are considered those that focus council efforts by address multiple challenges through their response.
- 4 **New governance and project delivery arrangements** underpin the councils approach to public health planning and will support ongoing collaboration and delivery of the regional lighthouse projects as well as addressing emerging public health issues and providing an avenue to share learnings and resources.
- 5 Although this plan focuses on public health challenges and projects that are significant at a regional level, it is noted that each council is unique and will have its own challenges and strengths. As such, this plan acknowledges that each council will provide its own **public health services, infrastructure and programs** that support community health and wellbeing on an ongoing basis



2. About this plan

This plan presents a collaborative regional public health response for councils in the Barossa, Light and Lower Northern Region (Figure 1).

The South Australian Public Health Act 2011 (Public Health Act) and the South Australian State Public Health Plan 2019-2024 acknowledge the important role of local governments in public health and require that each council develop a public health plan. The establishment of regional public health plans that cover multiple council areas are encouraged to support the collaboration of councils and stakeholders to improve regional outcomes.

This plan has been prepared by the councils of Adelaide Plains, Barossa, Gawler and Light Regional in consultation with community and stakeholders. It is the second regional plan that the councils have prepared together.

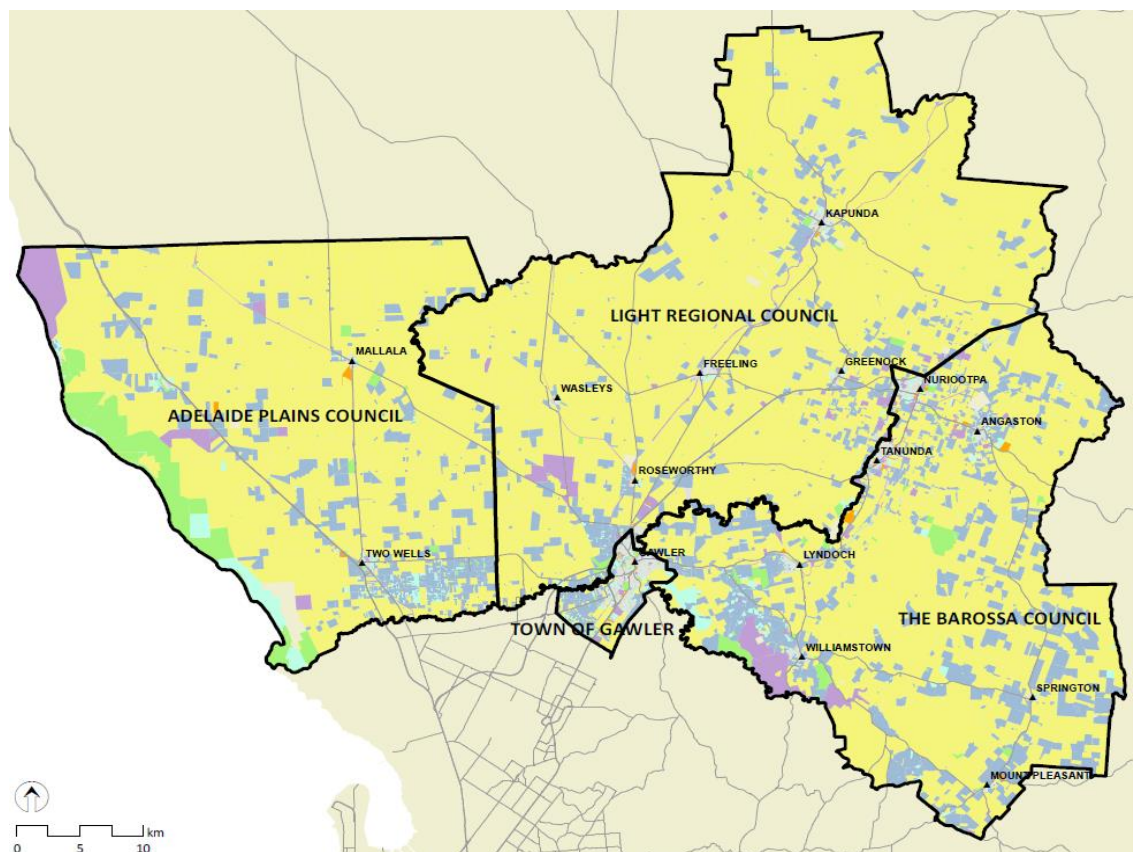


Figure 1 - Barossa, Light and Lower Northern Region

3. About public health

Public health protects and promotes the health and wellbeing of communities. It is influenced by many different aspects of our lifestyles and communities from what we put in our bodies and how much we exercise, to sanitation, community services, and how our communities are planned and built.

Public health is influenced by an individual's ability to make healthy choices and access services and infrastructure that support wellbeing. It is also influenced by the ability of our communities to plan for and respond to environmental influences such as climate change or disease outbreaks.

The factors that have an impact on the health and wellbeing of individuals and communities are many and varied and include where we are born, live and work, the state of the environment, genetic factors, our income and education level, and our relationships with other people.

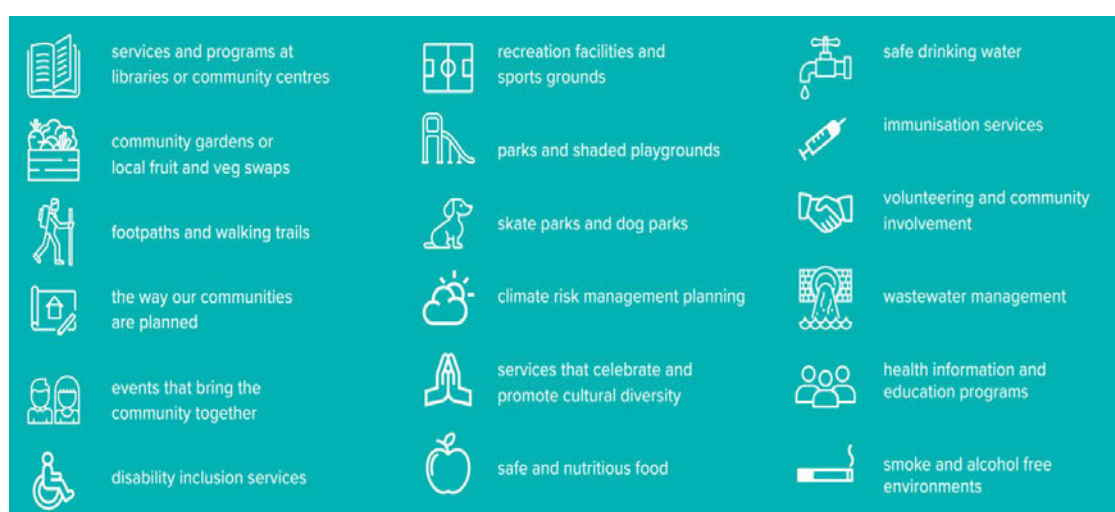


Figure 2 - Examples of the domains of public health (Source: State Public Health Plan 2019-2024)

3.1 A shared responsibility

Public health is a shared responsibility. Councils, community, public health services and agencies and governments all contribute to community wellbeing.

Councils support public health outcomes through the provision of open space and recreation infrastructure, immunisation programs, environmental health regulation, community programs, libraries and community centres, home aged care support, and planning services that enable inclusive buildings and environments.

Councils also work with public health service providers or agencies to share their education resources with communities and by referring community members to their services.

Councils in the region are of varying sizes and have differing capacities to deliver public health activities. Collaborating in regional public health provides the opportunity to share information, resources and programs to improve regional outcomes. The extent of what councils can achieve can be increased by partnership support from State and Federal Governments and through the efforts of local services and community groups.

4. Our region

4.1 Snapshot of our region

This section presents demographic characteristics for the region that have an influence on public health. Comparisons are made to the Greater Adelaide region where relevant.

Sources: PHIDU 2019 Population Health Profile and ABS Census 2006 and 2016.

Population



- 70,123 people
- Forecast to increase by 24.6% (23,359 people) by 2036
- Larger proportions of people aged 5 to 19 years and 45 to 74 years
- Smaller proportions of people aged 85 years and over and 20 to 45 years

Age



- The region's population is ageing
- Most growth in retirees, seniors and elderly
- Slowest growth in infants and children

Health and wellbeing



- Lower % of adults (< half) meet daily fruit consumption guidelines
- Higher % of adults experiencing psychological distress
- Higher % of males, and lower % of females report mental health problems
- Markedly higher % of clients of community mental health service
- Slightly higher % of type 2 diabetes prevalence
- Higher % of smokers
- Markedly higher % of obese adults – highest in women
- Twice the premature death rate in people aged 15-24 years
- Markedly higher rate of suicides
- Higher % of people being physically inactive (but below the Regional SA rate)
- Lower % of people self-assess their health as fair or poor
- Lower % of people having trouble accessing healthcare
- Lower % of Home and Community Care clients living alone or speaking a language other than English at home
- Marginally higher % of people feel they get support in times of crisis
- Markedly higher % of people feel safe walking alone after dark
- Local Drug Action Teams and Suicide Prevent Networks providing support

Disability and long-term illness


- A larger % of people under 65 years needing assistance with core activities
 - A similar % of people needing assistance with core activities
 - A similar % of people providing unpaid care
 - A smaller % of people over 65 years needing assistance with core activities
 - Slightly lower % of people receiving a Disability Support Pension
-

Early life and childhood



- Higher % of women smoking during pregnancy
 - Lower % of children living in low income welfare dependent households
 - Higher % of children consuming an adequate fruit intake
 - Lower % of children who are clients of the Adolescent Mental Health Service
 - Lower % of children are obese
 - A similar % of 5 year olds are fully immunised
-

Housing



- Lower supply of residential aged care places
 - Lower supply of social housing
 - Similar % of low-income households under mortgage stress
 - Similar % of low-income households under rental stress
 - Lower % of households receiving rent relief
-

Cultural diversity and language proficiency



- Markedly higher % of people are not accepting of other cultures
 - Lower % of people born in predominantly non-English speaking countries
 - Significantly lower % of people not speaking English well or at all
 - Slightly lower % of people who recognise themselves as of Aboriginal or Torres Strait Islander descent
-

Employment, income and education



- Markedly higher % of 16 year olds not in full time secondary education
 - Lower % of school leavers enrolled in a University
 - Slightly lower % of young people earning or learning
 - Slightly higher % receive an Age Pension or held a Pensioner Concession Card
 - Lower % of households with access to a motor vehicle
 - A similar level of socio-economic disadvantage
 - Significantly lower % of people receiving unemployment benefits
 - Lower % of people holding Health Care Cards
-

4.2 Snapshot of the councils

The following health trends have been compiled from the PHIDU 2019 Population Health Profile for the Region and highlight key differences between the councils in the region.

Health and wellbeing	Smoking during pregnancy	<ul style="list-style-type: none"> Highest in Gawler and Adelaide Plains (19.7% and 19% respectively)
	Daily fruit intake	<ul style="list-style-type: none"> Highest in Barossa (48.6%). Lowest in Gawler (44.7%)
	Adults experiencing psychological distress	<ul style="list-style-type: none"> Highest in Gawler (15.7%) and Adelaide Plains (15.4%)
	Type 2 diabetes	<ul style="list-style-type: none"> Adelaide Plains (4.9%), Gawler (4.7%) and Light (4.5%) all above the metropolitan average, Barossa below (3.8%)
	Smoking	<ul style="list-style-type: none"> Adelaide Plains (17.0%), Light (16.3%) and Barossa (15.5%) above the metropolitan average
	Obesity in Adults	<ul style="list-style-type: none"> Highest for males and females respectively in Light (34.5%, 38.4%), Adelaide Plains (33.6%, 37.1%) and Gawler (32.5%, 37.0%)
	Physical inactivity	<ul style="list-style-type: none"> Adelaide Plains (73.7%), Light (72.4%) and Gawler (71.9%) and Barossa (69.7%) all above the metropolitan average of 67.0%
	Death in 15-24 year olds	<ul style="list-style-type: none"> Highest in Barossa (2.57 x metropolitan rate) and Light (2.1 times the metropolitan rate)
	Suicide	<ul style="list-style-type: none"> Adelaide Plains and Light (55% and 20% above the metropolitan rate)
	Community mental health clients	<ul style="list-style-type: none"> Substantially higher in Gawler (72% higher than metropolitan average. Barossa and Adelaide Plains 4% above)
Disability and long-term illness	People living with profound or severe disability (largest proportions)	<ul style="list-style-type: none"> Largest proportions of 0-64 year old's – Gawler (4.5%) and Adelaide Plains (3.9%) 65 year old's and over- Gawler (15.1%) and Adelaide Plains (14.8%)
	People receiving the Disability Support Pensions (16-65years)	<ul style="list-style-type: none"> Gawler (8.2%) and Adelaide Plains (6.6%) both had proportions of people (16-65yrs) receiving the Disability Support Pension above the Metropolitan rate (6.3%)
	Assistance with core activities	<ul style="list-style-type: none"> Highest in Gawler and Adelaide Plains for both children (4.6% and 3.9%) and adults (15.1% and 14.8%)

Early life and childhood	Clients of Child and Adolescent Mental Health Service	<ul style="list-style-type: none"> Gawler was the only Council area with a proportion of clients above the Metropolitan average
	Obesity in children (2-17 years)	<ul style="list-style-type: none"> Gawler and Adelaide Plains both above the Metropolitan rate for boys and girls
	Children (<16 years) in a low income, welfare-dependent family	<ul style="list-style-type: none"> Gawler (30%) is the only Council above the Metropolitan average
Cultural diversity and language proficiency	Aboriginal & Torres Strait Islander people	<ul style="list-style-type: none"> Highest in Adelaide Plains (3.2 %) and Gawler (1.1 %) however Barossa and Light had similar actual numbers of people of Aboriginal & Torres Strait Islander background
	People born in non-English speaking countries	<ul style="list-style-type: none"> Gawler (1,077 people), Barossa (720 people), Light (416 people) and Adelaide Plains (397 people)
	Most common non-English speaking Countries of birth	<ul style="list-style-type: none"> Germany – highest proportions in Barossa (0.7%) Italy - highest proportions in Adelaide Plains (0.7%) Philippines – highest proportions in Adelaide Plains (0.3%) and Gawler (0.4%)
Employment, income and education	Social disadvantage (IRSD score)	<ul style="list-style-type: none"> Gawler (955) has the greatest relative social disadvantage Light (1025) was relatively the most advantaged
	People receiving unemployment benefits (16-64 years)	<ul style="list-style-type: none"> Gawler was the only area with a larger proportion (8%) than the Metropolitan average receiving unemployment benefits
	16 year olds not in full time secondary education	<ul style="list-style-type: none"> All above the Metropolitan rate- Adelaide Plains (16.9%), Light (16.1%), Barossa (15%) and Gawler (13.5%)
	School leavers enrolled in a University	<ul style="list-style-type: none"> Lowest in Adelaide Plains (14.5%) other LGAs between 21.5% and 23.3%
	Young people (15-24 years) earning or learning	<ul style="list-style-type: none"> Highest in Light (87.7%) and Barossa (86.4%). Lowest in Adelaide Plains (80.9%)
	Aged Pension recipients	<ul style="list-style-type: none"> Highest in Gawler (79.5%) 17% above the Metropolitan rate
	Concession Card Holders	<ul style="list-style-type: none"> Highest in Gawler (30.5% of people over 15 years)
	Access to a motor vehicle	<ul style="list-style-type: none"> All councils were below the metropolitan rate

Age	Age profile	<ul style="list-style-type: none"> • Gawler has more children and young people (ages 5 to 19 years) and more at older ages (from 50 years for males and from 55 years for females) • Barossa has more at the younger ages, and more at the older ages starting from 35 years; and there are fewer people over 75 years • Light has more people at ages under 40 years and fewer at age 45 to 59 years for males and 40 to 59 years for females • Adelaide Plains has an age profile similar to Metropolitan Adelaide
Housing	Low income households under mortgage stress	<ul style="list-style-type: none"> • Adelaide Plains (10.4%) and Gawler (9.5%) above the Metropolitan rate
	Low income households under rental stress	<ul style="list-style-type: none"> • 31.8% in Gawler, 29.8% in Adelaide Plains, 29.0% in Barossa and 28.8% in Light
	Households receiving rent relief	<ul style="list-style-type: none"> • Gawler (23.6%) is the only Council above the Metropolitan rate

5. Key regional challenges for public health planning

The following key challenges for public health planning were identified through the review of the regional public health statistics. The focus of this plan is on identifying regional collaborative projects that address challenges that are significant across all councils.

1. Encouraging healthy lifestyles

Adult obesity, unhealthy diets, lack of exercise and smoking are an issue across the Region. Obesity is more prevalent in women and smoking during pregnancy is as high as 20%. Obesity in children in Gawler and Adelaide Plains was more prevalent than in Greater Adelaide. Substance misuse is also a concern.

2. Improving mental health and psychological stress

People in the community need support to manage their high levels of psychological stress and mental health. A high rate of people are clients of community mental health services and the rate of suicide is higher than Greater Adelaide. Adult men in particular are reporting mental health problems. Although stress and mental health is a greater issue for adults regionally, Gawler has a high rate of clients to the Child and Adolescent Mental Health Service.

3. Youth engagement and wellbeing

Fewer young people (>16 years) in the region are earning or learning. Compared to Greater Adelaide a markedly higher rate of 16 year olds are not in full time secondary education and a lower % of school leavers enrol in a University degree. Sadly, death in young people is more common – two times the rate of Greater Adelaide – and the majority of deaths were from avoidable causes (predominantly suicide and road accidents).

4. Supporting an ageing population

The proportion of people over the age of 65 in the Region is increasing and there is a low supply of residential aged care places.

5. Adapting to Climate change

Climate change can impact a community's physical and mental health, lifestyle and budgets. It is also a Priority Area of the State Public Health Plan.

6. Responding to COVID 19

The COVID-19 pandemic has turned our lives upside down. The response of local governments has played a critical part in ensuring the early success of the response to the virus in South Australia. However, with the ongoing risk of outbreaks there will be challenges to maintain vigilance and avoid complacency across the community, particularly in the likely scenario of a protracted pandemic.

7. Supporting housing affordability and availability

In addition to having a low supply of residential aged care places, the Region has a lower rate of supply of social housing. Although the Region is relatively more advantaged than Greater Adelaide, it has a similar proportion of low-income households suffering mortgage or rent stress. The number of people experiencing homelessness is also a particular issue for people in the Town of Gawler.

8. Access and inclusion

The region has a higher proportion of young people living with disability and an ageing population. Also, more people do not have access to a motor vehicle. People are also concerned about the availability of health services, transport options and digital literacy.

5.1 Top regional challenges

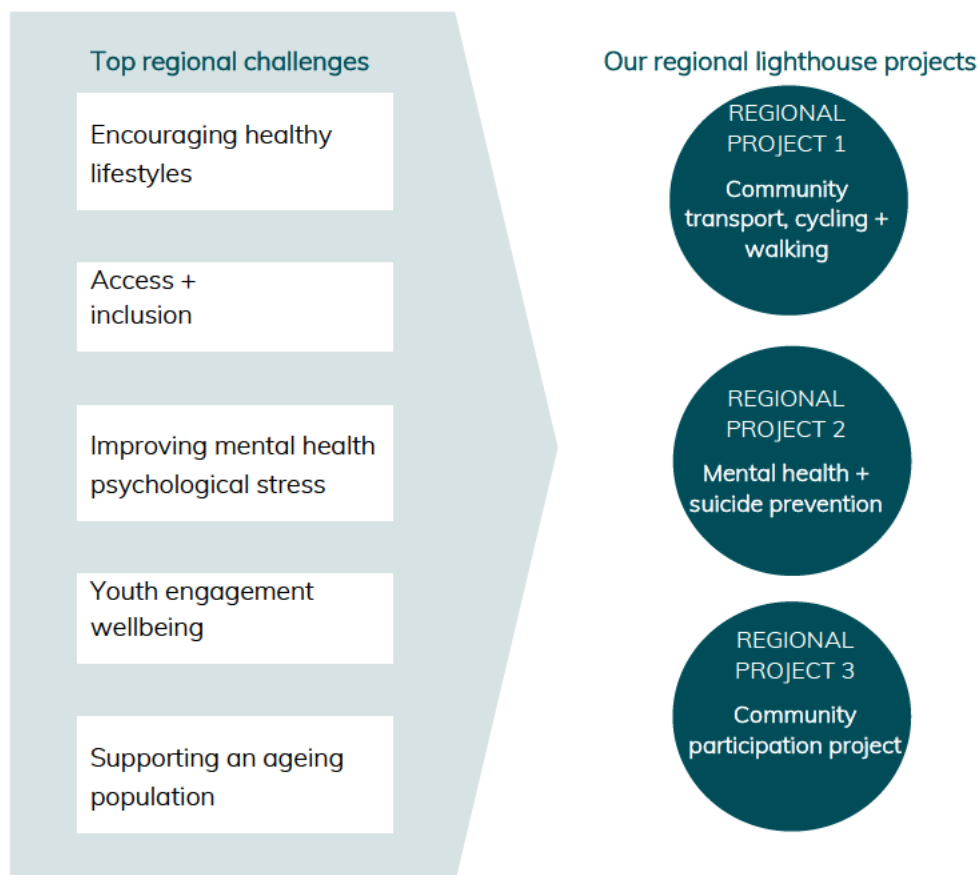
Engagement was undertaken with community, stakeholders, council employees and Elected Members to understand, of the above challenges, what they see as the most significant for the region. The following challenges were most consistently identified across community, stakeholders, council employees and Elected Members:

- Improving mental health and reducing psychological stress (and suicide prevention)
- Access and inclusion (services, transport, digital, disability access)
- Youth engagement and wellbeing
- Supporting an ageing population
- Encouraging healthy lifestyles.

6. Our response

This plan presents three regional 'lighthouse' projects that will be the focus of action for this plan. Each project will address multiple of the top public health challenges for the region.

6.1 3 regional 'lighthouse' projects



The lighthouse projects will actively seek to engage with the State Public Health Plan priority populations:

- Aboriginal and Torres Strait Islander people (ATSI) ✓
- People living in rural and regional areas ✓
- People experiencing socioeconomic disadvantage ✓
- People from culturally and linguistically diverse backgrounds (CALD) ✓

6.2 Ongoing services, programs and plans

The focus of action for this plan is the three regional lighthouse projects. However, this plan acknowledges that each council will also continue to deliver its own ongoing services, programs and plans to address its unique situation because:

- The lighthouse projects intend to address the top regional challenges, not all the council's public health roles and responsibilities
- Each council is unique and will have its own challenges and strengths that require a local council response
- The key regional challenges not identified as a "top regional challenge" in this plan (adapting to Climate change, responding to COVID 19, and supporting housing affordability and availability), still require a response.

Ongoing services, programs and plans

Access and inclusion

- Disability Access and Inclusion Plans
- Reconciliation Action Plans
- Community transport services

Recreation and sport

- Walking and cycling plans
- Recreation and open space plans and facilities

Climate change and emergency management

- Climate Change Adaptation Plans
- Emergency Management Plans

Community participation

- Gawler Youth Space
- Community centres and libraries
- Community grants and programs
- Volunteer services

Public health prevention and regulation

- Public health inspections and regulation
- COVID-19 response
- Animal management/pest control
- Local nuisance
- Immunisation

Ageing well

- Commonwealth Home Support Program
- Seniors Collaborative Action Project

Mental health

- Barossa Cares
- Suicide prevention networks

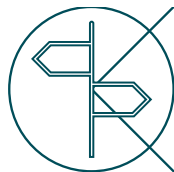
Drugs and Alcohol

- Local Drug Action Teams and Alcohol and Drug Foundation resources

Planning and advocacy

- Planning policy and assessments to encourage new development that supports public health outcomes (eg. climate resilience and accessibility and affordability)
- Advocacy to State and Federal Governments for improved regional provision of health and transport services and social housing

7. Our regional 'lighthouse' projects



Regional 'lighthouse' project 1
Community transport



Regional 'lighthouse' project 2
Mental health + suicide prevention



Regional 'lighthouse' project 3
Community participation

This section presents each of the regional lighthouse projects. It provides preliminary lists of actions and partnerships that will be explored for each project. The actions and partnerships may evolve as the projects are explored and refined overtime in response to emerging needs and opportunities that arise.



Regional 'lighthouse' project 1 - Community transport

Objective	<p>To improve health and wellbeing and access to community destinations through targeted improvements to local walking and cycling routes</p> <p>To improve transport to community centres and local services through exploring establishment of regional community passenger network and shared purchase and operation of a community bus</p> <p>To advocate from improved public transport</p>
Actions	<p>Walking and cycling</p> <ul style="list-style-type: none"> • Map existing cycle and walking routes across the region and identify priority areas in each council to enhance connectivity, amenity, comfort and access for all ages and abilities • Design and implement improvements in each council including exploring government funding, regional signage and promotion, and community event partnerships <p>Community transport</p> <ul style="list-style-type: none"> • Undertake a feasibility study for the shared purchase of regional community transport bus and explore a model for shared use • Undertake a feasibility study for the establishment of an east-west passenger service to complement existing Community Passenger Networks in the region • Consider and implement recommendations <p>Public transport</p> <ul style="list-style-type: none"> • Develop a shared approach to strategically advocate for improved public transport
Potential Partners	<ul style="list-style-type: none"> • Public Health Partner Authorities (see section 7.1) • Heart Foundation • Bike SA, Walking SA and local walking and cycling groups, Active Living Coalition • Disability advocacy or service providers • Community Passenger Networks in the region
State Plan Strategic Priorities	<p>PROMOTE: Build stronger communities and healthier environments</p> <p>PROTECT: Protect against public and environmental health risks and respond to climate change</p> <p>PREVENT: Prevent chronic disease, communicable disease and injury</p> <p>PROGRESS: Strengthen the systems that support public health and wellbeing</p>



Regional 'lighthouse' project 2 – Mental health + suicide prevention

Objective	To support positive mental health outcomes and help prevent suicide through providing information, connecting people with support and exploring the establishment of a mobile mental health check-in van to visit towns across the region
Actions	<ul style="list-style-type: none"> • Deliver training to frontline council staff and volunteers to enable them to recognise people in mental or suicide distress and connect them with appropriate support • Determine a regional model for the provision of mental health support information in council centres • Explore expansion of the Barossa Cares online mental wellbeing hub across the region • Undertake a feasibility study for establishment of a shared mobile mental health check-in van to visit towns across the region
Potential Partners	<ul style="list-style-type: none"> • Public Health Partner Authorities (see section 7.1) • Premiers Council for Suicide Prevention • Suicide Prevention Networks in the region • Mental health support services
State Plan Strategic Priorities	<p>PROMOTE: Build stronger communities and healthier environments</p> <p>PREVENT: Prevent chronic disease, communicable disease, injury and suicide</p> <p>PROGRESS: Strengthen the systems that support public health and wellbeing</p>



Regional 'lighthouse' project 3 - Community participation

Objective	To improve the wellbeing and capacity of people of all ages and abilities through the delivery and promotion of regional community participation programs
Actions	<ul style="list-style-type: none"> • Explore establishing a regional volunteering, mentoring and work experience program that supports intergenerational learning and skills development • Develop a model for the regional promotion of programs, facilities and services • Establish a list of community resources (spaces, programs, people to assist, tools) available across the region • Explore expansion of the Gawler Youth Space Model across the region to provide training and activities in satellite centres as well as sponsorship programs across the region • Explore the feasibility of a new community "centre" being established based on need and partnership support (eg. shared women's shed program or a new community centre as part of the Local Health Network)
Potential Partners	<ul style="list-style-type: none"> • Public Health Partner Authorities (see section 7.1) • Community Centres SA • Volunteering SA • Aboriginal and multi-cultural groups and organisations
State Plan Strategic Priorities	<p>PROMOTE: Build stronger communities and healthier environments</p> <p>PROTECT: Protect against public and environmental health risks and respond to climate change</p> <p>PREVENT: Prevent chronic disease, communicable disease and injury</p> <p>PROGRESS: Strengthen the systems that support public health and wellbeing</p>

8. Delivering the plan

This section outlines how the councils will organise and resource themselves to best deliver this plan whilst also meeting any legislative requirements of the Public Health Act.

Regional collaboration is the cornerstone that will support the success of this plan. A governance structure has been developed to support collaboration between the councils and partners to deliver the plan and its regional projects.

Delivery of the actions within the regional lighthouse projects will be dependent upon availability of funding in council budgets in any given year, as well as funding and delivery partnerships with other governments and organisations.

8.1 Partnerships

The councils will engage with Public Health Partner Authorities and other relevant groups and organisations to deliver the regional lighthouse projects and to add value to existing efforts. The councils will engage to better understand community needs and partner activities so that actions delivered through this plan have the best impact and reach (within local government responsibilities).

Potential partners could include:

- Public Health Partner Authorities
- Heart Foundation
- Bike SA, Walking SA and local walking and cycling groups Walking SA' or 'Active Living Coalition'
- Disability advocacy or service providers
- Cultural groups
- Aboriginal groups and service providers
- Premiers Council for Suicide Prevention
- Suicide Prevention Networks
- Mental health support services
- Community Centres SA
- Volunteering SA
- Community groups
- Regional Development Australia Barossa Gawler Light Adelaide Plains
- Northern and Yorke Landscape SA Board.

Public Health Partner Authorities

The State Public Health Plan and the Public Health Act introduced the establishment of Public Health Partner Authorities to improve population health and wellbeing through collaboration.

Public Health Partner Authorities are agencies which:

- Contribute to key priority areas within the State Public Health Plan, and those emerging through regional public health planning
- Operate or impact at a state-wide or regional population level
- Are a key stakeholder for addressing significant public policy issues that impact on population level health and wellbeing.

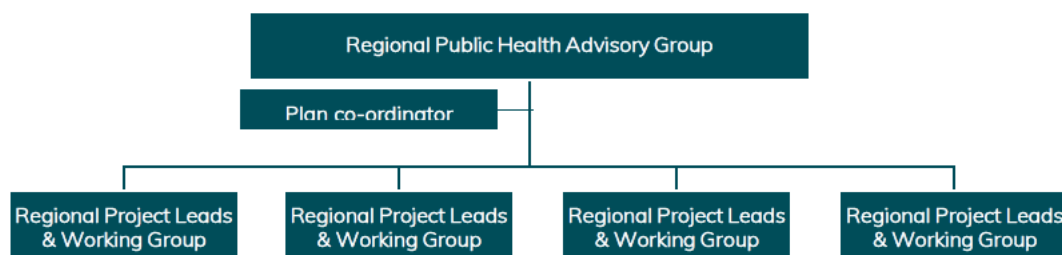
Current Public Health Partner Authorities are:

- Alcohol and Drug Foundation
- Biosecurity SA
- Council on the Ageing SA
- Department of Correctional Services
- Department of Education
- Department of Human Services (DHSSA)
- Department for Environment and Water
- Department for Transport
- Kidsafe SA
- Primary Health Networks (eg Country SA PHN)
- Renewal SA
- SafeWork SA and ReturnToWork SA
- South Australian Health and Medical Research Institute – Wellbeing and Resilience Centre
- SA Council of Social Services
- University of South Australia.

The councils will engage with relevant Public Health Authorities as required to support understanding and a strengthened response of the Regional Lighthouse Projects as well as the individual services and programs of each council.

(Source: sahealth.sa.gov.au)

8.2 Collaboration structure

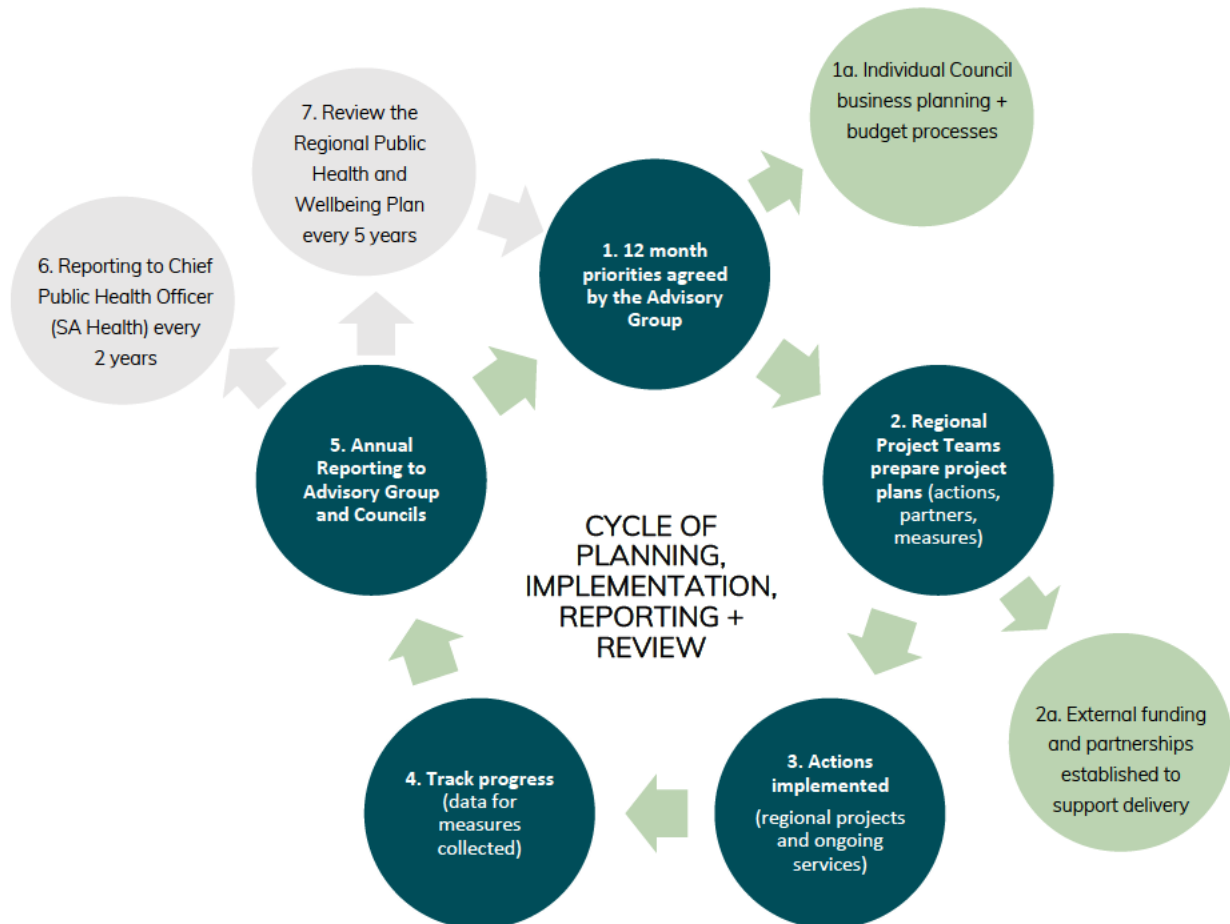


	Role	Membership
Regional Public Health Advisory Group	<p>To oversee the preparation, implementation, reporting and review of the Plan.</p> <p>Rotating chair by a CEO or senior staff member of one of the constituent councils (eg. one per year) and supported by the Plan Coordinator.</p> <p>Meet quarterly.</p>	<p>A senior manager from the community services/planning or environmental health portfolios.</p> <p>One Elected Member from each constituent council- appointing one as the Chairperson for the Advisory Group or having an independent Chairperson.</p>
Plan Coordinator	<p>To project manage the development, review and reporting for the Plan.</p> <p>Assist with the delivery of regional projects, collaboration and advocacy.</p> <p>Collation and reporting of regional projects and associated data to the Advisory Group and SA Health.</p> <p>Responsible for calling Advisory Group meetings and managing their agendas and minutes.</p>	<p><u>Option A</u></p> <p>A rotating position between the councils. Suggest annual rotation.</p> <p><u>Option B</u></p> <p>New co-funded position (full or part time) to be explored. Councils to agree on level of funding to help support preparation, implementation, reporting and review of the Plan.</p>
Regional Project Leads	<p>To project manage delivery of a nominated regional project.</p> <p>To call, chair and minute actions from project working group meetings.</p> <p>To document project plans and ensure accountability of action delivery by project working group members.</p>	<p>A senior Council Manager to act as Project Sponsor to provide guidance and assist in any operational or political barriers.</p> <p>An operational staff member to act as the Regional Project Manager.</p>
Regional Project Working Groups	<p>To work collaboratively to plan and deliver regional "lighthouse" projects identified in this Plan.</p> <p>To gather and provide data relevant to the project to the Plan Coordinator for the purpose of regional reporting.</p>	<p>An operational staff member from each of the partnering constituent councils, and external regional stakeholders or service providers who provide services for people associated with a lighthouse project</p> <p>Led by the Regional Project Lead (see above).</p>

8.3 Delivery cycle: delivering the plan and tracking our progress

The plan will need to be delivered through a cycle of planning, implementation, reporting and review.

A description of each of the steps below is provided in the table on the following page.



Cycle step	Description	Who	How	When
1. 12 month priorities agreed by the Advisory Group	Advisory Group meets to collaborate and prioritise on directions for the coming year. Most notably relating to the regional projects but other directions may be discussed relating to the Goals of this Plan or other emerging issues	Advisory Group	Workshop	Annually
1a. Individual Council business planning + budget processes	Each council secures council support for the activities for the year through its own business plan and budget processes	Each Council	As per council business plan and budget process	Annually
2. Regional Project Teams prepare project plans	Regional Project Teams convene to identify stakeholders, plan actions and measures of success (data collection requirements) Plan prepared by Project Lead	Regional Project Teams	Initiation meeting	Annually
2a. External funding and partnerships established to support delivery	Partnerships and external funding (where appropriate) established to support delivery of project actions	Regional Project Teams	Meetings with partners Funding applications	Annually
3. Actions implemented	Regional Project actions and other actions implemented across the year	Regional Project Teams Plan Coordinator Individual Councils	As per project plans	Throughout the year
4. Track progress	Data collected (based on measures agreed to at 2.) and regional project progress evaluated and reported to Advisory Group. Approaches adjusted as required to improve outcomes	Plan Coordinator (with Project Leads)	Collected as per project plans Project meetings to adjust approach Report tabled to Advisory Group meeting	Every 6 months
5. Annual reporting to Advisory Group and Councils	Prepare annual reports of progress for each regional project. Outcomes measured and considerations for following year identified.	Plan Coordinator (with Project Leads)	Report tabled to Advisory Group meetings and distributed to councils	Annually

Cycle step	Description	Who	How	When
6. Reporting to Chief Public Health Officer (SA Health)	Prepare a report to the Chief Public Health Officer (SA Health), as required by the Public Health Act, that collates the regional projects' evaluations from the annual reports	Plan Coordinator	Report emailed to SA Health	Every two years
7. Review the Regional Public Health and Wellbeing Plan	Review the Plan in light of what has gone well, gaps, emerging trends or new opportunities. Plan approved by constituent councils and the Chief Public Health Officer (SA Health)	Led by the Advisory Group and the Plan Coordinator	Research and engagement with Advisory Group, Project Teams, councils, stakeholders and community	Every five years

9. Further information and contacts

Further information on public health planning, regional trends and community and stakeholder engagement undertaken to prepare the plan can be found in the following documents:

- Review Report: Barossa, Light and Lower Northern Region Public Health and Wellbeing Plan (available from the constituent councils)
- Early Engagement Summary Report: Barossa, Light and Lower Northern Region Public Health and Wellbeing Plan (available from the constituent councils)
- Population Health Profile: Barossa, Light and Lower Northern Regions. Comprising of Adelaide Plains (DC), Barossa (DC), Gawler (T), and Light (RegC). (PHIDU, 2019)
- State Public Health Plan 2019-2024 (SA Health, 2019) sahealth.sa.gov.au/statepublichealthplan

Adelaide Plains Council

apc.sa.gov.au

info@apc.sa.gov.au

08 8527 0200

Town of Gawler

gawler@sa.gov.au

council@gawler.sa.gov.au

08 8522 9211

Barossa Council

barossa.sa.gov.au

barossa@barossa.sa.gov.au

08 8563 8444

Light Regional Council

light.sa.gov.au

light@light.sa.gov.au

08 8525 3200

The councils acknowledge that some statistics may raise concern for people in our community. If the information raises concern for you, please contact one of the services below:

- lifeline – 13 11 14 www.lifeline.org.au
- Kids Helpline (5-25 years) – 1800 55 1800 www.kidshelpline.com.au



Barossa, Light and Lower Northern Region Public Health and Wellbeing Plan Advisory Group

Terms of Reference

Establishment

The Barossa, Gawler, Light and Adelaide Plains Councils has established an Advisory Group for the purpose of enquiring into matters as set out in these Terms of Reference.

Purpose

The purpose of the Advisory Group is to oversee the promotion, implementation and review of the Regional Public Health and Wellbeing Plan (RPHWP) prepared by the four partnering Councils pursuant to the *South Australian Public Health Act 2011*.

Specific Functions

Provide the partnering Councils with advice on the delivery of Barossa, Light and Lower Northern Region Public Health and Wellbeing Plan through:

- maintaining an effective governance framework for the delivery of public health benefits to the region consistent with the plan
- fulfilling corporate and statutory obligations
- engaging with public health providers in varying levels of partnership, within the region to contribute to the implementation of the plan
- working with the State Government in the development of common, consistent, relevant, meaningful, reliable and valid measures of public health.

Membership

Members of the Working Group are appointed by the partnering Councils and shall consist of:

- Two (2) representatives from each Council (1 Elected member & 1 Senior Staff Member) with knowledge and skills within the following disciplines:
 - Public/Environmental Health
 - Land use/ planning
 - Infrastructure/asset management
 - Community/recreational development

Chairperson

The Advisory Group shall appoint the Chairperson for a two (2) year term.

The Working Group may appoint a Deputy Chairperson of the Committee for a two (2) year term.

When the Chairperson and Deputy Chairperson are absent from a meeting the Working Group Members may appoint a person from those present to act as Chairperson for the duration of the meeting.

Quorum

As the purpose for the Working Group will be to discuss the promotion, implementation and review of the public health plan, it is not intended that a formal quorum or meeting protocols are required and that general consensus outcomes will be the preferred approach.

Meeting Frequency

The Working Group shall meet at least quarterly or as required by the Working Group. Noting that in the initiation phase meetings will be held bi-monthly, with a review of meeting frequency to occur at the first meeting of 2024.

Meetings of the Working Group will be held at times and places determined by its members.

Agendas of the Working Group shall be circulated to members five days prior to the meeting.

Minutes of the meetings shall be circulated to members within five days of the meeting.

Lighthouse Projects

Project leads of each Lighthouse Project will be invited to each Advisory Group meeting to give an update on their project. Updates via zoom/teams are considered acceptable.

Reporting

Regular reporting to each Council is important with a 'common report' to be developed and use to report to each Council on a regular basis to ensure content and messaging is consistent across the region.

Administrative Resources

Adelaide Plains Council will provide administrative support to the Advisory Group to assist in carrying out its functions.

Date	Version	Comment	Approved
28/06/2023	1.0	Draft for Comment	D G+I (APC)
		Final Approved	




14.4 MOBILE FOOD VENDOR POLICY

Record Number: D23/54945

Author: Environmental Health Officer

Authoriser: Director Growth and Investment

Attachments:

1. Consultation Submissions [!\[\]\(8d0f0e0fe25b320c33272c52aec1fbca_img.jpg\)](#) 
2. Submission Responses [!\[\]\(8823fcf8e90563a144be0b7cea058423_img.jpg\)](#) 
3. Revised Mobile Food Vendor Policy [!\[\]\(595a15aafd07edeab1c6610af4a59852_img.jpg\)](#) 

EXECUTIVE SUMMARY

- Council does not have a Mobile Food Vendor Policy in place to guide staff in the assessment of applications for mobile food vans under section 222 of the *Local Government Act 1999* (the Act).
- Under the *Local Government (Mobile Food Vendors) Amendment Act 2017* a council must grant a permit under Section 222 of the Act for the purposes of a mobile food vending business. Without a Mobile Food Vendor Policy and location rules mobile food vendors are unrestricted on where they can operate which could impact existing local food businesses.
- Council endorsed a draft Mobile Food Vendor Policy for stakeholder and community consultation in accordance with Council's Public Consultation Policy in September 2023.
- Consultation was undertaken with notified food businesses within the Council area and residents from 1 November 2023 to 16 November 2023.
- Invitations for submissions in relation to the proposed Mobile Food Vendor Policy were sent to food businesses by direct email, and notices were placed in The Bunyip and Plains Producer as well as on Council's website and social media accounts.
- Three submissions were received by Council (**Attachment 1**). The submissions proposed a number of minor changes to the Policy and outlined concerns relating to loss of business for existing food businesses and sports organisations.
- Each submission was reviewed and proposed responses and amendments to the policy were prepared (**Attachment 2**). Using the submission responses, the draft Mobile Food Vendor Policy was amended for endorsement (**Attachment 3**).

RECOMMENDATION 1

“that Council, having considered Item 14.4 – *Mobile Food Vendor Policy*, dated 18 December 2023, receives and notes the report and in doing so notes the submissions received in consultation, as presented in Attachment 1 to this report.”

RECOMMENDATION 2

“that Council, having considered Item 14.4 – *Mobile Food Vendor Policy*, dated 18 December 2023, endorses refinements to the Draft Mobile Food Vendor Policy as contained in the submission responses presented in Attachment 2 to this report.”

RECOMMENDATION 3

“that Council, having considered Item 14.4 – *Mobile Food Vendor Policy*, dated 18 December 2023, endorses the amended Draft Mobile Food Vendor Policy presented in Attachment 3 to this report.”

BUDGET IMPACT

Estimated Cost:	\$ 0
Future ongoing operating costs:	\$ 0
Is this Budgeted?	Not applicable

RISK ASSESSMENT

Adelaide Plains Council does not currently have a Mobile Food Vendor Policy. Under the *Local Government (Mobile Food Vendors) Amendment Act 2017* a council must grant a permit under Section 222 of the Act for the purposes of a mobile food vending business. Without a Mobile Food Vendor Policy, mobile food vendors are unrestricted on where they can operate which could impact existing local food businesses.

DETAILED REPORT

Purpose

The purpose of this report is for Council to consider and endorse the amended draft Mobile Food Vendor Policy following public consultation, presented as **Attachment 3** to this Report.

Background

Adelaide Plains Council does not currently have a Mobile Food Vendor Policy. Under the *Local Government (Mobile Food Vendors) Amendment Act 2017* a council must grant a permit under Section 222 of the *Local Government Act 1999* for the purposes of a mobile food vending business. Without a Mobile Food Vendor Policy and location rules mobile food vendors are unrestricted on where they can operate which could impact existing local food businesses.

The Mobile Food Vendor Policy aims to encourage mobile food vendors to operate in the Council area to promote economic growth while protecting the interests of existing local food businesses.

Discussion

The draft Policy presented to Council is based on similar policies that have been adopted by other Councils in our region. The Policy seeks to ensure there is a framework around Council staff assessing and approving permits for mobile food vans, that balances the needs of the community and mobile food vendors with the potential concerns of existing food businesses.

In particular the Policy describes location requirements, including special circumstances for events, whilst ensuring consideration of other legislative requirements.

Council endorsed a draft Mobile Food Vendor Policy for stakeholder and community consultation in accordance with Council's *Public Consultation Policy* in September 2023. Consultation was undertaken with notified food businesses within the Council area and residents from 1 November 2023 to 16 November 2023.

Invitations for submissions in relation to the proposed Mobile Food Vendor Policy were sent to food businesses by direct email, and notices were placed in The Bunyip and Plains Producer as well as on Council's website and social media accounts.

Three submissions were received by Council (**Attachment 1**). The submissions proposed a number of minor changes to the Policy and outlined concerns relating to loss of business for existing food businesses and sports organisations. Each submission was reviewed and proposed responses and amendments to the policy were prepared (**Attachment 2**). Using the submission responses, the draft Mobile Food Vendor Policy was amended for endorsement (**Attachment 3**).

Conclusion

The Mobile Food Vendor Policy aims to encourage mobile food vendors to operate in the Council area to promote economic growth while protecting the interests of existing local food businesses.

It is recommended that Council endorses the amended draft Mobile Food Vendor Policy (**Attachment 3**).

References

Legislation

Local Government Act 1999

Local Government (Mobile Food Vendors) Amendment Act 2017

Council Policies/Plans

Public Consultation Policy

From: Fiona Hall <fionahall1908@gmail.com>
Sent: Thursday, 9 November 2023 9:50 PM
To: Info
Cc: fiona@saltbakery.com.au; jonas@saltbakery.com.au
Subject: Re: Mobile Food Vendor Policy

Hi Amy,

Thanks so much for the opportunity to comment on the food van policy draft.

A few points below:

1. A map with possible locations would be helpful - especially for vendors who are not familiar with the area. This would be a good addendum to your policy as it stands. It could include hours of operation that are permissible (quite possibly desired to be quite different at a beach front location vs. Dublin city centre.) See Gawler's policy for inspiration (I can see you've used it in a few sections - it's a great website!)
2. Can we assume we'll get a council website with more information on permit fees, structure and duration, in addition to this policy? Otherwise it needs to find its way in.
3. Are there other expectations eg:
 - where no bins are being provided by council, the mobile food vendor needs to supply bins and put them up. (I do think that is different from 'vendor must keep his site clean'. Especially when recycling separation is required.
 - Permits are not transferable unless written permission is granted by Council.
 - The permit is to be carried at all times while vending and produced upon request by an authorised Council officer or Police Officer.
 - Council can condition, modify or revoke a mobile food vending permit as it sees fit.
 - The sale of alcoholic beverages is not permitted.
 - Free samples are only to be given in conjunction with sales.
4. Is there a timeframe when the policy will be reviewed? If so, it would be nice to know and state the periodic review intervals.

Thanks so much and I am looking forward to seeing other comments/feedback from the community in the coming weeks!

Warm regards,
Fiona
SALT German Bakehouse
Thompson Beach

Subject: FW: Mobile Food Vendor Policy

From: twowellsfc@sanflcfl.com.au <twowellsfc@sanflcfl.com.au>

Sent: Monday, 13 November 2023 8:48 PM

To: Info <info@apc.sa.gov.au>

Subject: RE: Mobile Food Vendor Policy

Hi Amy

The Two Wells Football & Netball Sporting Club would like Council to ensure that NO mobile Food Vans are to enter the oval on game day unless approval has been granted by the club. This is to protect the club canteen and ensure that it is not detrimental to the club canteen.

Best regards

TWFNSC

From: [REDACTED]@gmail.com>
Sent: Wednesday, 15 November 2023 12:20 PM
To: Info
Subject: Feedback Mobile vendor Policy

Hi,

I would like to make the following submissions for council to consider;

- A cap of one day per month that a mobile vendor van can operate in the same location.

I believe Council has a duty to rate payers to support long-term businesses that are invested in and care about the future of our towns, so that we can continue to provide high quality services to residents. As such, we ask that local businesses be consulted on a case by case basis for input on any factors, including temporary vendors, which may compromise our provision of services and/or viability into the future.

I wish for my correspondence to remain anonymous.

Im happy to discuss this further with APC if you wish.

Kind Regards,

[REDACTED]

Attachment 2: Mobile Food Vendor Policy – Submission Responses

Total number of submissions received: 3

Submission	Feedback	Comment	Amendment to Policy
Submission 1	A map with possible locations would be helpful, especially for vendors who are not familiar with the area.	A map would limit the number of locations a Mobile Food Vendor could operate. Setting location rules rather than specifying areas allows more options for Mobile Food Vendors.	No amendment. To be reviewed in 12-months.
	It could include hours of operation that are permissible.	There is no intention to include permissible hours of operation in the Policy. Mobile Food Vendors will be required to nominate their hours of operation when applying for a permit. This will be assessed on a case-by-case basis to ensure the hours of operation are reasonable.	Not required.
	Can we assume we'll get a council website with more information on permit fees, structure and duration, in addition to this policy?	Updated information will be available on Council's website if the Policy is endorsed. Information will include the application process, fees, requirements and FAQs.	Not required.
	Are there other expectations: where no bins are being provided by council, the mobile food vendor needs to supply bins and put them up. (I do think that is different from 'vendor must keep his site clean'. Especially when recycling separation is required.	Captured by the <i>Food Act 2001</i> and relevant <i>Food Safety Standards</i> which include requirements for storage of garbage and recyclable matter.	Not required.
	Permits are not transferable unless written permission is granted by Council.	Permits are not transferable under the <i>Local Government Act 1999</i> . This information could be included on each permit.	Not required. Information to be included on the permit.
	The permit is to be carried at all times while vending and produced upon request by an authorised Council officer or Police Officer.	This could be included as a condition of approval to assist regulators.	Not required. Could be included as a standard condition of approval on the permit.

	Council can condition, modify or revoke a mobile food vending permit as it sees fit.	Captured by Section 225 of the <i>Local Government Act 1999</i> .	Not required.
	The sale of alcoholic beverages is not permitted.	Captured by the <i>Liquor Licensing Act 1997</i> .	<i>Liquor Licensing Act 1997</i> to be included in Section 5 of the Policy – ‘Compliance with legislative requirements’.
	Free samples are only to be given in conjunction with sales.	Captured by the <i>Food Act 2001</i>	Not required.
	Is there a timeframe when the policy will be reviewed? If so, it would be nice to know and state the periodic review intervals.	Yes, if endorsed the Policy will be reviewed after 12 months. This can be included in the amended Policy.	Review period to be included.
Submission 2	No mobile Food Vans are to enter the oval on game day unless approval has been granted by the club. This is to protect the club canteen and ensure that it is not detrimental to the club canteen.	The proposed policy only relates to the use of public roads in accordance with Section 222 of the <i>Local Government Act 1999</i> . Ovals are therefore not captured by the proposed policy.	Not required.
Submission 3	A cap of one day per month that a mobile vendor van can operate in the same location.	There is currently no cap on the number of days a Mobile Food Vendor can operate in the same location. The proposed policy includes a 100m setback from any existing food businesses. There is no intention to include a cap on the number of days a Mobile Food Vendor can operate in the same location. This is consistent with other Councils throughout South Australia. This can be reviewed after 12-months.	No amendment. To be reviewed in 12-months.
	Local businesses be consulted on a case-by-case basis for input on any factors, including temporary vendors, which may compromise our provision of services and/or viability into the future.	There is currently no consultation process on a case-by-case basis for Section 222 Permits. The proposed policy includes a 100m setback from any existing food businesses. There is no intention to include a case-by-case consultation process. This is consistent with other Councils throughout South Australia.	No amendment.

 Adelaide Plains Council	Mobile Food Vendor Policy	
	Administered by:	Director Development and Community
	Date Adopted:	
	Current Version:	1.0
	Doc Reference	D23/ 55208
Strategic Outcome: promote tourism and economic growth opportunities, and balancing the desire to attract new businesses to the region, with the need to support existing traders.		

1. Objective

To outline the requirements for Mobile Food Vendors seeking a permit to operate within the Adelaide Plains Council area, and to manage the interests of Council, street traders, local businesses and the community by ensuring a well-managed approach to mobile food vendors.

2. Scope

A mobile food vending business requires a permit under section 222 of the *Local Government Act 1999* to operate a business on a public road in the Council area and is subject to any conditions on its permit.

The Council has adopted location requirements for mobile food vending as set out in this Policy.

3. Definitions

Terms	Definitions
Event Area	is a section of public road set aside by Council from time to time for an event, which may or may not be specifically closed for a duration for that purpose and may or may not include the full extent of the road carriageway.
Food Business	means a business the primary purpose of which is the retail sale of food or beverages.
Mobile food vending business	means a business involving the sale of food or beverages from a vehicle.
Site	means the area of land (in this instance a part of a public road) on which a mobile food vending business is proposed to be located.

Doc No: D23/55208 Version No: 1.0 Date Adopted: Review Date:	Mobile Food Vendor Policy Electronic version on the Intranet and EDRMS is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy, verify that it is the current version.	Page 1 of 3
--	---	-------------

Vehicle	includes a motor vehicle and trailer as well as a tram, bicycle, animal being ridden or drawing a vehicle and motorized wheelchair that can travel at over 10 km/h, or as defined in the Road Traffic Act 1961.
---------	---

4. Location

A mobile food vending business:

1. Must be located on a public road with a speed limit of 50 km/h or less;
2. Must be located a minimum of 100 metres from any food business during the operating hours of the food business, unless written permission is obtained from the food business;
3. Must select a site for operation that does not unduly interfere with:
 - a. Vehicles driven on roads;
 - b. Vehicles parking or standing on roads;
 - c. The requirements relating to, and availability of, parking spaces;
 - d. Parking areas for people with disabilities (within the meaning of rule 203(2) of the Australian Road Rules);
 - e. Public transport and cycling infrastructure (including bus zones, taxi zones and bike lanes);
 - f. Other road related infrastructure;
 - g. Infrastructure designed to give access to roads (driveways), footpaths and buildings;
 - h. pedestrian traffic and use of footpaths; and
 - i. residents and businesses.
4. Must keep its site clean, safe and well maintained; and
5. May display one (1) 'A' frame sign to advertise their business within 5 metres of the vehicle.

5. Compliance with legislative requirements

A mobile food vending business must select a site for operation which does not breach any relevant requirements under:

- a) the Food Act 2001;
- b) the South Australian Public Health Act 2011;
- c) the Environment Protection Act 1993;
- d) the Local Nuisance and Litter Control Act 2016;
- e) the Motor Vehicle Act 1959 and the Road Traffic Act 1961;

Doc No: D23/55208 Version No: 1.0 Date Adopted: Review Date:	Mobile Food Vendor Policy Electronic version on the Intranet and EDRMS is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy, verify that it is the current version.	Page 2 of 3
--	---	-------------

- f) the Liquor Licensing Act 1997;
- g) legislation relating to electrical or gas installations or appliances; and
- h) relevant legislation relating to health, safety or the environment.

6. Special Circumstances for Events

Where there is an event affecting a public road, a mobile food vending business wishing to locate within the designated Event Area must:

- a) Have a valid permit from Council; and
- b) Have separate approval from the recognised event organiser for the duration of the event.

At its discretion, Council may allow a permit for a mobile food vending business within 100 metres of a Food Business for the duration of the associated event.

7. Records Management

All documents relating to this Policy will be registered in Council's Record Management System and remain confidential where identified.

8. Document Review

This Policy will be first reviewed after 12 months. The Policy will then be regularly reviewed to ensure legislative compliance, consistency with Government Directives and that it continues to meet the requirements of Council and its activities and programs. Amendments may be made to this Policy, without further consultation, in order to maintain consistency with legislative and Government requirements (including SA Health advice). Any changes proposed by Council that go above and beyond legislative or Government requirements will be the subject of further consultation, prior to being endorsed.

9. References

Local Government Act 1999 – Section 222
Local Government (General) Regulations 2013

10. Further Information

This Policy is available on Council's Intranet and EDRMS.
Any queries in relation to this Policy must be directed to the Manager Regulatory.

Doc No: D23/55208 Version No: 1.0 Date Adopted: Review Date:	Mobile Food Vendor Policy Electronic version on the Intranet and EDRMS is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy, verify that it is the current version.	Page 3 of 3
--	---	-------------

14.5 PROPOSED DUBLIN EMPLOYMENT LANDS CODE AMENDMENT**Record Number:** D23/56994**Author:** Strategic Project Officer**Authoriser:** Director Development and Community

Attachments:

1. Preliminary Consultation Letter to Adelaide Plains Council - Proposed Dublin Employment Lands Code Amendment [↓](#) 
2. CEO Draft Letter to Ekistics - Proposed Dublin Employment Lands Code Amendment - December 2023 [↓](#) 

EXECUTIVE SUMMARY

- Leinad Land Developments (Dublin) Pty Ltd (Leinad) propose to commence an amendment to the Planning and Design Code to rezone land for employment purposes to the south of Dublin. As is expected in the SA planning system, Leinad seek a letter from the CEO of no objection to the investigations commencing.
- The CEO intends to convey to Leinad no objection to the investigations commencing and to provide comments on a range of matters that should be considered as part of the investigations.
- The letter from Leinad acknowledges that CEO advice of no objection at this early stage does not fetter Council's future ability to comment and object.
- As investigations by Leinad progress, Council, local stakeholders and community, as well as a range of government agencies, will have opportunity to comment further.

RECOMMENDATION

“that Council, having considered Item 14.5 – *Proposed Dublin Employment Lands Code Amendment*, dated 18 December 2023, receives and notes the report and in doing so notes the Chief Executive Officer’s intention to advise Leinad Land Developments (Dublin) Pty Ltd that Council has no objection to the initiation of the Code Amendment seeking to investigate employment land to the south of Dublin.”

BUDGET IMPACT

Estimated Cost:	\$ 0
Future ongoing operating costs:	\$ 0
Is this Budgeted?	Not applicable

RISK ASSESSMENT

If Council does not advise Leinad Land Developments (Dublin) Pty Ltd that Council has no objection to the initiation of the Code Amendment seeking to investigate employment land to the south of Dublin it will postpone their ability to commence a rezoning application with the Minister for Planning.

DETAILED REPORT

Purpose

To advise Council about the proposed Dublin Employment Lands Code Amendment proposed to be commenced by Leinad Land Developments (Dublin) Pty Ltd.

Background

Past Planning for Growth at Dublin

For some years, Leinad Land Developments (Dublin) Pty Ltd (Leinad) have been considering options for Dublin's growth. Over 2022, Leinad and others made submissions to consultation by Council to inform Council's now adopted Growth Strategy. Leinad have also provided various briefings to Council.

Council's adopted Growth Strategy¹ has an action 'Dublin – scope future urban growth to the south and west, noting 2019 Council decision to support investigating Leinad land south of existing township. Consider near coastal tourism role, agriculture, proximity to established industries and Carslake Industrial Area, community and open space facilities, recreation and sport, water reuse and necessary infrastructure.'

In mid-2023, Council made a submission to the State Planning Commission's Greater Adelaide Regional Plan (GARP) Discussion Paper. Council's submission stated 'The draft GARP should provide spatial and timing clarity for growth at Dublin. Growing Dublin's services role is important for increasing agribusiness and visitation to the Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara (AIBSNP-WP). AIBSNP-WP is recognised as an important part of the Greater Adelaide Open Space System. '

Code Amendments within the Planning System

Within the SA Planning System, any entity can apply to the Minister for Planning for permission to commence expert investigations to inform a proposed Amendment to the Planning and Design Code.

The Planning and Design Code contains the rules by which land can be used and developed, and guides development assessment decisions by assessment panels.

Amendments to the Planning and Design Code need to align with the State Planning Policies.

For Adelaide Plains, this Code Amendment is the first 'developer' initiated Code Amendment. Other council areas have numerous developer-initiated Code Amendments underway² or on consultation.

Proposed Dublin Employment Lands Code Amendment

When commencing a Code Amendment, the planning system expects private entities to seek comments from the CEO of a council, including that the CEO has no objection to the investigations commencing.

Leinad (**Attachment 1**) have written to Council's CEO requesting a letter of no objection to Leinad commencing a range of expert investigations in order to inform a potential rezoning of land to the south of Dublin for employment purposes.

The letter acknowledges that CEO advice of no objection at this early stage does not fetter Council's future ability to comment and object.

¹ apc.sa.gov.au/council-services/development/strategicprojects

² plan.sa.gov.au/have_your_say/code-amendments/initiated

The letter outlines the range of investigations proposed. These cover:

- Land economics
- Infrastructure and utility services
- Transport and access
- Native vegetation and biodiversity
- Flooding and Stormwater.

The CEO intends to convey to Leinad (**Attachment 2**) no objection to the investigations commencing and to provide comments on a range of matters that should be considered as part of the investigations.

Leinad require the Minister for Planning's approval of what is called a 'Proposal to Initiate' before they can commence their investigations and engagement.

As investigations by Leinad progress, Council, local stakeholders and community, as well as a range of government agencies, will have opportunity to comment further. This is guided by the State Planning Commission's statutory Community Engagement Charter.

Overall Dublin Growth

Attached to the Leinad letter is an Urban Framework Plan which envisages:

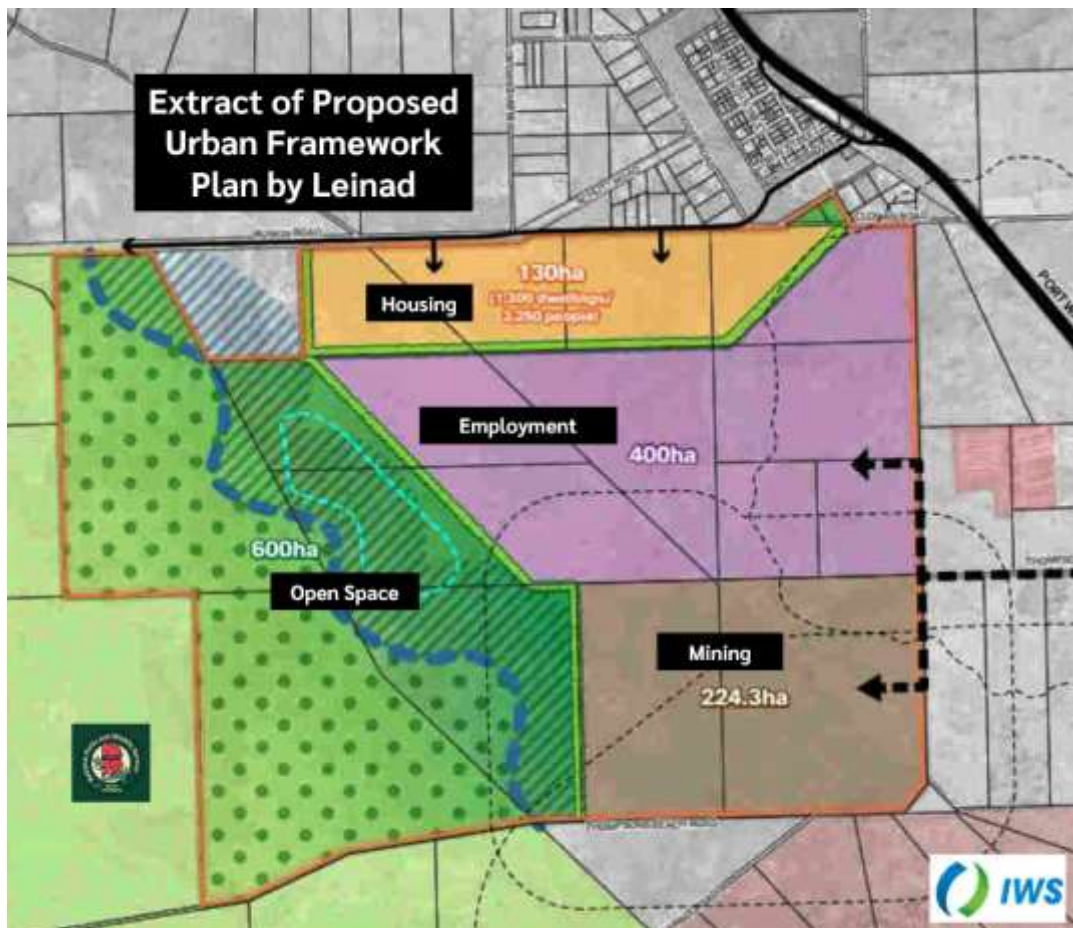
- housing immediately south of Ruskin Road
- employment land to the south of housing
- mining forming a key buffer to IWS
- open space to the west adjoining Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara.

The proposed Code Amendment is occurring in the context of the urban framework plan prepared for Leinad.

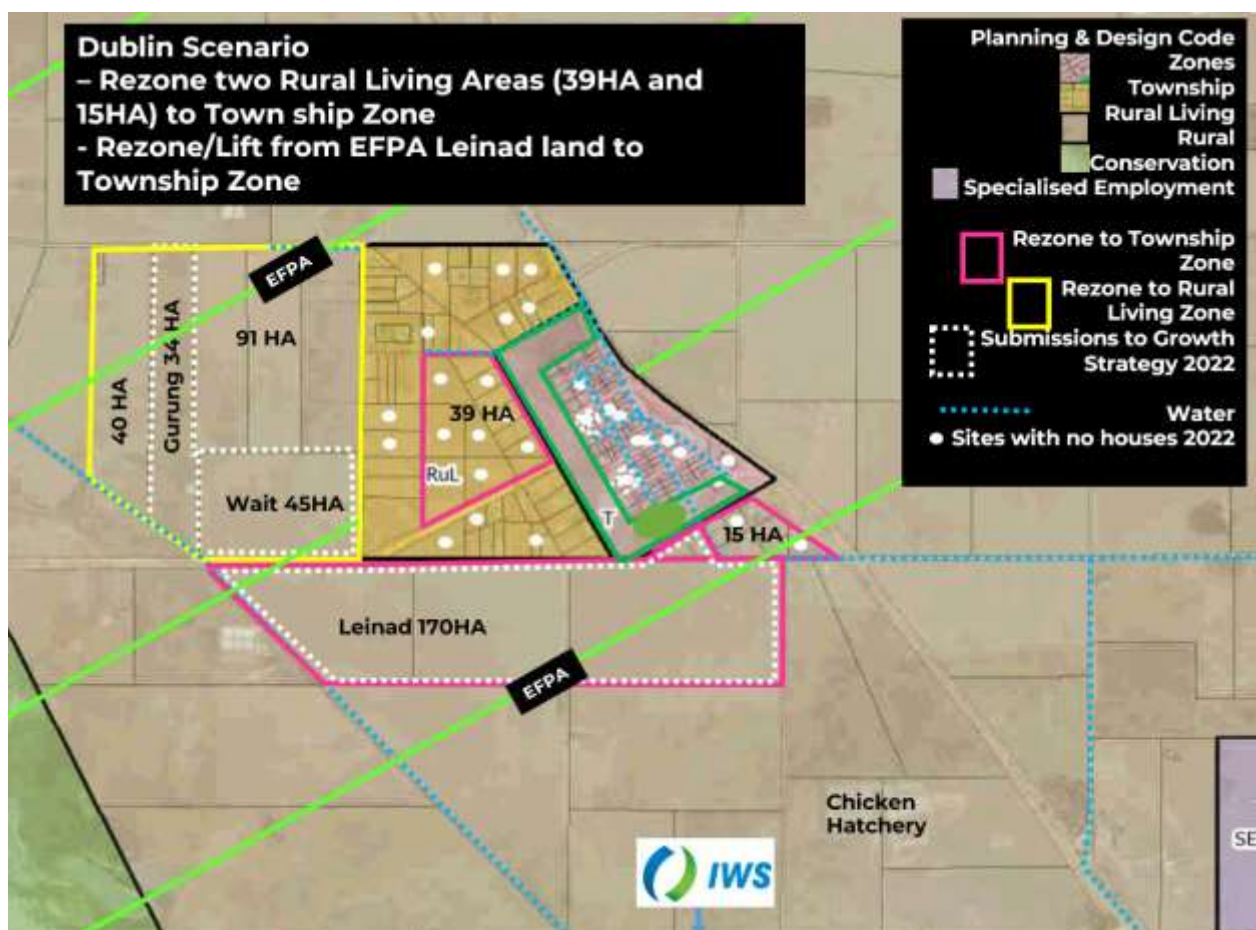
The housing envisaged in the Urban Framework Plan is unable to be progressed until supported through suitable directions in the GARP and lifting of the Environment and Food Production Area. Ekistics for Leinad advise that they have made a submission on the GARP Discussion Paper seeking this outcome.

Note that submissions³ are progressively being made public by the State Planning Commission and consultation on a draft GARP is anticipated to occur in 2024.

³ plan.sa.gov.au/regional-planning-program/how-to-get-involved



The above image is an extract of the proposed urban framework plan prepared for Leinad which shows the approach to expanding Dublin for living, working, and transitional arrangements to IWS and coastal areas.



The above scenario is as proposed in submissions by Leinad, Gurung and Wait to Council's 2022 Growth Strategy consultation. The envisages expansion of the township zone to the west and south, and further Rural Living to the west

Discussion

The range of expert investigations proposed by Leinad to inform the Code Amendment are comprehensive. The letter from the CEO conveying no objection also flags various matters for the investigations by experts for Leinad to consider.

This report enables Council members to be aware of the proposed Code Amendment and the range of investigations – as well as the comments flagged in CEO letter.

Officers intend to include suitable information on Council's website about the proposed Code Amendment, noting that it is initiated by a private entity, and will not formally commence until the Proposal to Initiate is agreed by the Minister for Planning.

As investigations by Leinad progress, Council, local stakeholders and community, as well as a range of government agencies, will have opportunity to comment further.

Conclusion

The initiation of a range of expert investigations informs a proposed Employment Lands Code Amendment at Dublin. If approved to commence by the Minister for Planning, Council, local stakeholders and community, as well as a range of government agencies, will have opportunity to comment further.

References

Legislation

Planning, Development and Infrastructure Act 2016

Council Policies/Plans

Growth Strategy and Action Plan



UNLOCK
YOUR VISION

REF 01571-003

29 November 2023

Mr James Miller
Chief Executive Officer
Adelaide Plains Council
PO Box 18
MALLALA SA 5502

Attention: David Bailey – Strategic Projects Officer, Growth & Investment

Dear James,

RE: Notification of Intent to Initiate a Code Amendment to rezone land to the south of the township of Dublin.

We represent Leinad Land Developments (Dublin) Pty Ltd ['Leinad'], who own and control land within and to the south of the township of Dublin on the Northern Plains of the Greater Adelaide Planning Region.

Leinad's vision is to develop 'Dublin Park' as a new master planned community and South Australia's first Green Circular Economy Precinct' positioning Dublin Park at the forefront of sustainable residential and industrial development in Australia.

Leinad are seeking to initiate and undertake a 'proponent initiated' Code Amendment which ultimately seeks to rezone a portion of the land to facilitate the future development of an 'Employment Precinct' as part of the 'Dublin Green Circular Economy Precinct'.

Representatives of Leinad presented the concept for the development of the 'Dublin Green Circular Economy Precinct' to a briefing of the Adelaide Plains Council on 19 June 2023. Leinad, via Ekistics, then subsequently wrote to you on 14 July 2023 seeking 'in-principle' support for 'Dublin Green Circular Economy Precinct' to enable further discussions with the Minister for Planning and Local Government the Hon. Minister Champion to also seek Government support for this large innovative project and inclusion and recognition of this strategic land parcel as an employment hub and future growth area in the next 'Regional Plan for Greater Adelaide'.

Leinad gratefully acknowledges the subsequent letter of support dated 10 August 2023 noting that Council is pleased to reiterate its 'in-principle' support for the development of the land to the south of the Dublin Township for a mix of residential, employment, infrastructure and community land uses and a potential alteration of the boundary of the Environment and Food Protection Area (EFPA) in this location, noting further detailed investigations are required and development of the land will be subject to the necessary statutory assessment and approval processes.

We acknowledge that Council has resolved for its position to be retained in confidence and only be disclosed to Leinad and its consultants, the Minister for Planning and relevant State Government employees to enable discussions to be progressed.

Level 3, 431 King William St, Adelaide SA 5000 P 08 7231 0286 E contact@ekistics.com.au W ekistics.com.au ABN 39 167 228 944



UNLOCK
YOUR VISION

REF 01571-003

We also acknowledge that Council has made a submission to the Greater Adelaide Regional Plan Discussion Paper seeking that the next 'Regional Plan for Greater Adelaide' provides spatial and timing clarity for growth at Dublin.

With Council's 'in-principle' support, Leinad has progressed with the preparation of an 'Urban Framework Plan' to guide the long-term and staged development of this new precinct. The 'Urban Framework Plan' is enclosed as **Appendix 1**.

The Urban Framework Plan has been prepared to provide a high-level spatial framework showing basic land use distribution, neighbourhood structure, key linkages and transport systems, major road connections, activity centres/nodes, open space and recreation facilities as well as overall population/density. The high-level spatial framework for future growth and development of the subject land is provided in **Figure 1** below.

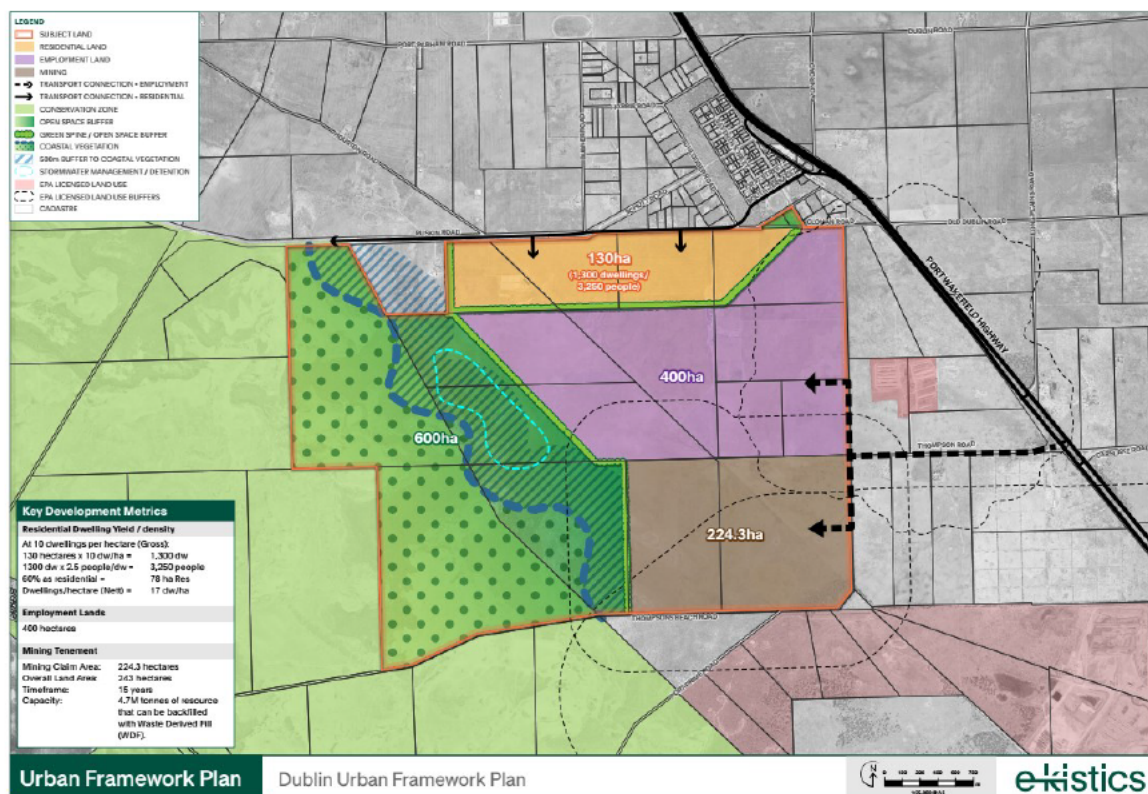


Figure 1: Dublin Urban Framework Plan

Leinad is now seeking to commence a 'Proponent Initiated Code Amendment' to rezone approximately 400 hectares of the land to accommodate a range of employment related land uses (refer to **Figure 1**).

Preliminary Land Economics advice received from Deep End Services has identified a strong case for a significant proportion of Leinad's land holding to be designed for employment uses. Importantly, Deep End has identified that the land can accommodate a range of employment uses and processes not suited to, or priced out of, the smaller and more expensive industrial sites which are targeting more intensive manufacturing, food processing, warehouse and logistics operations.

UNLOCK
YOUR VISION

REF 01571-003

This Code Amendment would be a first step to facilitate necessary change to the Planning and Design Code to enable delivery of the overall 'Dublin Green Circular Economy Precinct'.

The Affected Area for the proposed Code Amendment is represented spatially in **Figure 2** below and is more particularly described as follows:

1. Certificate of Title Volume 6090 Folio 419 (Allotment 22 in Deposited Plan 88499);
2. Certificate of Title Volume 5625 Folio 69 (Section 165 in Hundred 140400);
3. Certificate of Title Volume 5684 Folio 958 (Section 127 in Hundred 140400);
4. Certificate of Title Volume 5593 Folio 256 (Section 161 in Hundred 140400);
5. Certificate of Title Volume 5486 Folio 425 (Section 162 in Hundred 140400);
6. Certificate of Title Volume 5486 Folio 425 (Section 164 in Hundred 140400);
7. Certificate of Title Volume 5593 Folio 258 (Section 128 in Hundred 140400);
8. Certificate of Title Volume 5625 Folio 70 (Section 163 in Hundred 140400);
9. Certificate of Title Volume 5546 Folio 561 (Section 300 in Hundred 140400);
10. Certificate of Title Volume 5663 Folio 399 (Section 299 in Hundred 140400);
11. Certificate of Title Volume 5593 Folio 257 (Section 301 in Hundred 140400);
12. Certificate of Title Volume 5593 Folio 253 (Section 253 in Hundred 140400); and
13. Certificate of Title Volume 5633 Folio 660 (Allotment 799 in Filed Plan 175266).

The 'Affected Area' is irregular in shape with a frontage of approximately 3.4 kilometres to Ruskin Road and Clonan Road on the northern boundary, a frontage of approximately 3.2 kilometres to Thompsons Beach Road on its western boundary and 2.2 kilometres to Thompsons Beach Road on its southern boundary. The Affected Area (comprising the entire area of the 13 allotments) has a total area of approximately 1,026 hectares.

Importantly, the 'Affected Area' includes all of the land within the current 'Rural Zone' under the control of Leinad (excluding land located within the 'Conservation Zone') but the final area and spatial configuration of future employment land would be subject to more detailed investigations undertaken in association with the proposed Code Amendment and may not directly reflect the preliminary Urban Framework Plan provided in in **Figure 1** above and **Appendix 1**.

Further, whilst the Urban Framework Plan capitalises on the benefits of interrelated land uses to achieve a future 'circular economy' (a model of production and consumption involving the sharing, reusing and recycling of existing materials and products) for the purposes of the proposed Code Amendment, the investigations examining the suitability, size, composition and configuration of potential future employment land on the Affected Area are not contingent or reliant upon the development of future residential and other related uses on the balance of land in the Affected Area that is not ultimately rezoned for employment purposes.



UNLOCK
YOUR VISION

REF 01571-003

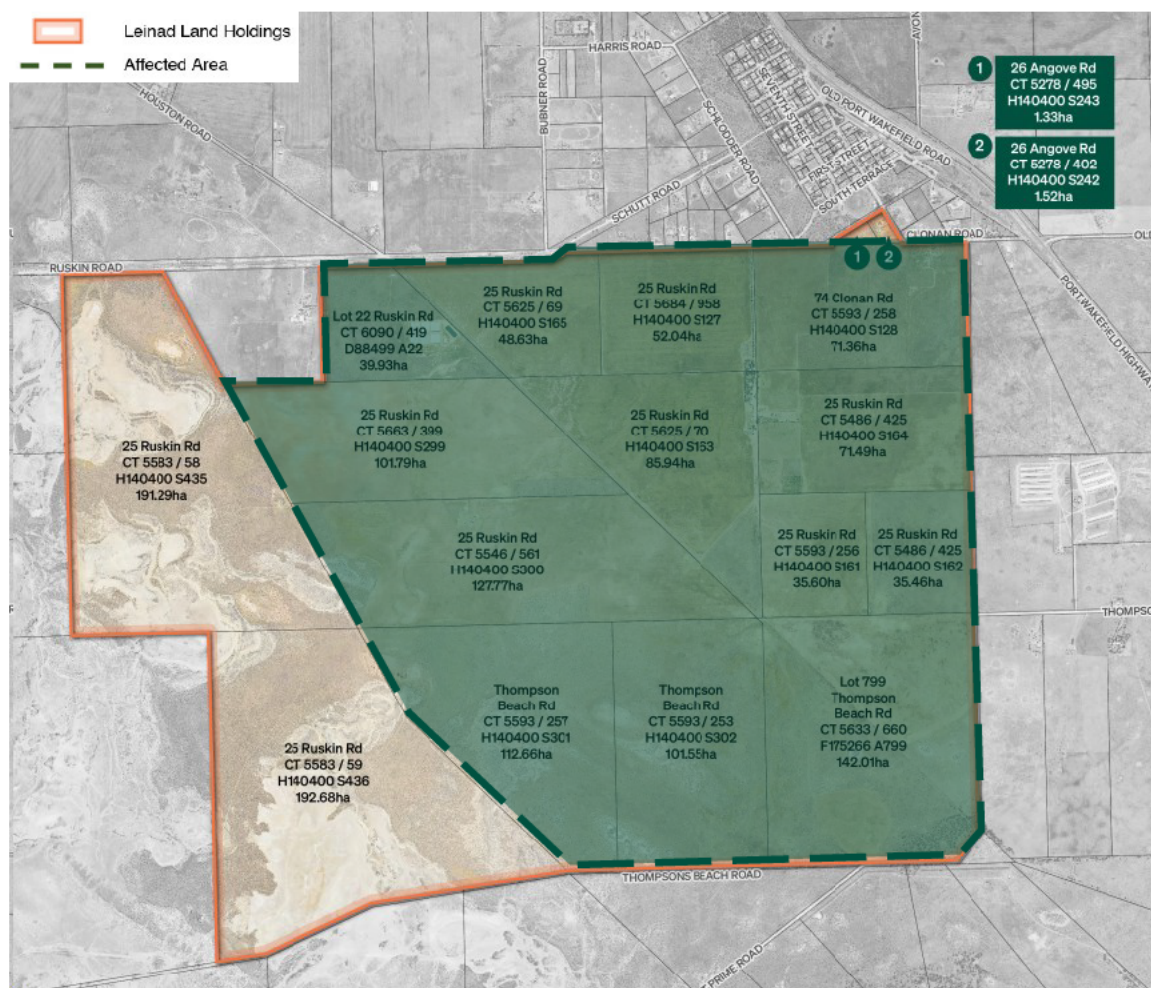


Figure 2 – Proposed Affected Area.

As you are aware, a series of investigations have already been undertaken by Leinad in order to develop the overall vision for the precinct, as identified in **Figure 1** and the attached 'Dublin Urban Framework Plan' (**Appendix 1**). It is anticipated that these investigations will be reviewed, updated (as necessary) and supplemented by additional investigations. Subject to the agreement of the Minister for Planning, we envisage that the following additional investigations would be required to be undertaken in association with the proposed Code Amendment:

- **Native Vegetation and Biodiversity:** Review and update the Ecological Assessment to assess the presence of native vegetation and fauna habitat, identify any flora species of National and State conservation significance known or likely to occur in the area, identify threatened species known to or likely to occur in the Affected Area and quantify the potential impacts on flora and fauna (including fauna habitat) associated with undertaking the Code Amendment process.



UNLOCK
YOUR VISION

REF 01571-003

- **Land Economics:** Review and refine investigations identifying key drivers and sectors for industrial land supply and demand in the region, including associated with the proposed *Dublin Green Circular Economy Precinct*.
- **Flooding, Hydrology and Stormwater:** Investigate the potential stormwater and flood constraints affecting the land and identify a strategy to adequately manage stormwater quantity and quality in a manner that mitigates impacts off-site.
- **Infrastructure and Utility Services:** Review and update investigations on the impacts of the proposed Code Amendment on the existing infrastructure services available and determine whether any upgrades are required to service the Affected Area. Updated civil infrastructure investigations will review existing servicing and infrastructure to the Affected area including infrastructure capacity and augmentation capability in relation to supply of:
 - Potable Water,
 - Recycled Water;
 - Wastewater;
 - Electrical;
 - Gas;
 - Communications;
 - Consideration of the circular economy model that may be adopted to generate energy (electricity and hydrogen) and water which will reduce infrastructure augmentation as a result of localised generation and distribution of power and potable water; and
 - Any other services as relevant.
- **Transport & Access:** Preparation of a 'Traffic Impact Assessment' to ensure that the existing and future road network can accommodate anticipated traffic movements associated with future development

Pursuant to Section 73 of the PDI Act, and *Practice Direction 2: Preparation and Amendment of a Designated Instrument*, in order to initiate a Code Amendment the proponent must provide a 'Proposal to Initiate' the Code Amendment with the Department via the SA Planning Portal. The proposal must cover a number of items, including demonstration that the proponent has undertaken preliminary consultation with the Chief Executive Officer of the relevant Council on the 'Proposal to Initiate' together with the details of any matters raised on the 'Proposal to Initiate' as a result of this consultation with the Chief Executive of the relevant Council.

Accordingly, we seek written confirmation from Council that the proponent has consulted with the Chief Executive Officer of the Adelaide Plains Council on the proposed Code Amendment and that the Chief Executive Officer of Council does not object to the initiation of a Proponent Initiated Code Amendment. Further, we would welcome feedback on the investigations that are proposed to be undertaken in association with this Code Amendment including any additional investigations or analysis that may be recommended by Council. Finally, we would also welcome advice on any existing investigations, strategies or reports that may have already been undertaken by Council (or that are proposed or scheduled to be undertaken by Council) that should be taken into consideration when initiating and preparing the proposed Code Amendment.

5 | Page



UNLOCK
YOUR VISION

REF 01571-003

Importantly, confirmation that Chief Executive Officer of Council (Council administration) does not object to the initiation of a Code Amendment does not constitute a form of advocacy for the rezoning nor does it imply that Council will ultimately support the rezoning of the land. It is recognised that if/when a Code Amendment is initiated, detailed investigations will be undertaken including preparation of the Code Amendment and associated drafting instructions for Code policy that is proposed to be introduced to the land. Community consultation and engagement would then occur (in accordance with the 'Community Engagement Charter' including the preparation of an agreed 'Engagement Plan'), which would include consultation with the Adelaide Plains Council. Through this process Council administration and elected representatives could then form an opinion and position on the proposed Code Amendment, informed by the detailed investigations and selected policy framework proposed to apply to the land.

We thank you for your Council's support to date for the 'Dublin Green Circular Economy Project' and we look forward to an ongoing constructive dialogue.

Please do not hesitate to contact the undersigned on (08) 7231 0286 if you would like to discuss any aspect of the above advice further.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Rick Hutchins'.

Rick Hutchins
Associate



APPENDIX 1

Dublin Urban Framework Plan



Leinad Land Developments (Dublin) Pty Ltd

DUBLIN URBAN FRAMEWORK PLAN

Prepared by Ekistics Planning and Design Pty. Ltd. November 2023

ACKNOWLEDGEMENT TO COUNTRY

Ekistics respectfully acknowledges the traditional owners and custodians of the land on which we work and we pay our respects to Elders past and present.



PROPRIETARY INFORMATION STATEMENT

The information contained in this document produced by Ekistics Planning and Design Pty. Ltd. (ABN 39 167 228 944) is solely for the use of the Client as identified on the cover sheet for the purpose for which it has been prepared and Ekistics Planning and Design Pty. Ltd. undertakes no duty to or accepts any responsibility to any third party who may rely upon this document. All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Ekistics Planning and Design Pty. Ltd.

DOCUMENT REGISTER

Revision	Description	Author	Date
Version 1		RH	20 October 2023
Version 2	Dublin Urban Framework Plan Review	RAD	30 October 2023
Version 3	Editorial Review	RAD	10 November 2023
Version 4	Final Review & edits	RAD	27 November 2023

Approved by	Signature	Position
Richard Dwyer		Managing Director



CONTENTS

1. EXECUTIVE SUMMARY.....6	4.4 European & Cultural Heritage22	6. SITE ANALYSIS.....31	7. MARKET ANALYSIS38
1.1 Project Overview6	4.4.1 European Heritage22	6.1 Agricultural / Horticultural Assessment31	7.1 Residential Land Supply38
1.2 Urban Framework Plan8	4.5 Cultural Heritage22	6.2 Cultural & European Heritage32	7.2 Employment Strategy / Opportunities38
2. VISION FOR DUBLIN10	4.6 Infrastructure23	6.3 Environment (Flora & Fauna).....33	7.2.1 Retail38
2.1 Dublin Green Circular Economy Precinct . 10	4.6.1 Services & Civil Infrastructure23	6.4 Environmental Site History34	7.2.2 Employment Land39
2.1.1 How does it work?..... 11	4.6.2 Social Infrastructure23	6.5 Bushfire34	
2.1.2 Circular Economy Benefits..... 12	4.7 Transport & Connectivity24	6.6 EPA Buffer / Separation Distances34	
3. REGIONAL GROWTH & INVESTMENT14	5. PLANNING POLICY & STRATEGIC FRAMEWORK26	6.6.1 Chicken Broiler Farm34	8. DUBLIN URBAN FRAMEWORK PLAN.....40
3.1 A Growing Region 14	5.1 The Planning & Design Code26	6.6.2 IWS Waste & Composting Facility35	8.1 Site Opportunities & Constraints.....40
4. SITE & REGIONAL CONTEXT16	5.1.1 Existing Zone & Policy Framework26	6.7 Social & Community Infrastructure36	8.2 Dublin Urban Framework Plan40
4.1 Subject Land 16	5.2 Environment & Food Production Area (EFPA)27	6.7.1 Human Service Requirements36	
4.2 Land Use & Configuration..... 17	5.3 Local Strategic Plans28	6.8 Servicing & Infrastructure.....36	9. IMPLEMENTATION.....42
4.2.1 Subject Site 17	5.3.1 Growth Strategy & Action Plan.....28	6.8.1 Potable Water.....36	10.REFERENCES43
4.2.2 Mining 17	5.3.2 Adelaide Plains Council Strategies & Actions.....28	6.8.2 Sewer37	
4.2.3 Adjoining & Nearby Land Uses 18	5.4 The Regional Plan.....29	6.8.3 Power37	APPENDICES
4.3 Local Climate, Topography & Site Characteristics20	5.4.1 30 Year Plan for Greater Adelaide.....29	6.8.4 Gas.....37	Appendix 1
4.3.1 Local Climate20	5.4.2 Greater Adelaide Regional Plan – Discussion Paper30	6.8.5 Telecommunications37	Cultural Heritage Assessment (ACHM)
4.3.2 Topography21	5.5 The Circular Economy.....30	6.9 Traffic Impact Assessment.....37	Appendix 2
4.3.3 Geology and Soil Profile.....21		6.9.1 Movement & Access37	Flora & Fauna Assessment (EBS)
4.3.4 Flooding and Hydrology.....22		6.9.2 Public Transport37	Appendix 3
			Broiler Farm Odour Emissions Assessment (Enviroscan)
			Appendix 4
			Traffic Assessment (MFY)
			Appendix 5
			Preliminary Land Economics Assessment (Deep End Services)

1. EXECUTIVE SUMMARY

The ‘Dublin Circular Green Economy Precinct’ will transform an underutilised site in Dublin into South Australia's first green industrial, residential, and clean energy economy using sustainable technologies.

1.1 Project Overview

Leinad Land Developments (Dublin) Pty Ltd (‘Leinad’) owns and controls 1,450 hectares of land located to the immediate south of the Dublin Township which is located approximately 50 kilometres north of the Adelaide CBD. The land parcel under the control of Leinad is identified spatially in **Figure 1.1**.

It is the vision of Leinad to develop ‘Dublin Park’ as a new master planned community and South Australia's first Green Circular Economy Precinct positioning Dublin Park at the forefront of sustainable residential and industrial development in Australia.

Leinad have prepared an ‘Urban Framework Plan’ to deliver the Dublin Green Circular Economy Precinct. The Urban Framework Plan includes a high-level spatial framework plan that is illustrated in **Figure 1.2**.

Key features of the proposed Urban Framework Plan, include:

- The creation of a new master planned residential community (up to 1,300 dwellings) as a contiguous logical expansion of the existing Dublin town centre and ensuring the preservation of the commercial primacy of town centre with the ongoing and expanded delivery of services and activities to consolidate township function and viability;
- Location of mining activities (approx. 240 hectares) and employment land (up to 400 hectares) to act as buffer and provide the required separation distances from adjacent land uses – thereby enabling an efficient use of land, avoidance of any potential conflicts or limitations on the operation of existing adjacent land uses whilst providing a high quality living environment for future residents;

- Separation of internal road networks for future residential and commercial/industrial areas;
- Creation of buffers/green spines between housing and employment lands; and
- Generous buffer areas to the existing high value and environmentally significant coastal vegetation as well as the adjoining Winaityinaityi Pangkara (Adelaide International Bird Sanctuary)

This document provides an information base that supports the future development of land to the south of the Dublin township and has been produced based on a range of investigations into the site. These preliminary investigations have included the physical characteristics of the site and surrounding locality, the environmental, social impacts, economic impacts of future township expansion as well as the policy implications to implement township growth.

Specially these preliminary investigations have identified the following benefits associated with township expansion on the subject land:

- The subject land is a large, consolidated land holding allowing opportunity to develop and deliver a structured and master planned community that is not obstructed by fragmented ownership or control;
- The existing condition of the subject land is generally ‘degraded’ and it is considered to have low primary production value and potential;
- There is opportunity to provide for township expansion to support the growth and viability of the Dublin Township noting that up to 1,300 dwellings can be accommodated to support the expansion and viability of the Dublin township without the need for additional significant services and infrastructure (including reliance on existing

transport infrastructure without the need for major upgrades to intersections with Port Wakefield Highway);

- Expert Land Economics advice from Deep End Services has identified a strong case for up to 400 hectares of land for large site area, low cost industrial land in the region. Deep End has advised that Dublin has attractive attributes for larger scale, low intensity uses aligned with the circular economy process and approach, the renewable energy sector, Defence and manufacturing as well as transport uses hauling long, wide or high freight using Port Wakefield Highway.
- Dublin can provide employment land to suit a range of employment uses and processes not suited to, or priced out of, the smaller and more expensive industrial sites in other locations. The Dublin employment land may differentiate itself from metropolitan industrial areas as it attracts uses requiring flexibility, mobility and even temporary facilities for operations to be scaled up and down as industry demand requires, as well as a permanent location for businesses seeking a competitive edge in entry pricing;
- The establishment of a mine will result in the opportunity to extract approximately 4.7M tonnes of resource from the site which can be backfilled with genuine Waste Derived Fill (WDF) in line with the ‘SA Waste Strategy’;
- The subject land is of sufficient size to provide for generous buffers to existing adjacent land uses and activities – this will protect the ongoing operation and existing use rights of these adjacent uses and enable the creation of a high-quality living environment for future residents. The employment areas within the subject site can also

act as a buffer separating future housing from existing EPA licenced activities - maximising the efficient use of land;

- The topography is suitable for urban development (noting that proposed mining operations on site could generate resource which can be utilised to create desired site levels for required falls and stormwater management);
- The land is largely unconstrained and free from topographical and environmental constraints excluding existing vegetation adjacent the western boundary of the site within the existing ‘Conservation Zone’ that will be retained;
- There are no state or local heritage places on the land, or previously record Aboriginal Sites or Objects;
- Based on site history research, the risk of significant or gross soil and/or groundwater contamination across the whole site, that would be likely to preclude the use of the site for the proposed residential development, is considered to be low; and
- Whilst limited services currently exist, the site and township is likely to have adequate infrastructure capacity and/or augmentation capability to service and support an expanded township noting that limited township expansion of an additional 1,300 dwellings would not give rise to additional significant transport, social or community infrastructure in support of township growth and given the opportunity for localised generation and distribution of power and potable water.

This proposed modest and localised township expansion will ensure that Dublin will retain its own separate identity whilst supporting existing township function and viability.



To facilitate the growth and expansion of the Dublin Township and proceed with the next level of detailed investigations, the following key actions and directions are requested from the State Planning Commission and ultimately the Minister for Planning:

- Identification of the opportunity for the expansion of the township of Dublin within the 'Greater Adelaide Regional Plan' to support township function and viability whilst retaining and preserving the towns separate identify;
- Support the immediate initiation of a Code Amendment to rezone portion of the subject land for employment related land uses; and
- Amend the 'Environment & Food Production Area' (EFPA) boundary to exclude portion of the subject site and subsequently support the initiation of a Code Amendment to introduced a supportive Zone and policy framework to facilitate the future construction for up to 1,300 dwellings on land that is generally 'degraded' and is considered to have low primary production value and potential.

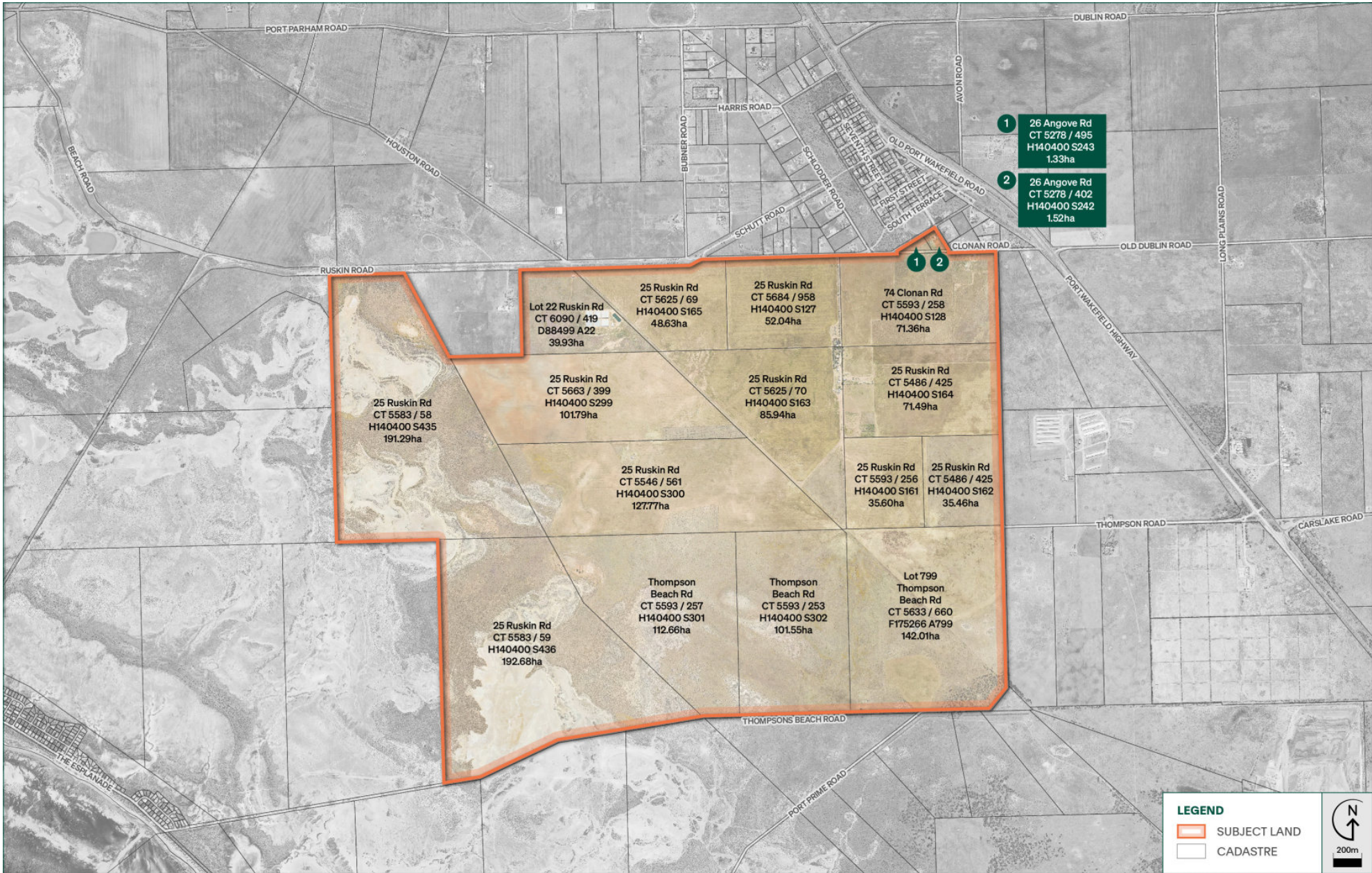


Figure 1.1 – Subject Land

1.2 Urban Framework Plan

The Urban Framework Plan (**Figure 1.2**) provides a high level spatial framework showing basic land use distribution, neighbourhood structure, key linkages and transport systems, major road connections, activity centres/nodes, open space and recreation facilities as well as overall employment and housing population/density.



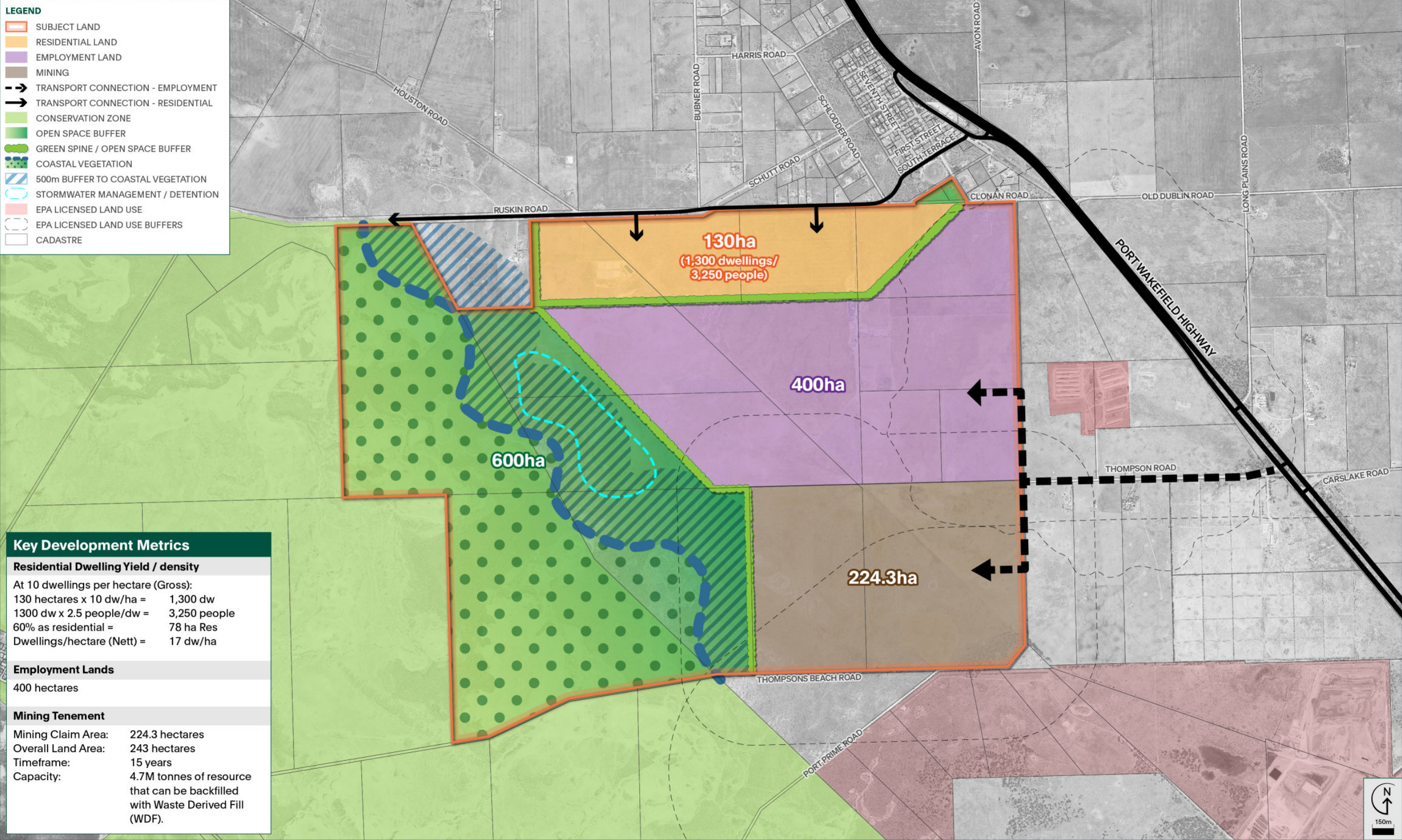


Figure 1.2 – Dublin Urban Framework Plan

2. VISION FOR DUBLIN



2.1 Dublin Green Circular Economy Precinct

The circular economy is a system that prioritises the preservation of energy, labour, and materials by promoting reuse, remanufacturing, and recycling.

It is the vision of Leinad to develop 'Dublin Park' as a new master planned community and South Australia's first Green Circular Economy Precinct. This will position 'Dublin Park' at the forefront of sustainable residential and industrial development in Australia.

The vision for 'Dublin Park' is an integrated mixed use development comprising future residential development, industry, employment lands and mining opportunities facilitated and supported by sustainable infrastructure, energy, water and wastewater production.

Land use configuration within 'Dublin Park' will respond to the unique context of the site with up to 1,300 dwellings in a master planned community to be developed to the immediate south (adjacent) the

existing Dublin township. This residential community would transition south to a new central employment hub comprising opportunities for primary production (including intensive 'vertical agriculture'), manufacturing, logistics and warehousing as well as sustainable infrastructure including a new 6.5MW bioreactor for energy generation. Further south, a mining licence is proposed over approximately 240 hectares of land to act as a buffer at the interface with the existing IWS waste and compost facility.

The Mining tenement will result in the ability to extract approximately 4.7M Tonnes of resource from the site which can be backfilled with genuine Waste Derived Fill (WDF) in line with the 'SA Waste Strategy'.

The CSIRO (July 2022) identifies seven Megatrends that will shape the next 20 years including 'Adapting to Climate Change' and 'Leaner, Cleaner, Greener'. The CSIRO report identifies that Australia has the highest wind and solar capacity of any developed nation and a wealth of critical energy minerals. Dublin is well located to support South Australia being a leader in the generation of clean energy.

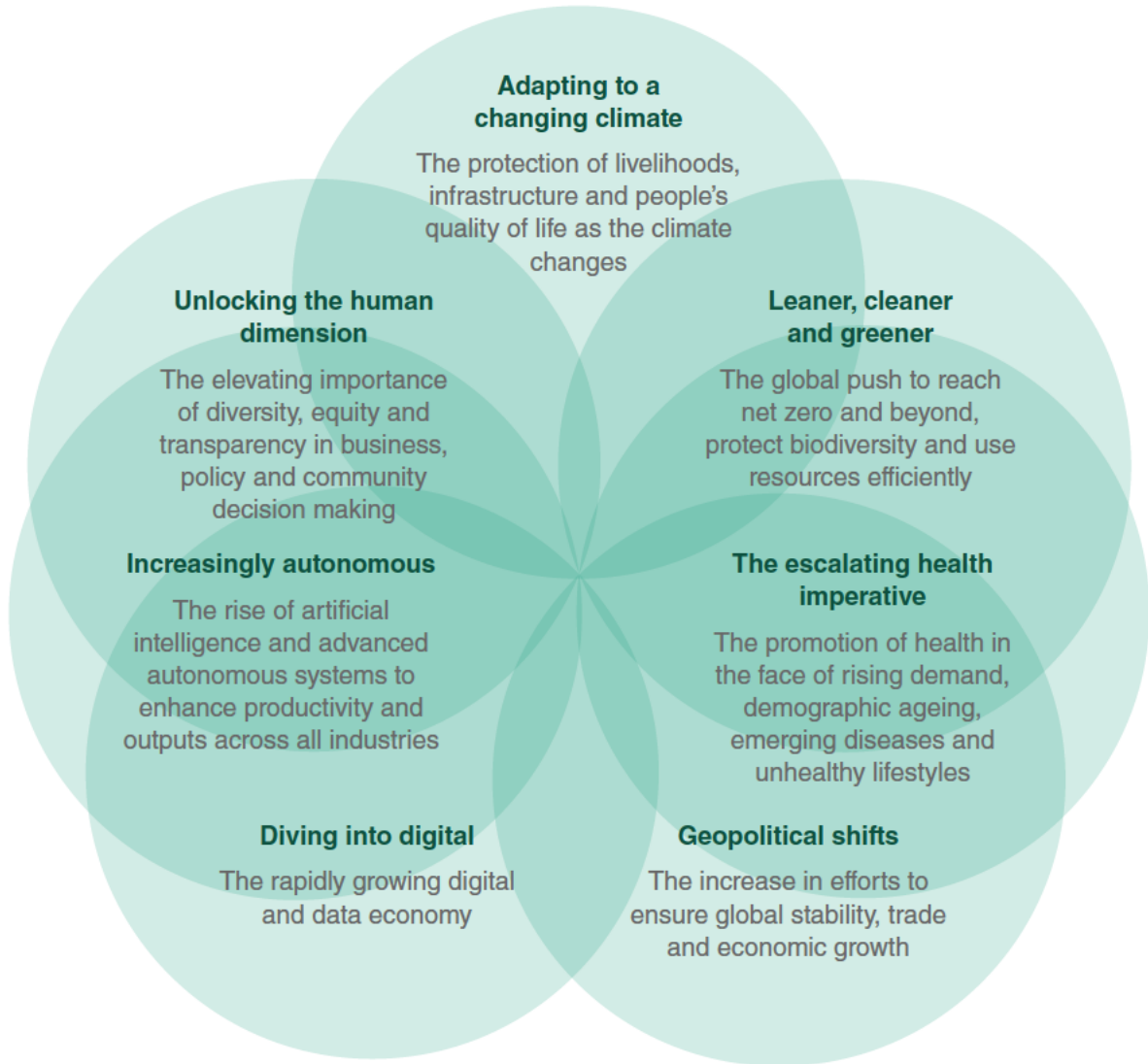


Figure 2.1 – CSIRO, Our Future World, June 2022



The solution: Dublin Circular **Green** Economy
How does it work?

- 1. Create a housing estate close to the existing township
- 2. Create an industrial estate with a bioreactor and new vertical agriculture.
- 3. Create a mining claim to act as a buffer zone from IWS.

2.1.1 How does it work?

The circular economy is a system that prioritises the preservation of energy, labour, and materials by promoting reuse, remanufacturing, and recycling. In accordance with strategic directions of Council and Government, 'Dublin Park' will transform an underutilised site into South Australia's first green industrial, residential, and clean energy economy using sustainable technologies.

A diagrammatic flow chart of how the 'Dublin Green Circular Economy Precinct' will work and operate is provided in **Figure 2.1** including the synergistic interrelationship between land uses and activities proposed within the master planned estate. A schematic diagram of the proposed 'Dublin Green Circular Economy Precinct' is also attached in **Appendix 3**.

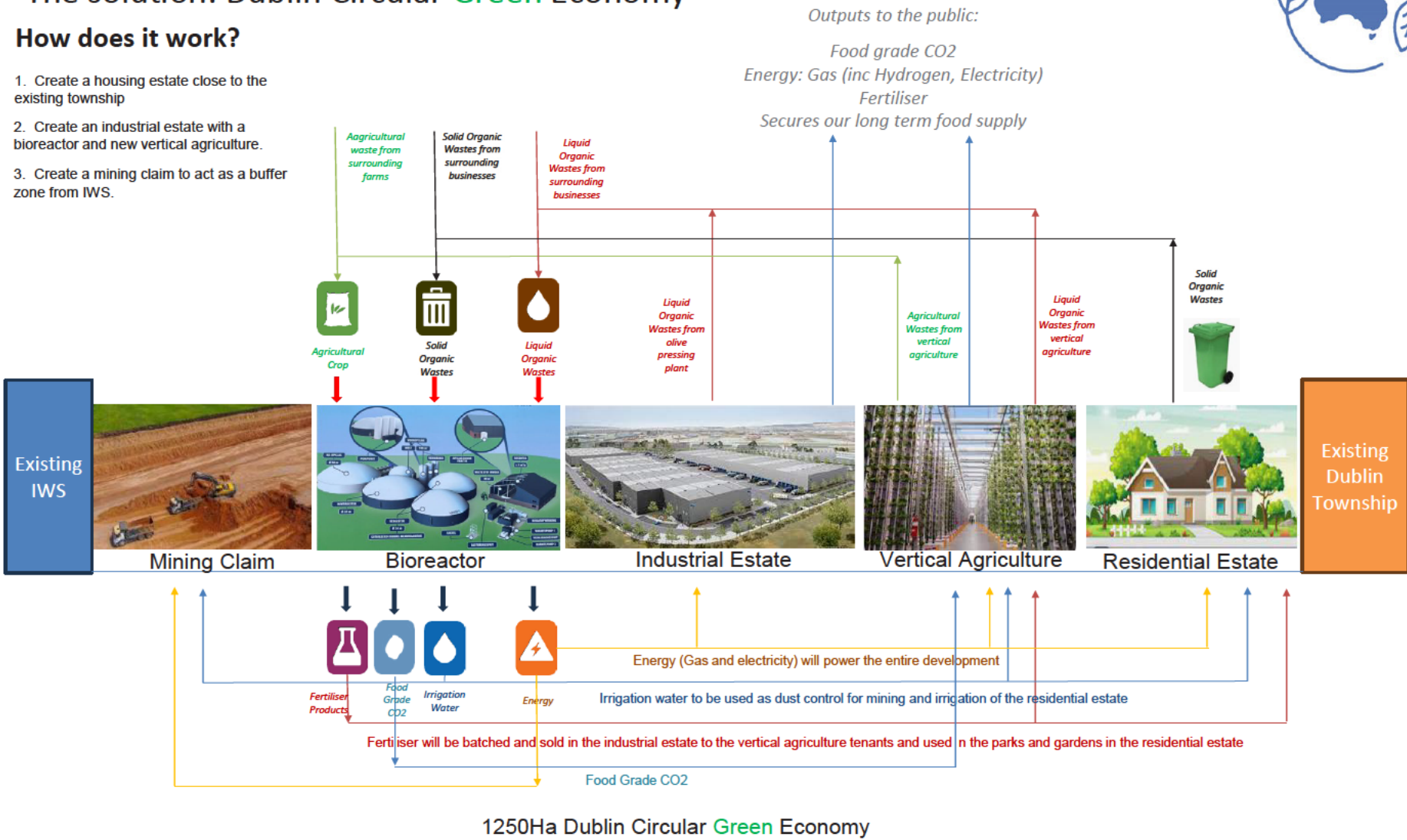


Figure 2.2 – The Dublin Green Circular Economy Precinct





The proposed 6.5MW Bioreactor that:

- Would take organic waste product from local farms and businesses (including the opportunity to take solid organic wastes generated by the future residential estate) to create gas (including CO² and hydrogen) and electricity for the entire “Dublin Green Circular Economy Precinct” including the future housing estate and employment related land uses
- Would generate fertiliser (byproduct) in the form of a compost equivalent soil conditioner and a liquid nutrient concentrate, which can also be utilised in proposed primary production activities on site or within the broad Adelaide Plains region (Note: the bioreactor would have the capacity to produce over 123,000t of soil conditioner and 37,000kL of concentrated liquid nutrient with an in-direct carbon benefit of approximately 7,000t CO²)
- Would generate CO² (food grade) which can be packaged and sold for use in the region and local food industry
- Result in an opportunity for a hydrogen refuelling station near Pt Wakefield Road that can be established straight from the bioreactors hydrogen output
- Results in the opportunity to supply energy to other employment generating activities in the region including the ‘Carslake Road Strategic Employment Land’ to the east, over Pt Wakefield Road.



The future residential community would:

- Have access to future employment opportunities within the proposed future employment lands reducing trip generation, travel times, congestion, energy use and pollution
- Have access to affordable, local sustainable and clean energy (electricity and gas) generated by the bioreactor with energy distribution via a dedicated micro grid which will create a competitive market where consumers costs of living is lower as a result of local sustainable energy generation and distribution
- Have access to a clean potable water supply and efficient wastewater management with access to clean energy generated on site
- Benefit from reduced upfront infrastructure costs associated with infrastructure augmentation as a result of localised generation and distribution of power and potable water.



Primary production and ‘vertical agriculture’ activities:

- Would be irrigated by treated wastewater generated from residential development
- Would result in wastes and byproducts from primary production activities (together with agricultural waste from the Northern Adelaide Plains Food Cluster) utilised to generate electricity within the bioreactor (green energy in the form of gas will be generated from the raw materials then converted to electricity, adopting carbon reduction)
- Benefit from a reduction of vectors and insects associated with green waste product removed and used to fuel the bioreactor.



The mining tenement would:

- Generate resource that can be utilised for residential and commercial applications (both on and off site)
- Generate resource which can be utilised to created desired site levels for required falls across the balance of the ‘Dublin Park’ estate
- Utilise treated wastewater for dust suppression and control.



Figure 3.3 – Investment & Jobs in Adelaide Plains Region (Source: Adelaide Plains Council)





4. SITE & REGIONAL CONTEXT

4.1 Subject Land

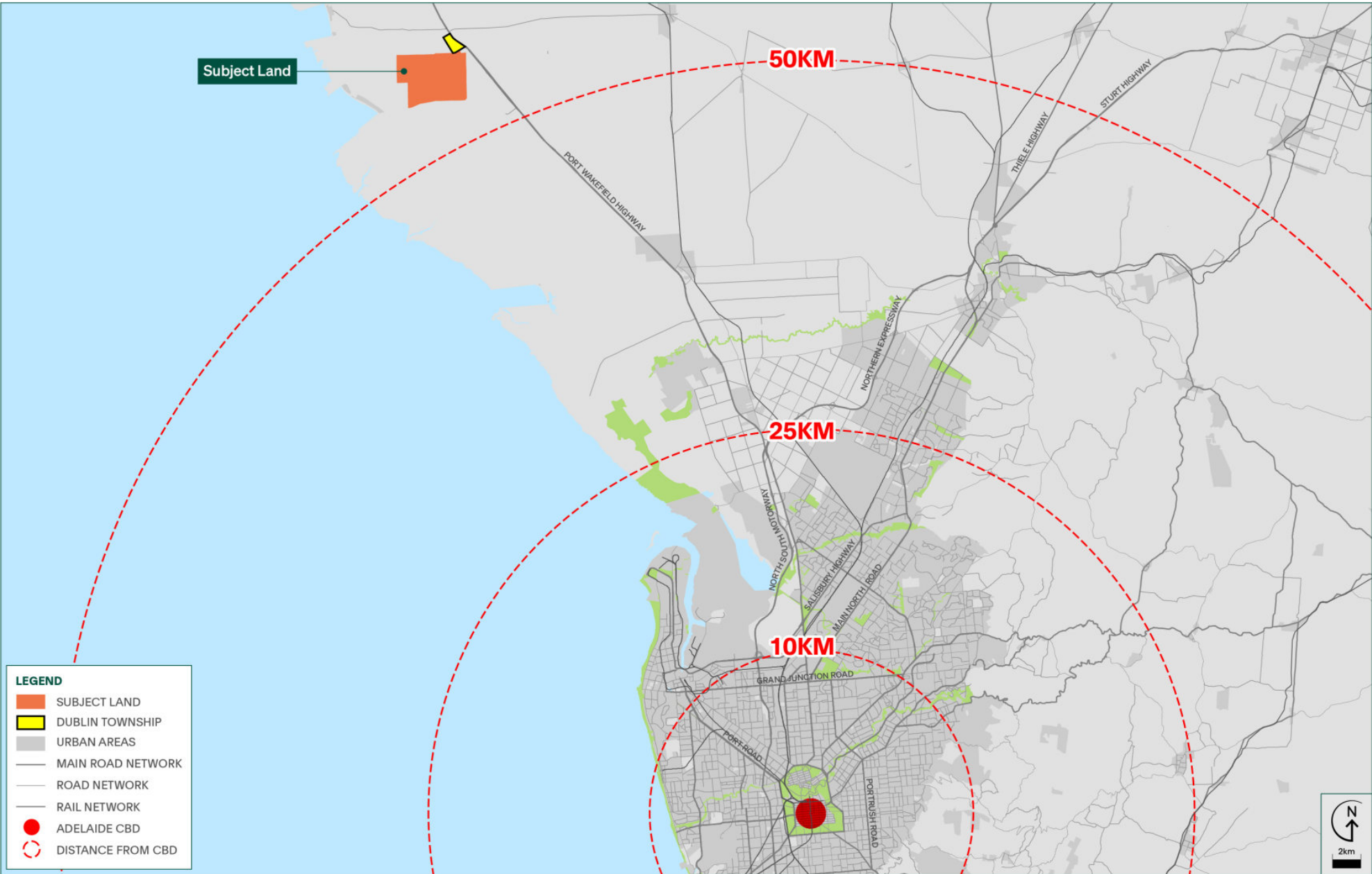
Leinad owns and controls in excess of 1,450 hectares of land over multiple land parcels within and to the immediate south of the existing Dublin Township (refer **Figure 1.1**).

As illustrated in **Table 4.1** below, the land is approximately 50 kilometres (45 minutes' drive) to the north of the Adelaide CBD and is approximately 35 kilometres to the south of Port Wakefield (25 minutes' drive), 15 kilometres (15 minutes' drive) to the west of Mallala and 20 kilometres (15 minutes' drive) to Two Wells. The settlement of Thompsons Beach is located to the west.

The combined land parcels have frontage to Clonan Road, Thompsons Beach Road and Ruskin Road to the north.

From Adelaide	KM	Time in Minutes
Dublin	63.9	50
Mt Barker	33.3	34
Roseworthy	49.3	45
Seaford	35.7	41
Aldinga	43.6	50
Gawler	53.1	43
Freeling	67.5	52
Nuriootpa	80	58
Kapunda	84.2	62

Table 4.1 – Travel Distances





4.2 Land Use & Configuration

The land uses of the subject land and surrounding locality are illustrated on **Figure 4.1**.

4.2.1 Subject Site

The significant majority of the subject land is utilised for ad-hoc agricultural purposes (low intensity grazing) and is in a relatively poor condition and ‘degraded’, with a low agricultural production value.

The western end of the Subject Land comprises intact samphire and saltmarsh vegetation and is subject to tidal inundation.

There are three (3) existing dwellings on the Subject Land located towards the northern section of the subject land.

4.2.1.1 Mining

Leinad are currently exploring the opportunity for a mining licence over approximately 240 hectares of land to the south of the site, at the interface with the existing IWS Waste and compost facility.

Mineral Claim #4557 is registered with a mineral lease application currently being established for the site to detail the final landform and staged operations.

A ‘Program for Environment Protection and Rehabilitation ‘ (PEPR) will describe how mining operations will be undertaken and detail required rehabilitation works to enable commencement of this activity on site.

The Mining licences will result in the ability to extract approximately 4.7M tonnes of resource from the site which can be backfilled with genuine Waste Derived Fill (WDF) in line with the ‘SA Waste Strategy’.

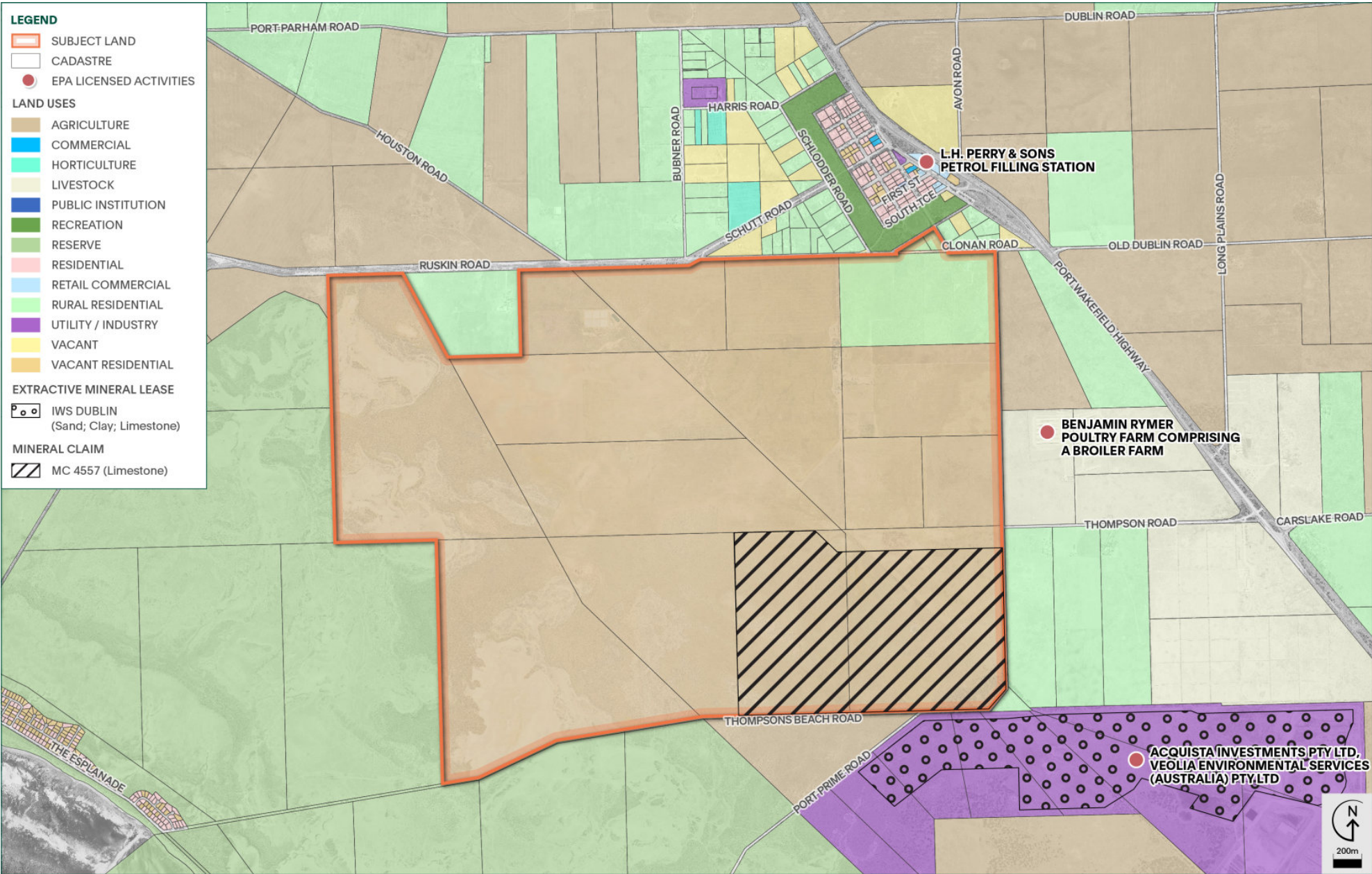


Figure 4.1 – Existing Land Uses



The resource can be utilised for residential and commercial applications (both on and off site) and utilised to created desired site levels for required falls across the balance of the ‘Dublin Park’ estate.

Based on proposed import and export quantities, mining activities on site are expected to employ 10 FTE staff working for 15 years (based on a 5-day working week) and will return royalties to the State of 2% of complete turnover. This is estimated to be approximately \$10M (royalties & levies) and the mine is expected to contribute approximately \$920,000 in GST revenue to the State (based on a 9.2% share of GST).

4.2.2 Adjoining & Nearby Land Uses

4.2.2.1 Dublin Township

Dublin is a small and historic settlement with a current population of around 200 people functioning as a service town for the surrounding rural and coastal community.

The town contains basic amenities including small scale shopping facilities, petrol filling station, hotel (currently closed) and oval/recreation precinct including a small clubroom.

On 12 November 2015, approval was granted to Leinad for the development of a new Neighbourhood Centre on Old Port Wakefield Road within the town centre of Dublin (the vacant parcel of land to the south-east of the Dublin Hotel). Whilst not ultimately enacted, this development comprised a supermarket, five (5) speciality shops and a total of 1,700 sqm of retail floor space to reinforce the primacy of the Dublin Main Street and support, facilitate and underpin the future growth and expansion of Dublin proposed by Leinad (refer to **Figure 7.2**).



Fruit and Veg Shops



Existing Shops



Pharmacy



Service Station

4.2.2.2 Adelaide International Bird Sanctuary

The *Winaityinaityi Pangkara* (Adelaide International Bird Sanctuary) encompasses over 60km of coastline north of Adelaide, adjacent to the Gulf of St Vincent, Adelaide’s northern suburbs and spans across four (4) Council areas. The Sanctuary abuts the western boundary of the subject land as illustrated in **Figure 4.2**.

Winaityinaityi Pangkara means ‘a country for all birds and the country that surrounds these birds’ in the language of the Kaurna people.

The Bird Sanctuary is home to 263 unique fauna and flora species and is one of Adelaide’s longest continuous conservation areas. In particular, the Bird Sanctuary helps protect resident and migratory shorebirds, including threatened species such as Curlew sandpiper, Ruddy turnstone, Red knot and Eastern Curlew as well productive mangroves, marine and coastal assets, river systems and many significant terrestrial species and ecological communities. (Ref: <https://www.parks.sa.gov.au/parks/adelaide-international-bird-sanctuary-national-park>)

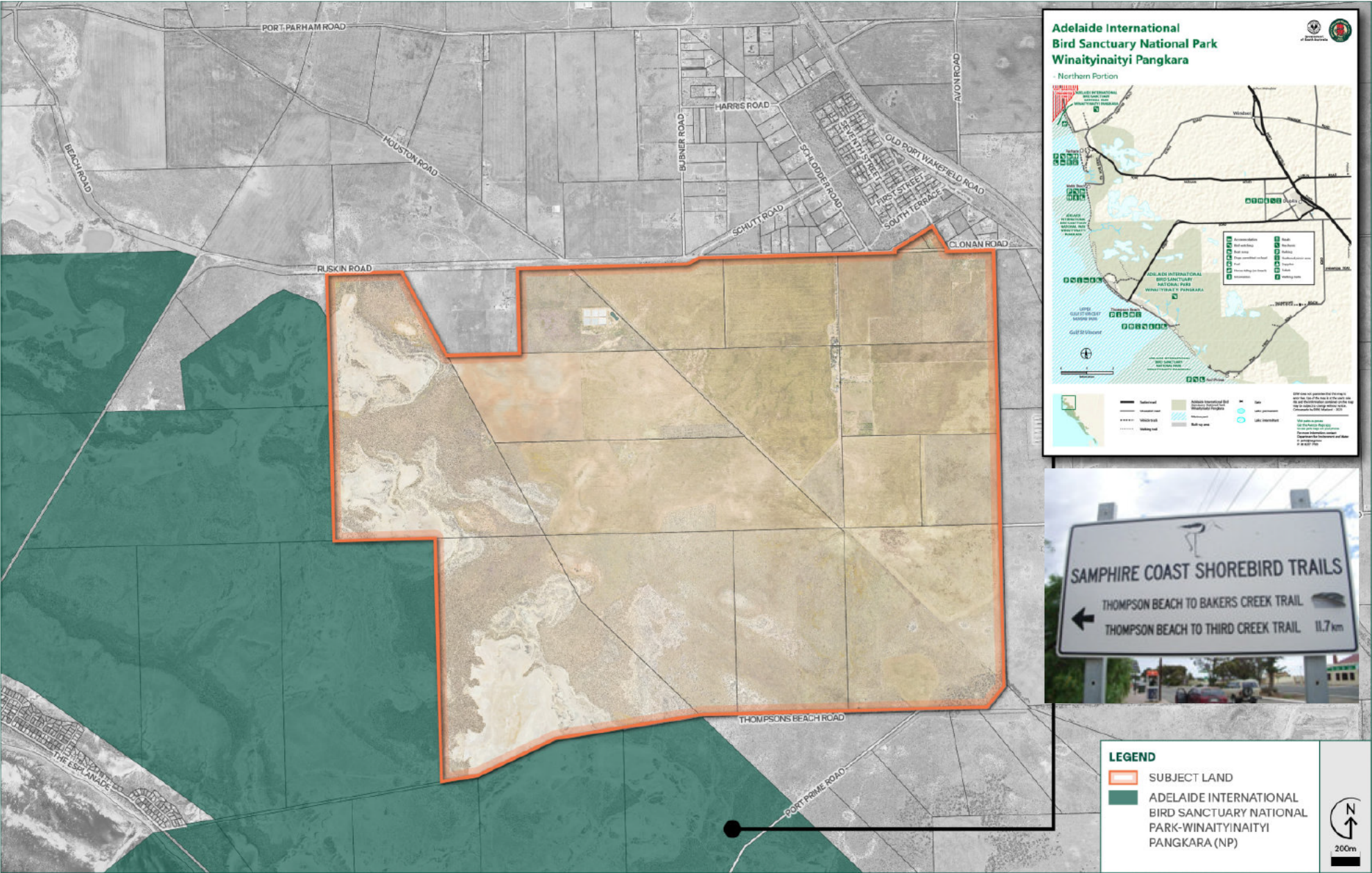


Figure 4.2 – Adelaide International Bird Sanctuary

4.2.2.3 EPA Licenced Activities

As shown on **Figure 4.1**, the following EPA Licensed Activities are located within proximity to the subject land:

- The IWS Waste Balefill and Compost Facility is located to the immediate south of the subject land and is identified as ‘Utility/Industry’.
- An Intensive Animal Keeping facility (Chicken Broiler Farm) is located the east of the subject land with a current production capacity of 420,000 birds.

4.2.2.4 Carslake Road Strategic Employment Land

An area to the east of Dublin on the other side of the Port Wakefield Highway of around 840 hectares is located within the ‘Strategic Employment Zone’. According to the SA Industrial Database approximately 399 hectares is occupied by three (3) large scale uses including:

- Dublin Clean Grain (grain storage);
- South Australian Livestock Exchange (auction yards); and
- Carslake Road quarry.



4.2.2.5 Defence

The ‘Proof and Experimental Establishment Port Wakefield’ (P&EE) is situated near the Dublin Township.

P&EE provides critical explosive ordnance (EO) test and evaluation capability for the Australian Defence Force (ADF). P&EE utilises a Defence Prohibited Area of 6,500 hectares. The prohibited area forms the western and southern boundary of P&EE which extends as far south and directly west of Webb Beach. This area is prohibited for public entry at all times as it has a risk of unexploded ordnance.

We note that the Dublin Township is further removed from the P&EE Port Wakefield than other existing residential development and townships, such as Port Parham and Thompsons Beach.

4.2.2.6 Primary Production

There are agricultural/farming land uses adjacent to the site to north-west, south and east of the subject land.

The primary production value of the subject land and adjoining land within the immediate locality is reviewed and discussed in **Section 6.1**.

4.3 Local Climate, Topography & Site Characteristics

4.3.1 Local Climate

Weather data from the Bureau of Meteorology indicates that the site is located in a Mediterranean climate with some areas leading to semi-arid climate with hot dry summers and cool, wet winters. Average rainfall is 352.7 millimetres (mm) per year based on the nearby Port Parham Weather Station. The average monthly temperature varies, with warm summers and moderately cool winters.

The local Windfield around Dublin was examined in some detail by Enviroscan to provide a preliminary assessment for a buffer zone around an established broiler farm located about 1.2 kilometres south of the Dublin township (refer to **Section 6.6.1**). Windrose’s (detail for Year 2009 which has been decreed a typical year by SA EPA for air quality assessments) indicated dominant southeast winds for much of the year and northerlies in winter.

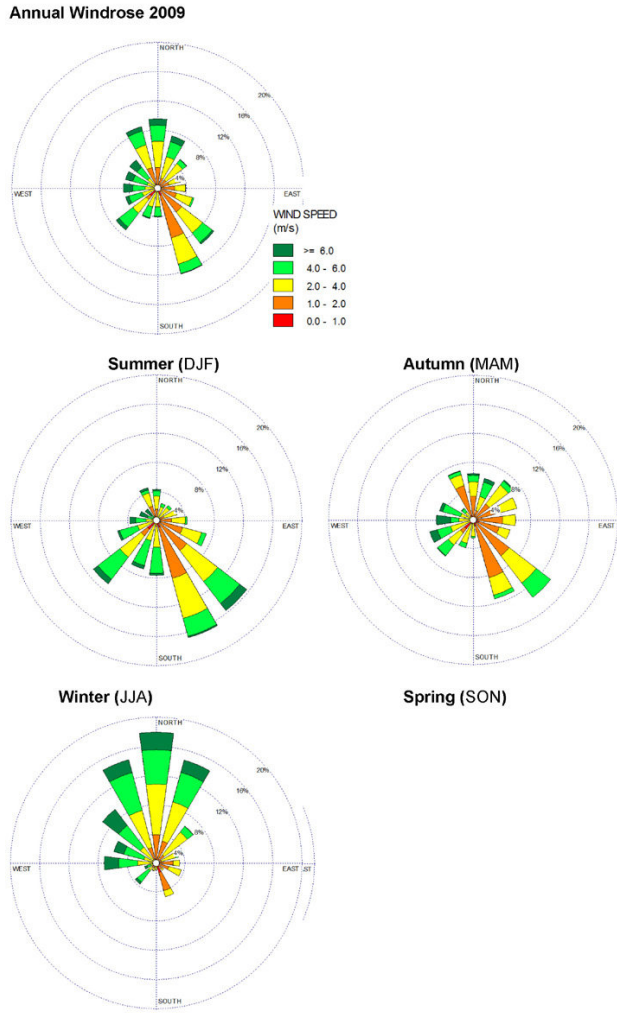


Figure 4.3 – Y2009 Seasonal Windroses for Dublin
(Source: Enviroscan October 2023)

4.3.2 Topography

The site has gentle slope from east to west with a fall of approximately 7.0 metres from east to west (which represents a slope of 0.46%).

4.3.3 Geology and Soil Profile

The subject land comprises several main soil types as illustrated on **Figures 4.4** and **4.5**.

The northern section of the subject land is Hindmarsh clay with the southern section of the land shallow soil above calcrete.

The western section is coastal marine sediment with a wet soil consistent with its coastal location.

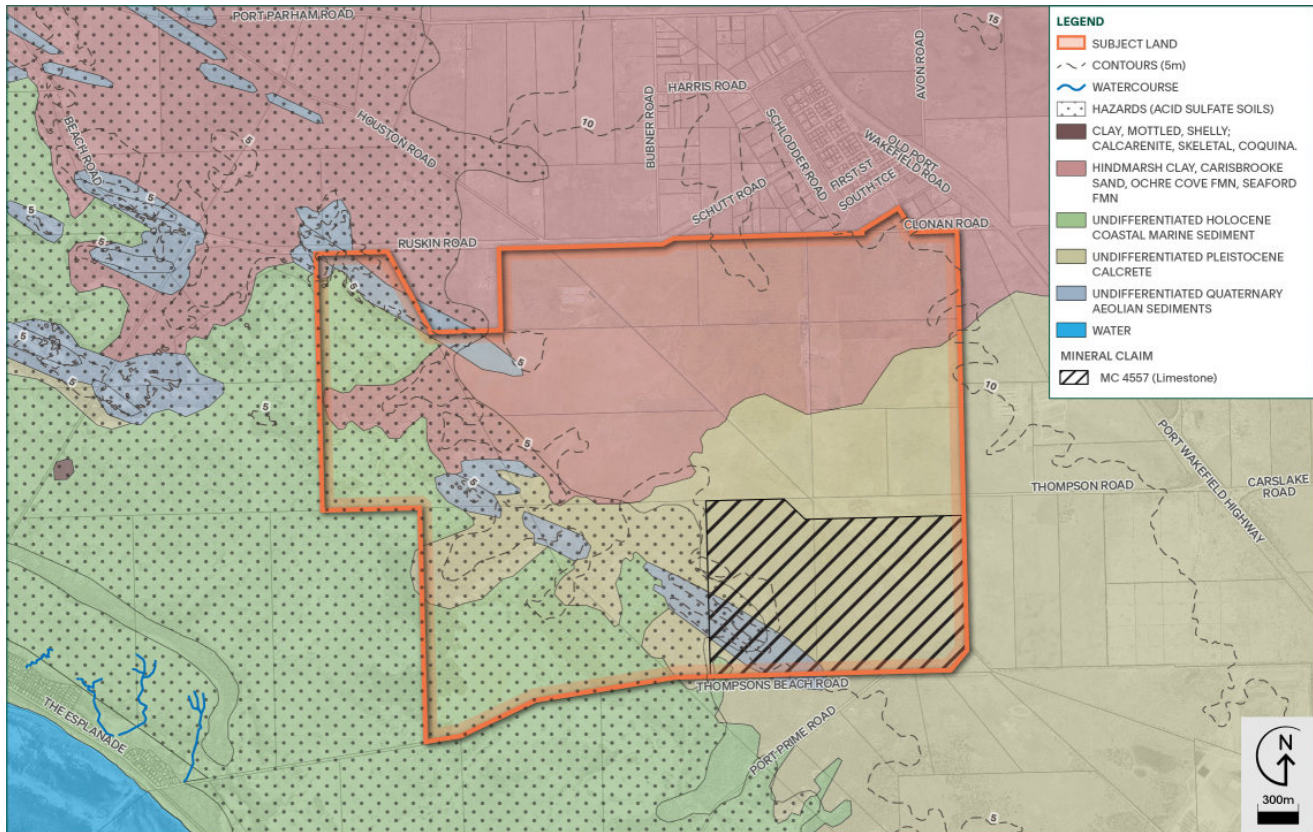


Figure 4.4 – Topography & Geology

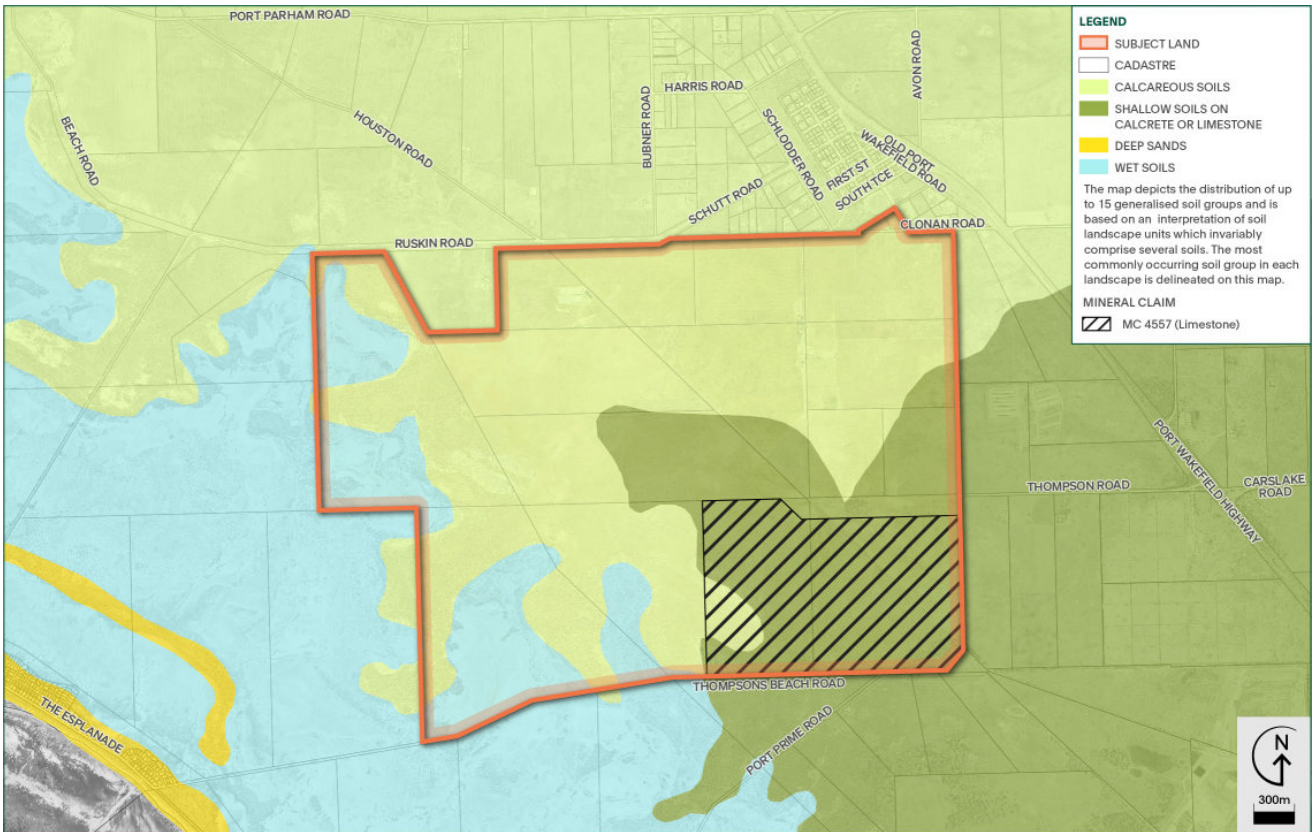


Figure 4.5 – Soil Groups

4.3.4 Flooding and Hydrology

The subject site has limited constraints in regard to flooding and groundwater with no watercourses within the land and limited flooding constraints as illustrated in **Figure 4.6**. There are several areas identified in the 'Water Resources Overlay', mostly within the coastal area to the west of the site, within the 'Conservation Zone'.

A groundwater assessment undertaken by Water Technology in 2022 indicates that groundwater levels within the site are between 2.7 metres and 3 metres below ground level. For the mining area, a two (2) metre buffer is to be established above the groundwater table.

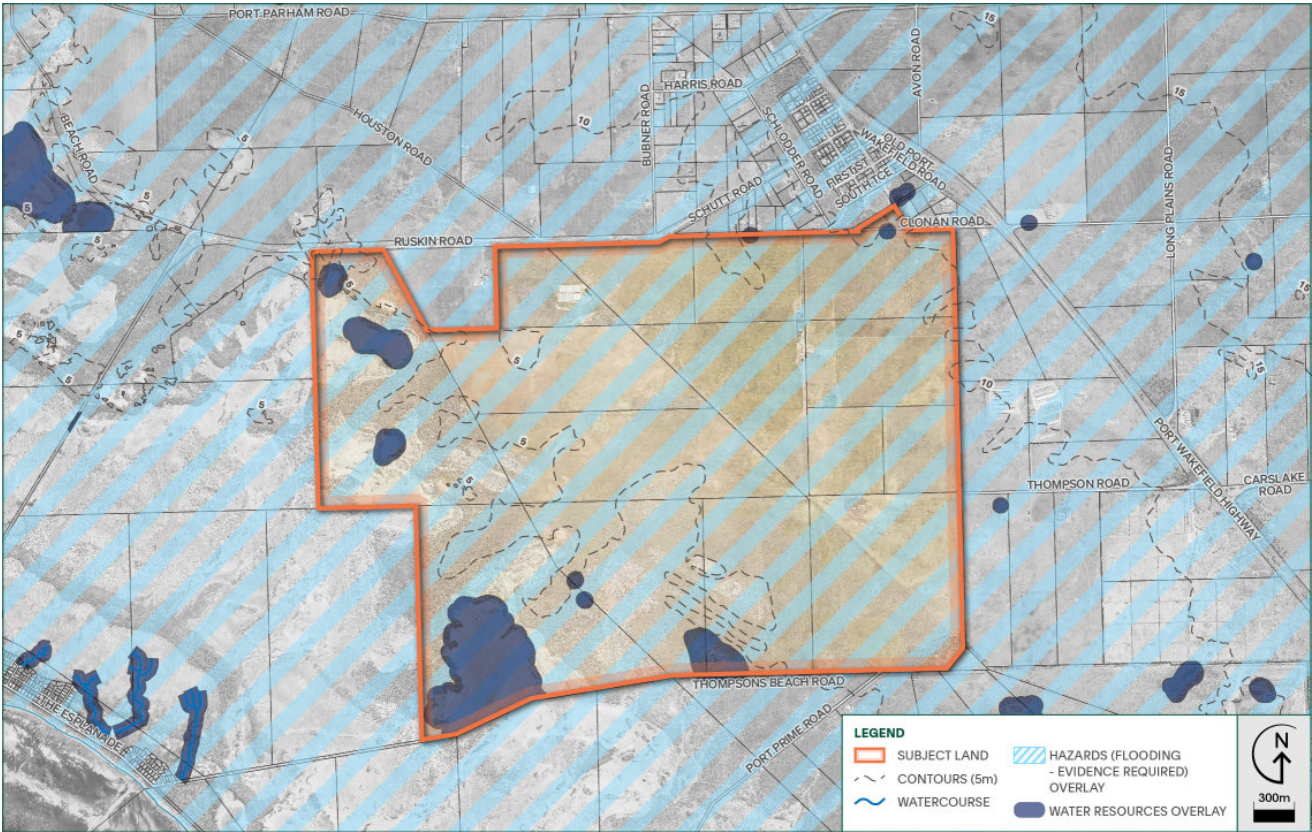


Figure 4.6 – Flooding

4.4 European & Cultural Heritage

4.4.1 European Heritage

There are no listed heritage places on the subject land.

As illustrated on **Figure 4.7** the 'Dublin Institute' is a listed Heritage Place in the Dublin township.

We understand that there is a heritage agreement in place over the northern and western sections of the Park Land belt surrounding the existing Dublin township.

4.4.2 Cultural Heritage

Investigations undertaken in 2012 and again in 2023 have not located any registered Aboriginal Heritage Sites or Objects on the subject land.

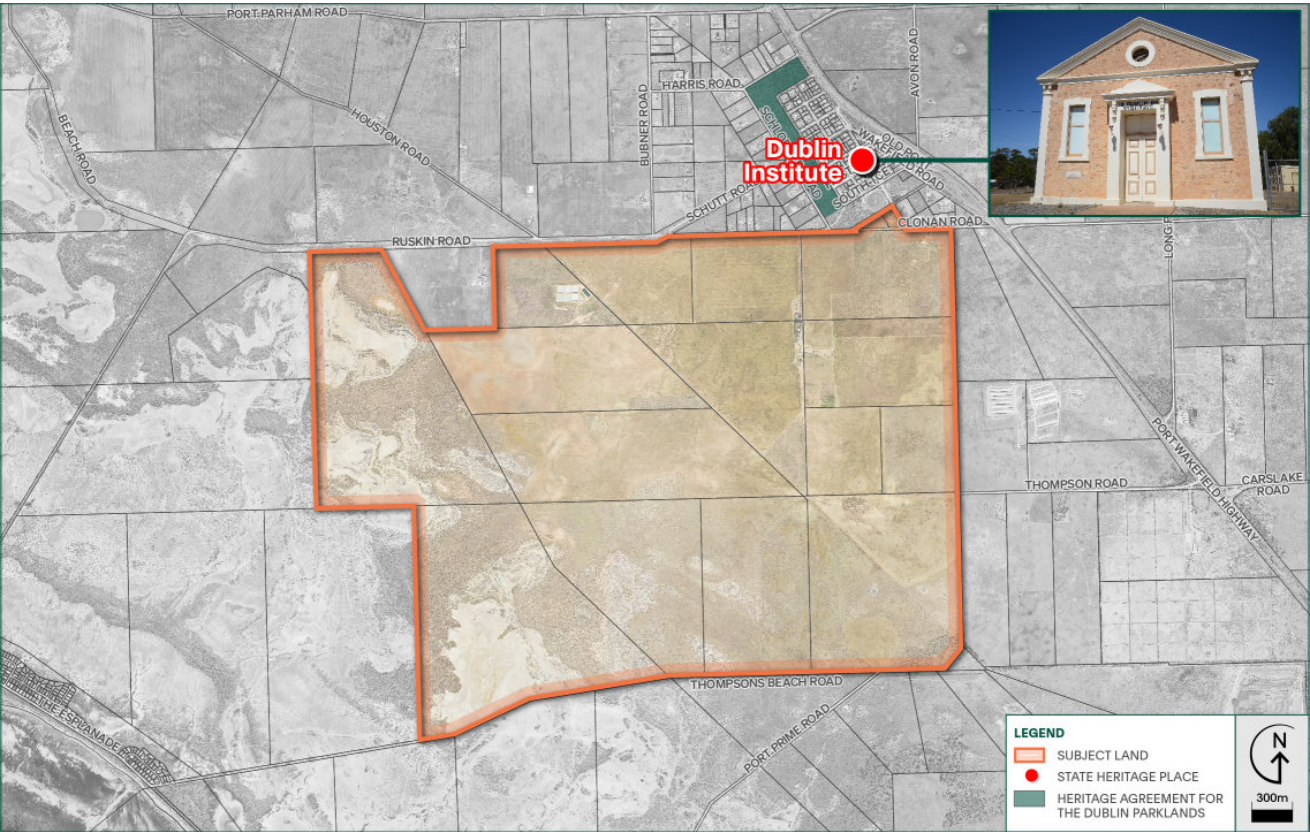


Figure 4.7 – Heritage Places

4.5 Infrastructure

4.5.1 Services & Civil Infrastructure

Investigations undertaken have identified that the subject land has existing power and water connections (refer to **Figure 4.8**).

Alano Utilities Pty Ltd and Leinad are establishing Development Agreements that will ensure a commitment to delivery of the necessary infrastructure and servicing for the future use of the subject site.



4.5.2 Social Infrastructure

The small township of Dublin has local service infrastructure including a general store and pharmacy, petrol filling station, public toilets, and hotel.

Dublin is surrounded on its northern, western and southern sides by Park Lands. Within the southern Park Lands is the local sports and recreation ground including an oval, cricket nets, old tennis courts and



sporting clubroom. Council has an adopted Master Plan to upgrade the precinct and provide additional community facilities including additional facilities for youth.

A CFS Unit was established in Dublin 1966 and an extension to the station was completed in 2020. The unit includes two (2) vehicles and the unit's response area includes Calomba, Dublin, Long Plains, Lower



Light, Parham, Thompson Beach, Webb Beach, Wild Horse Plains and Windsor. [South Australian Country Fire Service Promotions Unit \(fire-brigade.asn.au\)](http://fire-brigade.asn.au).

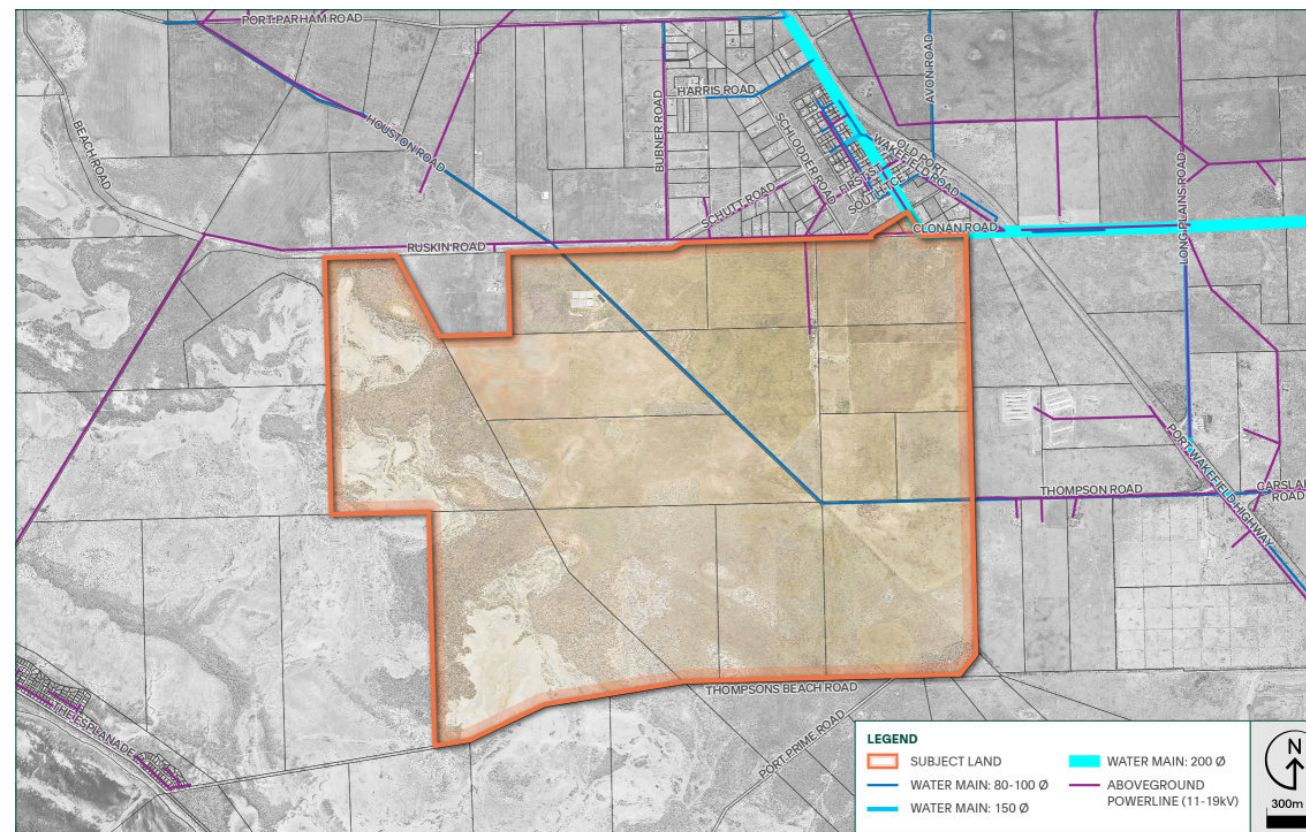


Figure 4.8 – Existing Services Infrastructure

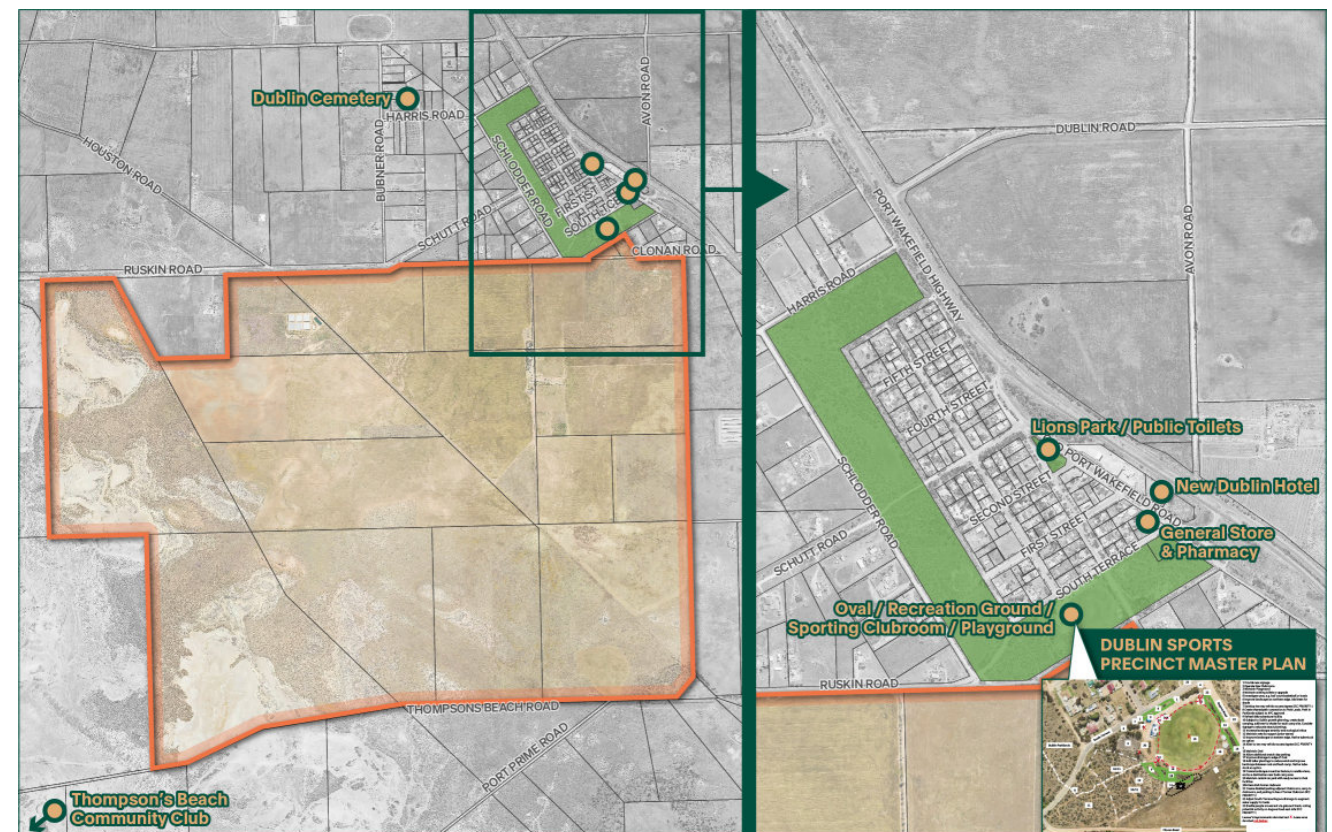


Figure 4.9 – Existing Social Infrastructure



4.6 Transport & Connectivity

The existing transport network servicing the subject land is illustrated in **Figure 4.10**.

The town of Dublin has a number of strategic locational advantages particularly for potential employment related land uses including:

- The township is bypassed by the Port Wakefield Highway (National Highway 1) which connects Adelaide to the Yorke Peninsula, Eyre Peninsula and to the Northern Territory and Western Australia;
- Port Wakefield Highway provides access to South Australia's renewable power and infrastructure projects in regional areas, generally north or west of Adelaide;
- Delivery of long, high or wide loads via over-dimension vehicles in regional South Australia via Port Wakefield Highway and other routes without transiting through Adelaide;
- A rail hub is located at Mallala 15 kilometres to the east or 30 minutes' drive to the SCT Intermodal Freight Terminal at Penfield;
- The Port Adelaide inner harbour, shipping and container yards and connecting freight networks and defence industry sites are directly connected via the Northern Expressway and Port River Expressway; and
- The township is within 30 minutes of waste streams and biomass crops on the Adelaide Plains and Barossa Valley.

The subject land has frontages to Ruskin Road, Clonan Road and Thompsons Beach Road. Connectivity to these roads is provided via Sanders Avenue/South Terrace and Thompson Road, both which intersect with Port Wakefield Highway. These intersections are treated with channelised turn lanes. In addition, There are several unnamed and unsealed roads (tracks) within the subject land that primarily provide access for farming (grazing) purposes.

Ruskin Road along the northern boundary of the subject land provides the primary access to the small beach settlement at Thompsons Beach.

There are no current pedestrian and cycle networks in the locality and limited existing public transport services.

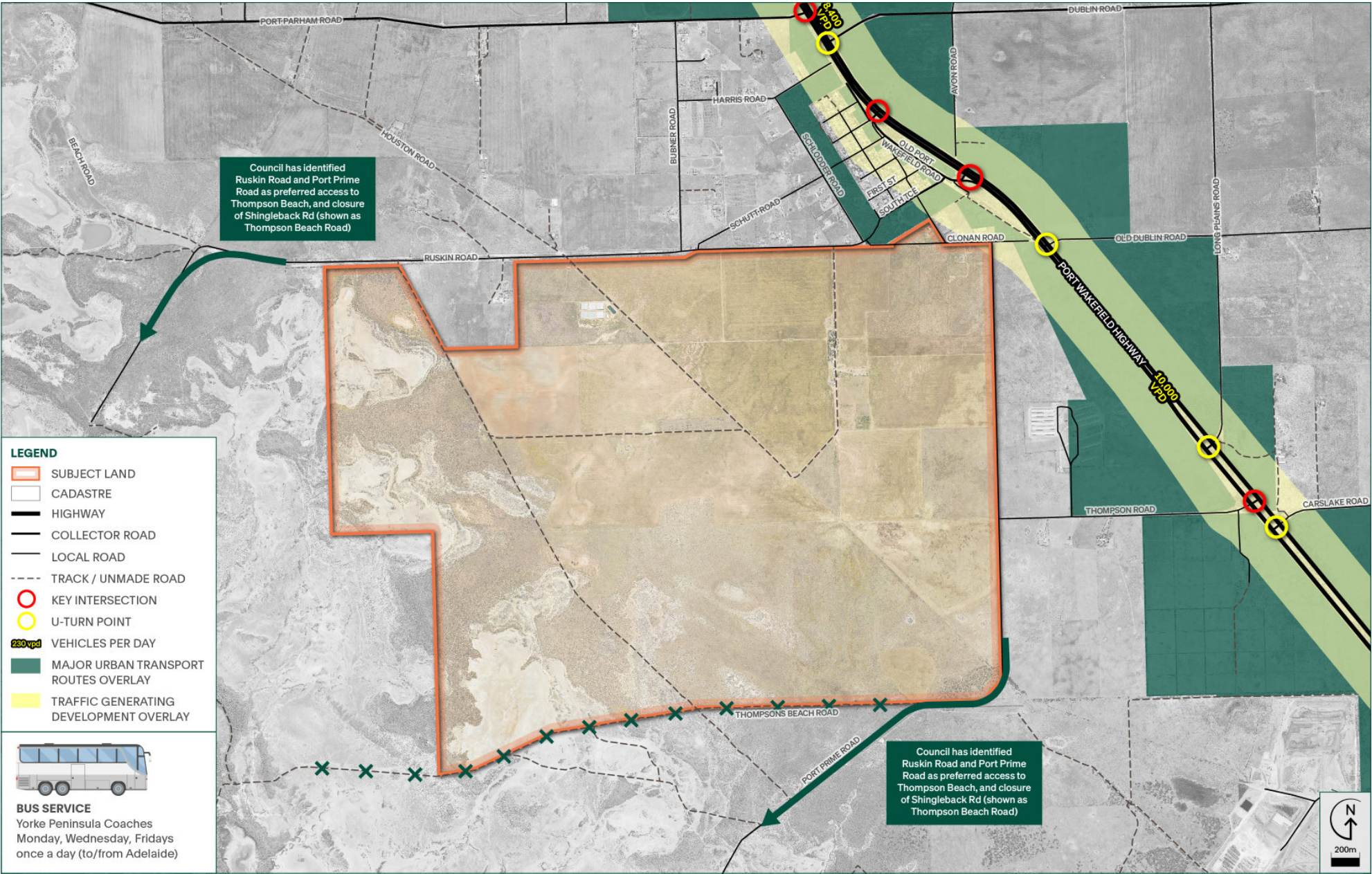


Figure 4.10 – Existing Transport Network



5. PLANNING POLICY & STRATEGIC FRAMEWORK

5.1 The Planning & Design Code

5.1.1 Existing Zone & Policy Framework

The land outside of the existing Dublin Township is currently located within both the ‘**Rural Zone**’ and the ‘**Conservation Zone**’ (refer to **Figure 5.1**).

The Desired Outcomes for the **Rural Zone** include:

Desired Outcome 1: A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.

Desired Outcome 2: A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

The Desired Outcomes for the **Conservation Zone** is:

Desired Outcome 1: The conservation and enhancement of the natural environment and natural ecological processes for their ability to reduce the effects of climate change, for their historic, scientific, landscape, habitat, biodiversity, carbon storage and cultural values and provision of opportunities for the public to experience these through low impact recreational and tourism development.

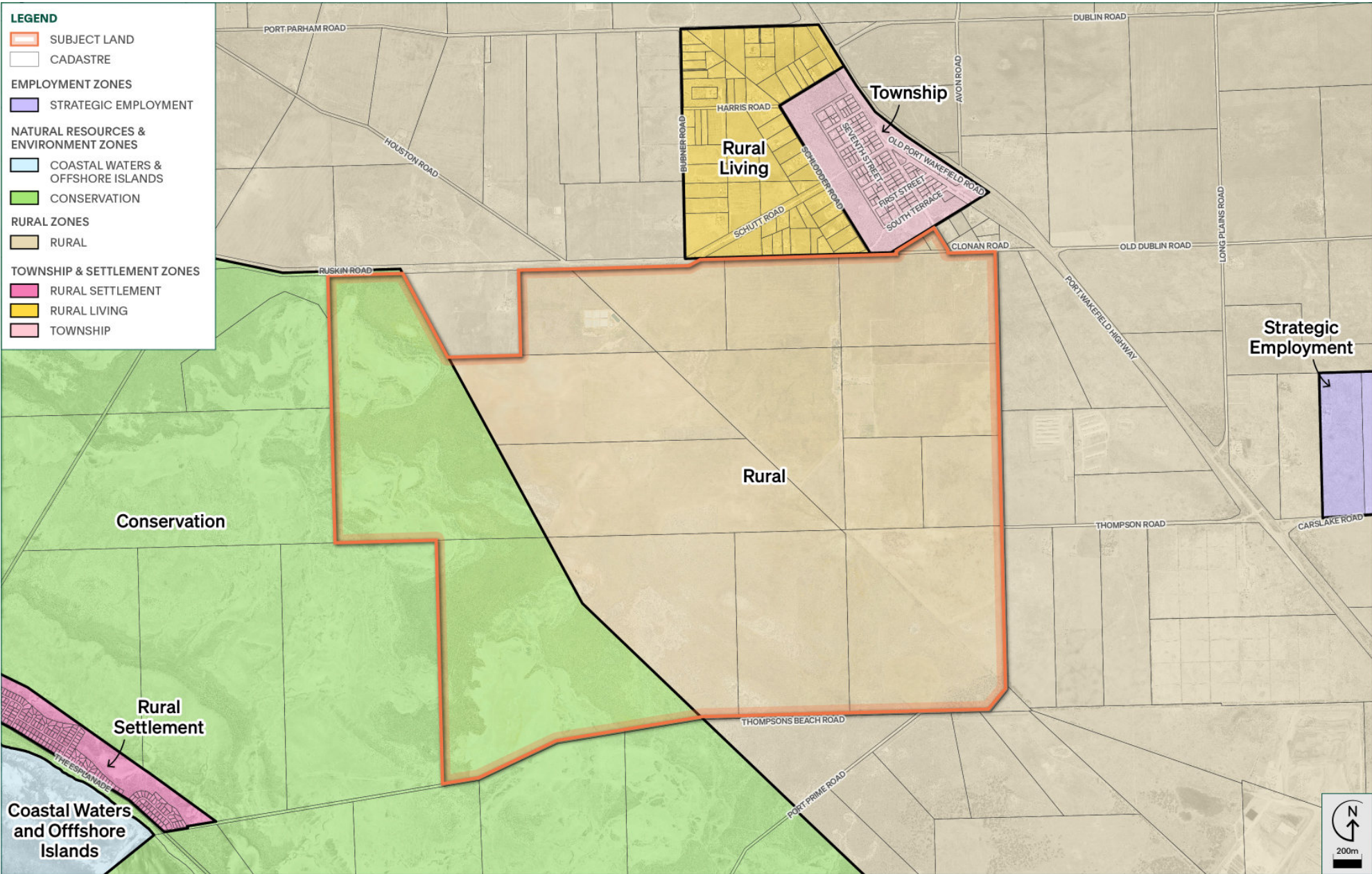


Figure 5.1 – Current Zoning



The following **Overlays** also apply to the subject land:

- ‘Coastal Areas Overlay’ which applies only to land located within the ‘Conservation Zone’)
- ‘Environment and Food Production Area Overlay’;
- ‘Hazards (Acid Sulphate Soils) Overlay’ which applies only to western portion of the site;
- ‘Hazards (Bushfire – General) Overlay’;
- ‘Hazards (Bushfire – Medium Risk) Overlay’;
- Hazards (Flooding – Evidence Required); Overlay’
- ‘Native Vegetation Overlay’;
- ‘State Significant Native Vegetation Overlay’ which applies only along the western site boundary (approximate width of 50m) adjacent the ‘Adelaide International Bird Sanctuary National Park’;
- ‘Traffic Generating Development Overlay’; and
- ‘Water Resources Overlay’.

5.2 Environment & Food Production Area (EFPA)

Importantly, the subject land under the control of Leinad is located within the ‘Environment and Food Production Area (EFPA) (refer to **Figure 5.2**). The EFPA was introduced by the Minister for Planning on 1 December 2017 to protect food producing and rural areas from urban encroachment and encourage residential development within the existing urban footprint. Land division for residential purposes is prevented within the EFPA.

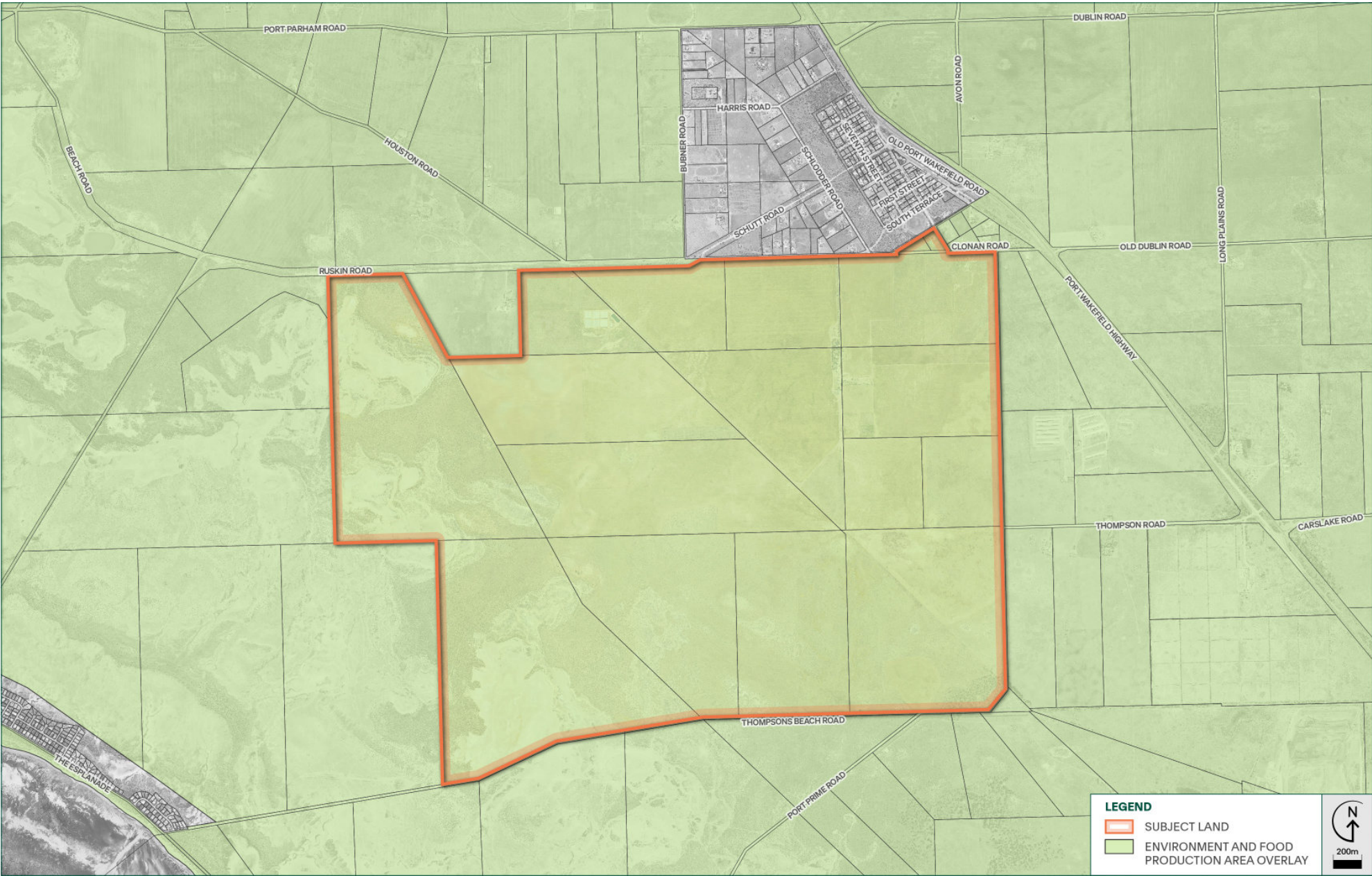


Figure 5.2 – EFPA Surrounding existing Dublin township

5.3 Local Strategic Plans



5.3.1 Growth Strategy & Action Plan

In May 2023, the Adelaide Plains Council released the final Adelaide Plains Growth Strategy and Action Plan (GSAP).

The GSAP identifies that planning for population growth of the Adelaide Plains is important, as population is forecast to double over the next 20 years. Council identifies that the majority of population growth is at Two Wells which could ultimately grow to 13,400 people. Notwithstanding, the Council supports further growth opportunities at Dublin, subject to further investigations, rezoning and infrastructure planning.

The GSAP notes that growth within the Adelaide Plains is part of the outer north that is being planned for the greatest amount of fringe growth in Greater Adelaide.

The GSAP confirms that in 2019, Council supported further investigations for potential urban growth at Dublin (i.e. the 'subject land' under the ownership and control of Leinad). The GSAP identifies the Dublin township has the potential for around 4,000 residents/1,500 dwellings in total. The report confirms that if land under the control of Leinad to the south of the existing township was fully developed by 2040, this would lead to a total population in Dublin of around 4,500 (refer to **Figure 5.3**).



Figure 5.3 – Adelaide Plains Growth Strategy and Action Plan (May 2023)

The GSAP identifies that for Dublin the following further investigations are needed:

- Opportunities to grow tourism and business experiences;
- The need for land supply for housing, including rural living as a transition to agriculture;
- An assessment of the value of soil for food production and the environment;
- Potential for conflict with established uses, such as the chicken hatchery and the waste facility to the south;
- Community infrastructure and open space; and
- Hard infrastructure, e.g. sewer and water.

Notwithstanding, the GSAP identifies that this land remains subject to the EFPA restrictions and the release of this land is therefore unknown and unlikely to occur prior to 2026 (i.e. the State Planning Commission's next quinquennial review of the EFPA).

The GSAP identifies that Adelaide Plains is envisaged to retain a three (3) major town structure (Two Wells, Mallala and Dublin) which would be complemented by twelve (12) coastal and rural settlements across the region (refer to **Figure 5.4**).



Figure 5.4 – Three Town Service Model (Source: Adelaide Plains GSAP)

5.3.2 Adelaide Plains Council Strategies & Actions

We note that the Adelaide Plains Council strategies and actions are structured based on the 'Strategic Plan' outcomes of 'Enviably Lifestyle', Emerging Economy', 'Remarkable Landscapes' and 'Proactive Leadership'.

The Strategy identifies the following key actions to occur that are relevant to the Dublin township and the 'subject land' under the control of Leinad:

"Enviably Lifestyle Action Plan #1: Land supply and demand - Monitor to understand likely timing and nature of future land releases for urban growth. Consider level of infrastructure needed, and an orderly approach to land release. This is at Two

Wells, **Dublin** and Lewiston, and also associated with the next review of the Environment and Food Production Area in 2026;

Enviabale Lifestyle Action Plan #7: Dublin – scope future urban growth, noting 2019 decision to support Investigating Lelnad land south of existing township. Consider near coastal tourism role, agriculture, proximity to established industries and Carslake Industrial Area, community and open space facilities, recreation and sport, water reuse and necessary infrastructure;

Emerging Economy Strategies: Foster established town centres, principally at Two Wells Main Street, Mallala Town Centre and centre functions at **Dublin;**

Proactive Leadership – The level of success in achieving the GSAP depends upon cooperation between the public and private sectors, in particular:

(b) State Government:

(ii) Support public service provision and Incorporation of GSAP policies Into the 30 Year Plan for Greater Adelaide, and where relevant, the Planning and Design Code.

(d) Land owners and developers:

(i) Particpate In planning that supports the GSAP.

(ii) Enter into agreements with Council and State Government to fund infrastructure to support the GSAP.

(iii) Work with Council to establish and promote a consistent and recognisable Adelaide Plains offering for marketing and promotion of major developments.

(iv) Provide affordable and diverse housing.



5.4 The Regional Plan

5.4.1 30 Year Plan for Greater Adelaide

The existing township of Dublin is identified within the 30 Year Plan for Greater Adelaide - 2017 update, as 'Planned Urban Lands to 2045' with land west of Schlodder Road designated as 'Rural Living' (refer to **Figure 5.5**). The subject land is not included in the '30 Year Plan for Greater Adelaide – 2017 Update' as a future urban growth area and is located within the Environment and Food Production Area.

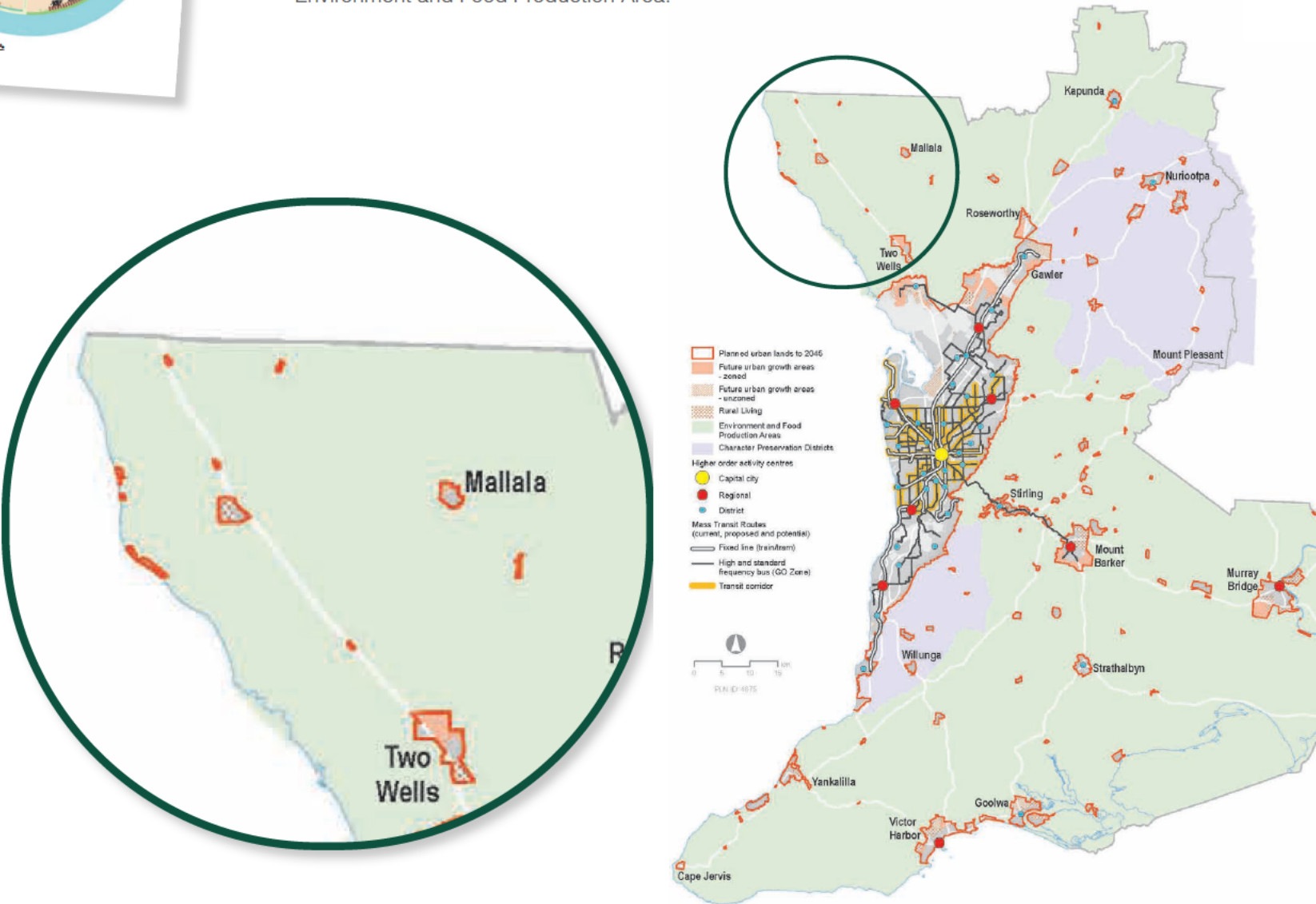


Figure 5.5 – 30 Year Plan for Greater Adelaide (Extract)



5.4.2 Greater Adelaide Regional Plan – Discussion Paper

The Greater Adelaide Regional Plan (GARP) Discussion Paper (the ‘Discussion Paper’) indicates a projected growth in population within Greater Adelaide of 670,000 by 2051. This represents a 47% increase in Greater Adelaide’s current population.

The Discussion Paper also forecasts the need to supply 300,000 new homes to meet this projected population increase and identifies that there is a current capacity for an additional 200,000 homes (164,000 homes in land already zoned for residential development and a further 47,000 homes that could be accommodated on land already identified for future residential rezoning). The Discussion Paper identifies the need to therefore supply an additional 100,000 homes by 2051 or based on current estimates under a high growth scenario - we will run out of land for future residential development within 30 years unless an ongoing rezoning program is established.

The GARP ‘Discussion Paper’ has identified that growth will balance greenfield, township and infill development, in the right places, with well-timed infrastructure provision. In respect to ‘Greenfield Development’, the Discussion Paper identifies that master planning and upfront consideration of infrastructure and services is critical to success.

The GARP ‘Discussion Paper’ identifies four (4) main greenfield ‘Investigation Areas’ on the fringe of Metropolitan Adelaide for future housing, with these areas being based on the State Planning Commission’s seven (7) identified land supply principles identified in the Paper. The areas proposed for detailed investigation extend from Adelaide’s four (4) major transport spines with the intent to capitalise on ongoing government investment along these growth corridors.

This includes a ‘north-west spine’ that begins at the south end of the Port Wakefield Highway stretching northwards from Buckland Park (including the Walker Riverlea development) to Two Wells. Importantly, the GARP ‘Discussion Paper’ identifies the investigation areas along the north-west spine do not extend as far as the towns of Dublin and Mallala. However, the Discussion Paper does identify that for Dublin and Mallala that:

“These towns will keep their own separate identity but may expand locally to support township function and growth”

The GARP ‘Discussion Paper’ also states that it will ‘*carefully plan and sequence growth and infrastructure to ensure timely access to services and amenities for new communities.*’ and will:

“Build on existing infrastructure capacity in townships, where local councils have identified growth opportunities.

The GARP ‘Discussion Paper’ identifies that the SPC considers Greater Adelaide’s growth should be guided by the following four (4) outcomes:

- A Greener Wilder and climate resilient environment;
- A more equitable and socially cohesive place
- A strong Economy built on a smarter, cleaner, regenerative future
- A greater choice of housing in the right place.



5.5 The Circular Economy

The circular economy is a prominent focus for Green Industries SA. The *Green Industries SA Act 2004* incorporates the concept of circular economy as a guiding principle. The potential benefits of a circular economy in South Australia have been measured (Green Industries SA, 2017), which describes gains to be achieved in local job creation and reductions in greenhouse gas emissions by 2030.

‘*South Australia’s Waste Strategy 2020-2025*’ outlines actions that can contribute to the development of a circular economy – that is, an economy that realises the best or full value from products and materials produced, consumed and recovered in South Australia.



6. SITE ANALYSIS

6.1 Agricultural / Horticultural Assessment

The condition of the subject land is described as ‘degraded’ and is considered to have low production potential.

Importantly, the subject land is not identified as a ‘Primary Production Priority Area’ (PPPA) by PIRSA, with the majority of the site located within a ‘Non-Primary Production priority Area’ Area’ (comprising that part of the subject land within the ‘Rural Zone’) or an ‘Excluded Area’ (comprising that part of the subject land within the ‘Conservation Zone’) (refer to **Figure 6.1**).

Developed by Primary Industries of South Australia (PIRSA), PPPA’s have been identified in response to Planning Strategy directives including the 30 Year Plan for Greater Adelaide to identify ‘areas of primary production significance’ (Government of South Australia, 2010, P. 106).

PPPA’s have been identified with reference to a variety of factors including “land capability, industry investment and land use, access to water, climatic considerations (including anticipated climate change) and any local conditions that give rural land special significance for primary production” (Location SA, 2010).

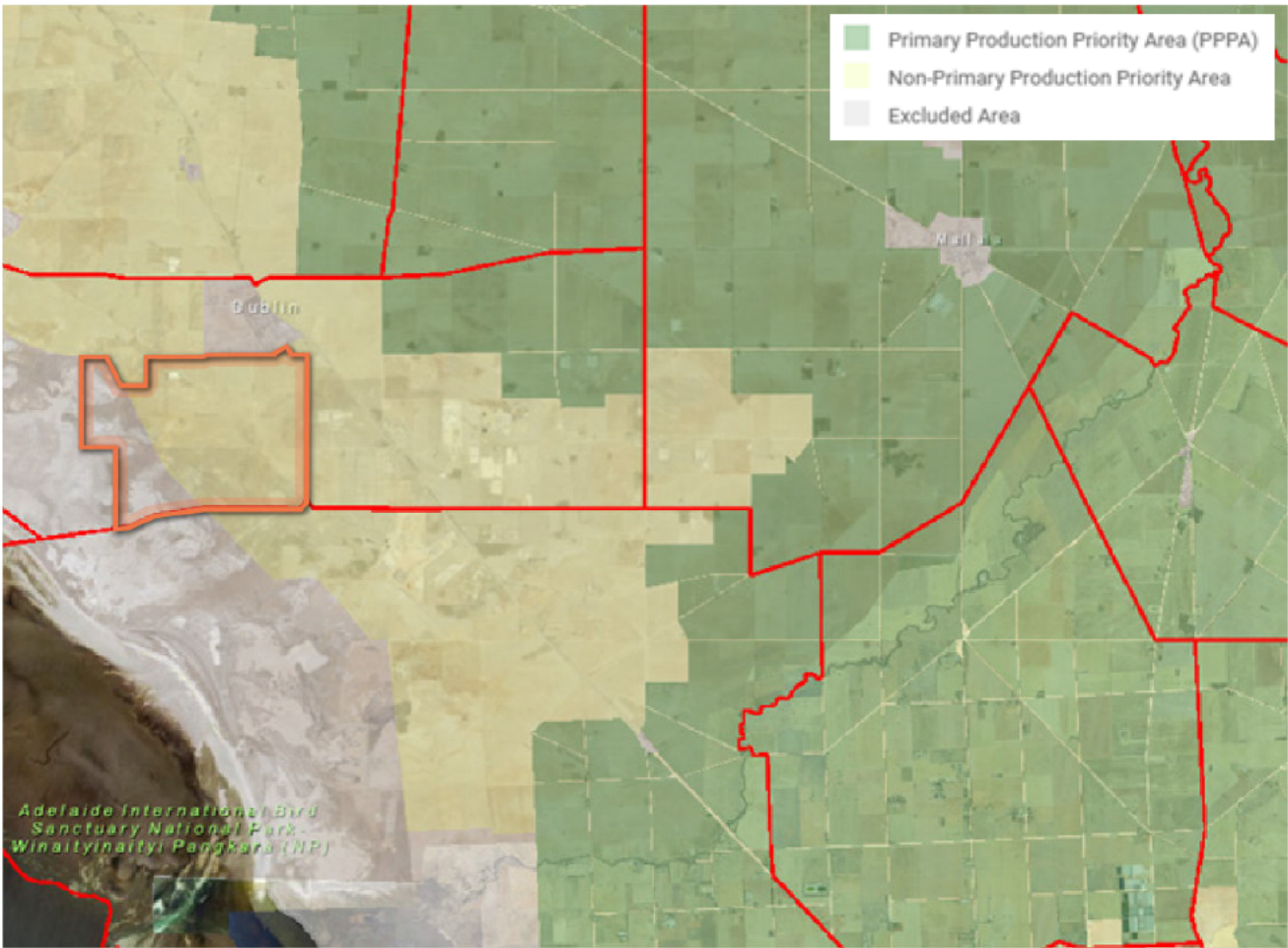


Figure 6.1 – Primary Production Priority Areas (Source: Location SA)



6.2 Cultural & European Heritage

An analysis of likely Aboriginal heritage was undertaken by ‘Australian Cultural Heritage Management’ (ACHM) in 2012 (refer **Appendix 2**). This included a review of the ‘Central Archive’ and the ‘Register of Aboriginal Sites and Objects’, the ‘South Australian Museum Collection Database’, and the consultant’s own corporate archives.

The study also reviewed Aboriginal cultural heritage report and literature relating to mythologies and oral histories. The review work identified that the land is within the Kurna Native Title Claim area but that no specific Aboriginal Cultural Heritage sites have been identified on the subject land (refer to **Figures 6.2. and Figure 6.3**).

In 2023, this research has been supplemented by updated research as part of the preparation of the Program for Environment Protection and Rehabilitation (PEPR) for the mining tenement. The new research has reached the same findings.

Notwithstanding that there are no known sites, the area is identified as one of historic activity for the Kurna People and therefore artefacts scatters, campsites and human remains may be encountered. Aboriginal heritage sites have a high degree of association with water features and thus the Samphire Coast area and the coastal dunes would provide the most likely areas for finds. All Aboriginal

artefacts, sites, or remains are protected under the *Aboriginal Heritage Act 1998* (AHA).

It is an offence under Section 23 of the AHA to damage, disturb or interfere with an Aboriginal site, objects or remains unless written authorisation from the Minister for Aboriginal Affairs and Reconciliation has been obtained.

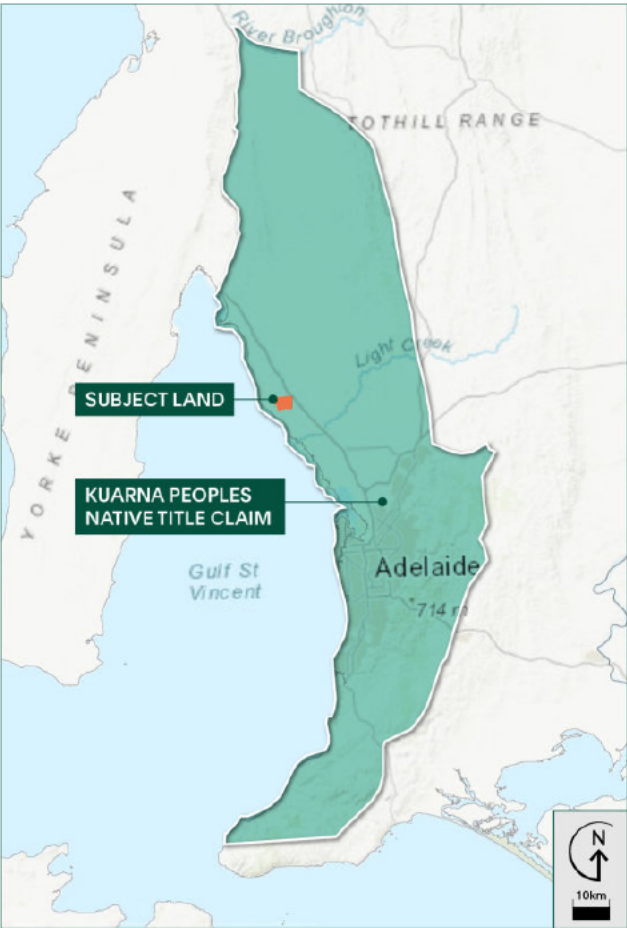


Figure 6.2 - Kurna Peoples Native Title Boundary

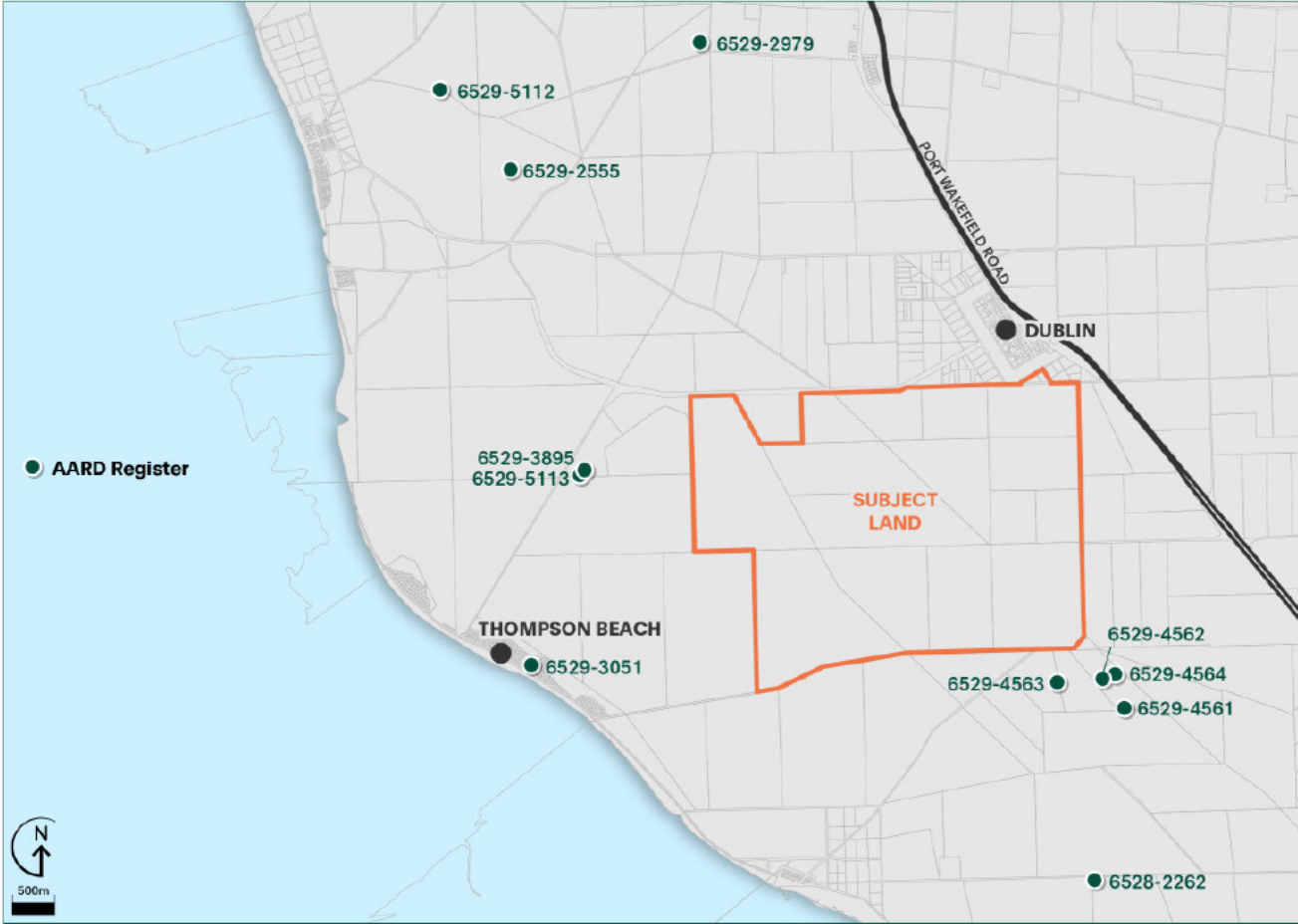


Figure 6.3 - Cultural Heritage Sites (within 5km of subject land)



6.3 Environment (Flora & Fauna)

An extensive flora and fauna analysis was undertaken by EBS Ecology in 2012 (refer Appendix 2). This analysis identified eight (8) broad vegetation associations within the overall landholding, of which three (3) were dominated by native flora species and five (5) were dominated by introduced flora species. **Figures 6.4 and 6.5** below identifies the vegetation associations and vegetation condition across the subject land.

The entire 'Conservation Zone' to the west of the subject land comprises intact samphire and saltmarsh vegetation subject to tidal inundation (refer to **Figure 6.4**). The area is of very high ecological

value. The saltmarsh and sapphire communities are in good condition and resemble probably pre-European structure, forming part of a much larger intact system. This zone is of high importance for fauna, including the state vulnerable Slender-Biller Thornbill and a range of shorebirds. Provided a suitable buffer is provided to the 'Conservation Zone', the proposed development should not have significant impact on the coastal vegetation or shorebird habitat.

Further investigations are recommended if development is to have any impact (direct or indirect) on the Conservation Zone, including further

survey of the 'Conservation Zone' to ensure all vegetation/areas of conservation significance are recorded.

For the remainder of the subject land, the study identified native vegetation was highly modified and of very poor condition, limited to scattered low shrub land that has persisted in grazing paddocks. The vegetation is highly degraded with high levels of disturbance and exotic species. In general, this area of the subject land is of low habitat value and is likely to support a low diversity of fauna species common to the area.

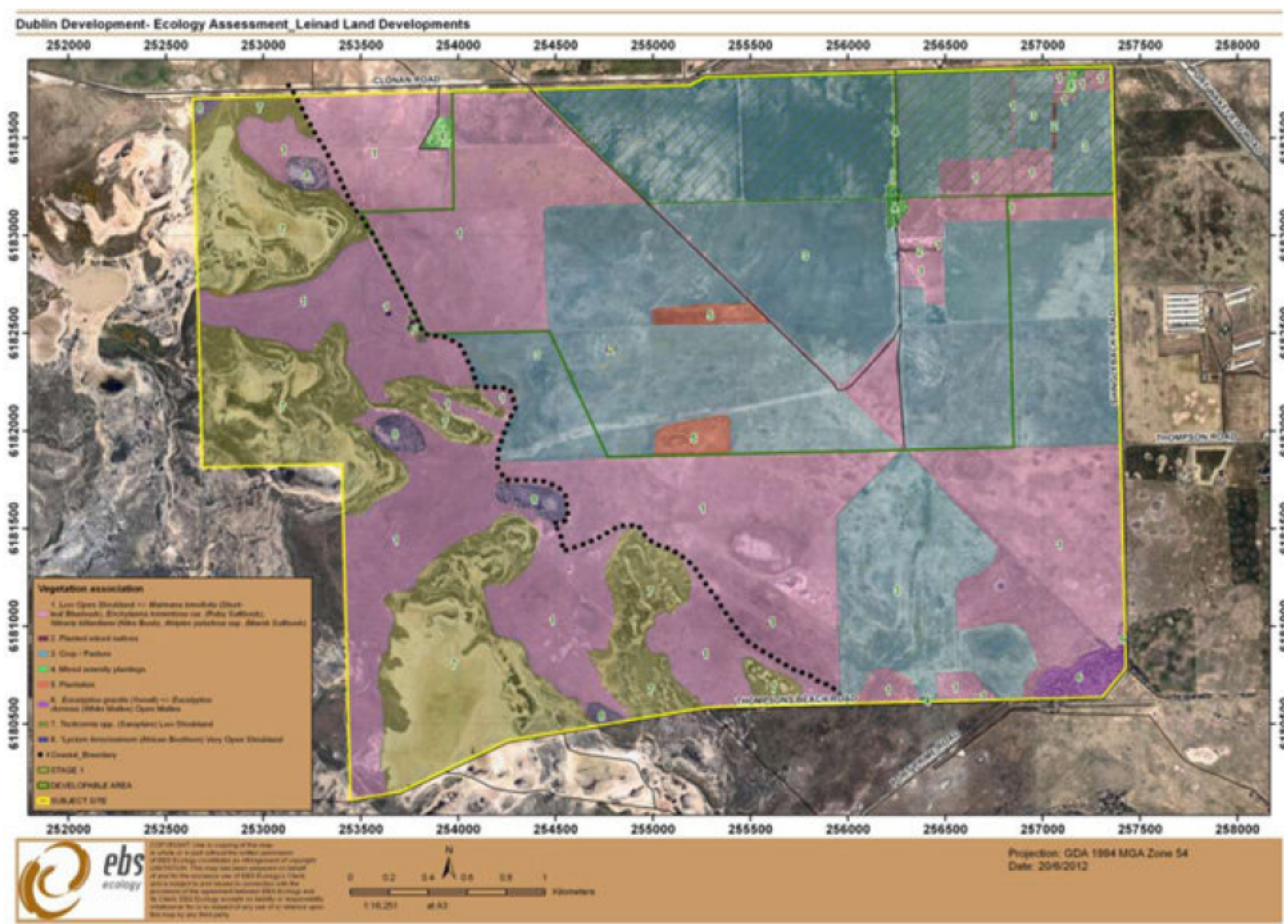


Figure 6 4 - Vegetation Associations

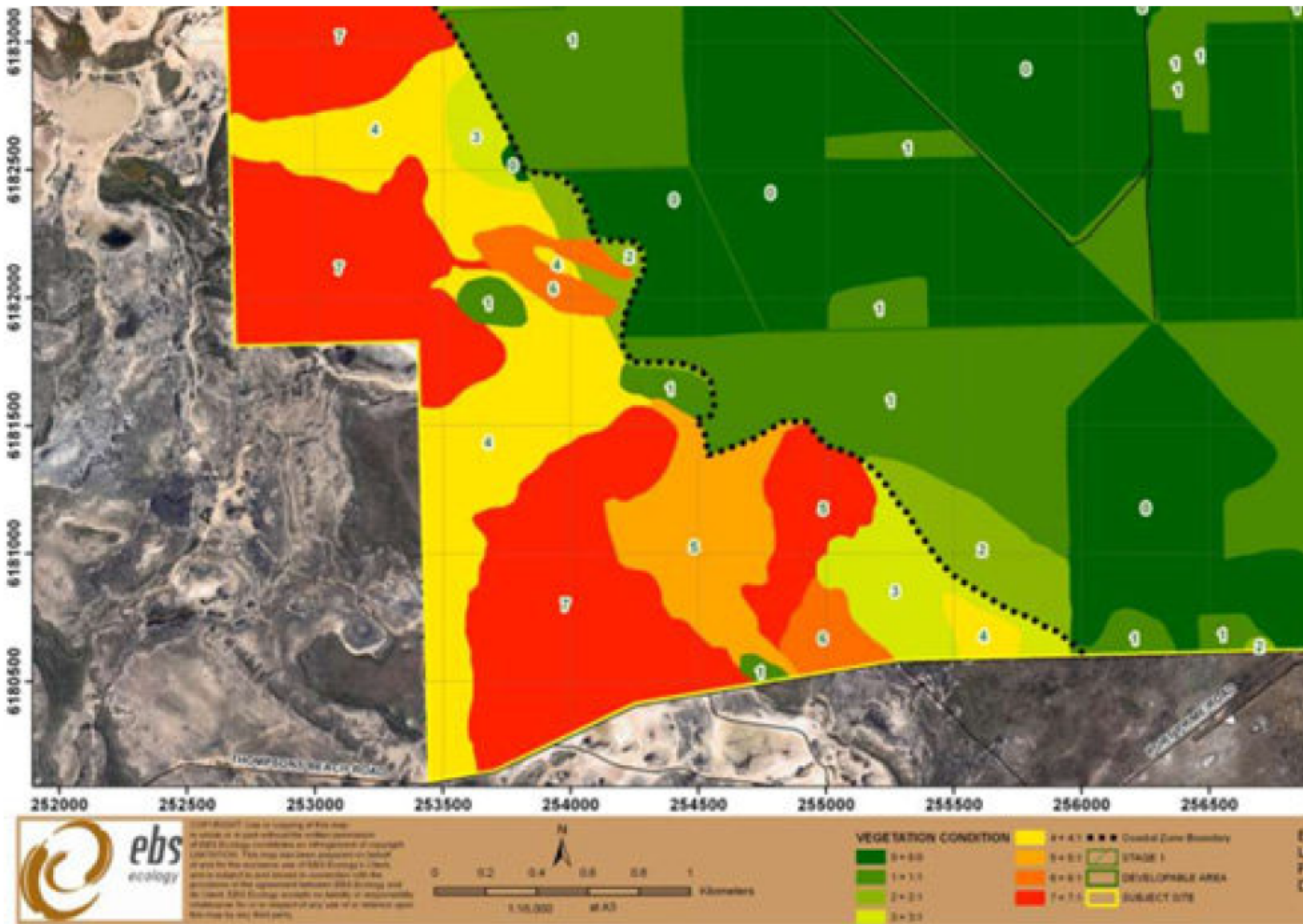


Figure 6 5 - Vegetation Condition



6.4 Environmental Site History

A partial ‘Stage 1 Environmental Site History’ Report was prepared by TMK Engineers in 2012.

The purpose of the site history research was to assess the potential for gross or widespread soil contamination to exist as a result of current or previous land uses. The site history report was also prepared to establish if there are any significant impediments to the proposed future redevelopment of the site for residential purposes from a site contamination perspective.

The report indicated that the risk of significant or gross soil and/or groundwater contamination across the whole site, that would be likely to preclude the use of the site for future residential development, is considered to be low.

There are no known new activities since this report was undertaken that would lead to the likelihood of any new site contamination sources arising. Given the date that these investigations were undertaken it is acknowledged that further steps in the planning process (including rezoning and/or future development applications for more sensitive land uses) is likely to require additional and more detailed site contamination investigations.

6.5 Bushfire

The subject land is located within the ‘Hazards (Bushfire – General Risk) Overlay’ and ‘Hazards (Bushfire – Medium Risk) Overlay’ of the Planning and Design Code.

On this basis, it is envisaged that future development will be required to incorporate required bushfire protection measures.

As development proceeds and the subject land transitions to urban and employment land, potential may exist for the Country Fire Service (CFS) to reassign the bushfire risk of at least portion of the area and therefore the extent of bushfire prevention measures which needs to be encapsulated in future development applications. This will be subject to future negotiation and consultation with the CFS.



6.6 EPA Buffer / Separation Distances

There are land uses and activities that interface with the subject land that require that application of suitable ‘buffer’ separation distances to both protect future urban development from external impacts (i.e dust, noise, chemical spray drift etc) and also ensure the protection of existing lawful non-urban uses (i.e primary production, intensive animal keeping and Defence operations etc) from encroachment by urban development.

The overall subject site interfaces with agricultural and horticultural activities, intensive animal keeping, the IWS Waste Treatment and Composting Facility as illustrated on **Figure 6.6**.

6.6.1 Chicken Broiler Farm

The adjoining Poultry farm comprising a broiler farm is a Licenced EPA activity (EPA Licence Number 51462 in favour of Dublin Farm Pty. Ltd).

Enviroscan (refer **Appendix 3**) have undertaken an analysis of the minimum required buffer separation distance from the existing poultry farm to inform the potential location of sensitive receptors in association with the proposed future southern expansion of the Dublin Township.

The adjacent licensed broiler farm has an approved capacity for 420,000 birds.

As a preliminary estimate, the Enviroscan report has recommended an approximate minimum buffer distance of 1,000m (representing an odour exposure up to ≤4 OU).

Further assessment is recommended at future stages of site planning, depending on the location of sensitive land uses on the subject land.

The land within the buffer separation distance is appropriate for other uses, including employment land.



6.6.2 IWS Waste & Composting Facility

The IWS Waste Facility is Licenced for both 'Composting Works' and as a 'Landfill Depot' (EPA Licence Number 51568 in favour of 'Pelican Asset Co Pty Ltd.'). The waste management facility is also permitted to receive and dispose of low-level contaminated waste as well as the treatment and disposal of high-level contaminated waste.

In accordance with the publication 'Evaluation distances for effective air quality and noise management' prepared by the EPA in August 2016 and updated in January 2023, a buffer evaluation distance of 500m is recommended for a landfill facility that disposes of waste to land whilst a buffer evaluation distance of 1,000m is recommended for composting works of greater than 200 tonnes/ year.

On this basis, a conservative separation distance of 1,000 metres has been applied to this composting Works facility and landfill Depot (refer to **Figure 6.6**)

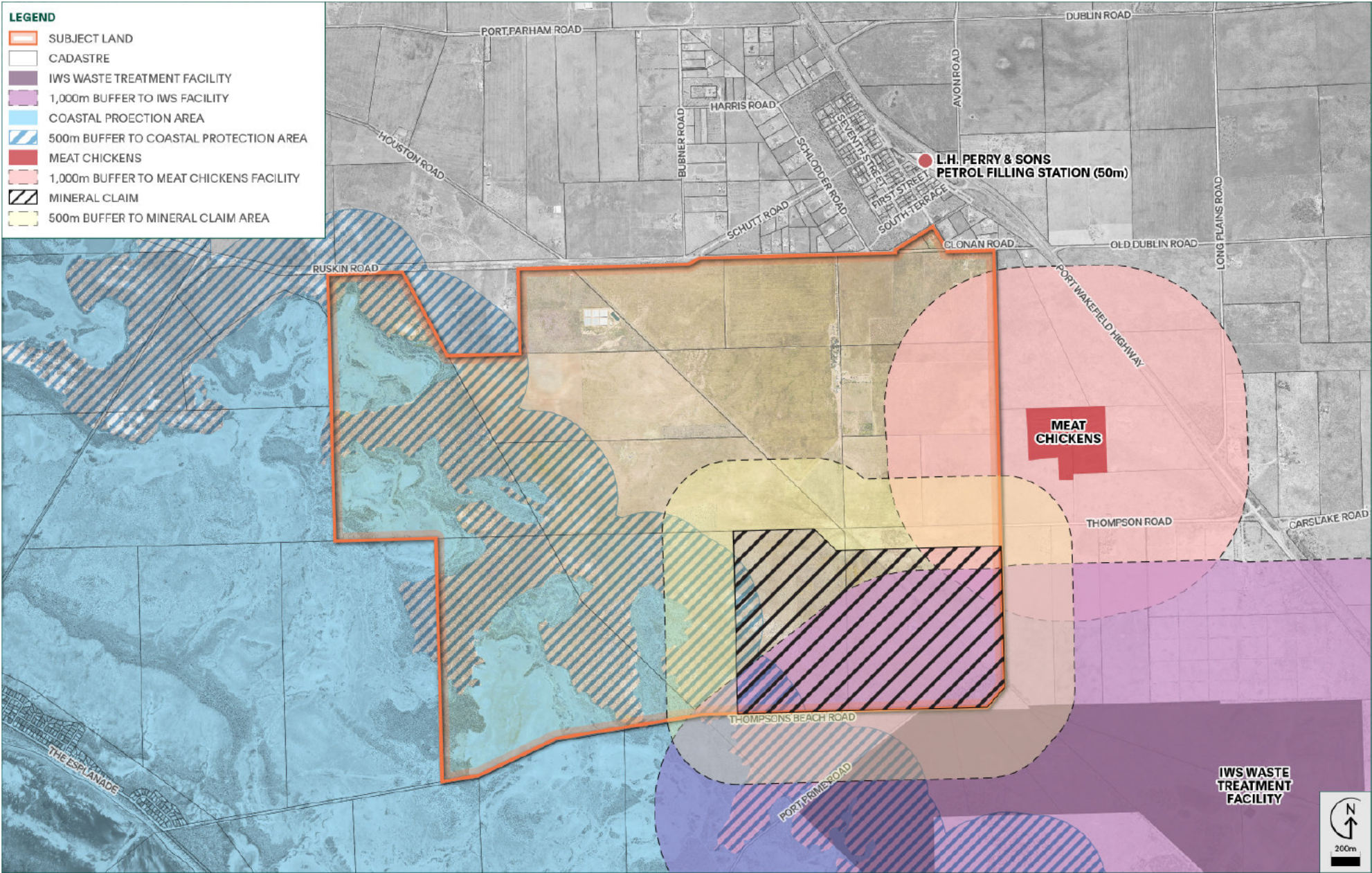


Figure 6.6 – Buffer/Separation Distances

6.7 Social & Community Infrastructure

6.7.1 Human Service Requirements

Preliminary investigations have found that an additional population of 3,250 people (i.e. 1,300 dwellings with 2.5 persons per household) is unlikely to result in the need for:

- An additional primary school or high school;
- A public hospital facility in its own right;
- Community health facilities (potential for an outreach service in Dublin, with base likely in Two Wells);
- A library branch;
- A dedicated community centre;
- A dedicated police station;
- An ambulance station;
- A CFS Station (in addition to the existing CFS unit based in Dublin);
- An SES unit; or
- New sporting and recreational facilities within the current level of facility provision considered reasonably good (noting that however a playground could be added to the existing oval and court complex)

This population increase will likely create demand for local GPs and other medical practitioners, and possibly a child care centre. These services would be likely to be provided by the private sector on a commercial basis and could located within the existing town centre or a local centre.

The population increase may also create demand for an aged care facility comprising 19 to 25 beds on a site of approximately 4,500m² (including car parking).

Any proposed development is likely to be affordable given the location of the subject land.

6.8 Servicing & Infrastructure

Historic background investigations undertaken have revealed the following:

6.8.1 Potable Water

Historic background investigations undertaken by Leinad and TMK Engineers have identified existing potable water services and infrastructure on the subject land.

Leinad is now working closely with Alano Utilities Pty Ltd ['Alano'] to plan and implement required infrastructure to service future development. This would include maintaining the redundancy of SA Water potable water assets and connections currently located on the site.

Alano upholds a strong focus on balancing the long-term needs of communities, industries, development groups and the environment. Alano is working closely with Leinad to ensure that the solution provided to service development fully integrates into the master plan for the *Dublin Green Circular Economy Precinct*.

Potable water currently exists onsite via multiple SA Water meter connections and Alano have confirmed that this existing infrastructure can be utilised to establish a new network to service the site on demand and as demand progressively increases.

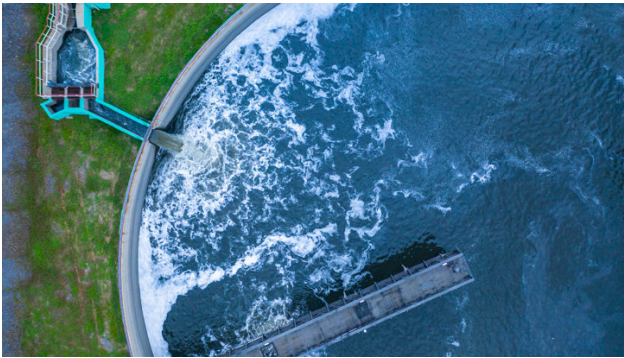
The water meters are serviced by existing infrastructure installed by SA Water in the form of a 200mm high pressure water main running for approximately 500 metres along Clonan Road, immediately adjacent the subject land (refer to **Figure 4.8**).



Additional supply to the site comes from a 100mm diameter high pressure water main that dissects the site (from Houston Road down through the site and across to Thompson's Beach) with multiple water meters connected and currently in use. (refer to **Figure 4.8**).

If required, there is also an alternative option to utilise an existing 150mm water main running on Port Wakefield Road which could be extended if required (refer to **Figure 4.8**).

Alano and Leinad are establishing Development Agreements to ensure a commitment to required infrastructure assets and servicing that would be owned and operated by Alano.



6.8.2 Sewer

There is currently is no non-potable recycled water supply on site, and SA Water will not be required to service the area in the future given the following potential systems to supply recycled non-potable water:

1. Treated waste water i.e. from a community waste water system (CWMS)
2. Treated storm water; and,
3. Combination of both treated waste water and storm water

Opportunities exist for water harvesting and re-use including the use of storm water for establishing and maintaining open space and recreational areas.

Adelaide Plains Council are likely to expect better water quality than the undeveloped site with the value of water required to match the Environmental Protection Authority (EPA) guidelines including the implementation of Water Sensitive Urban Design (WSUD).

A staged development approach will require the construction of temporary stormwater runoff control measures as part of the 'Construction Environmental Management Plan' to throttle and limit the amount of flow to downstream catchments (a temporary detention system can be utilised with a dual purpose for stormwater detention and as a sedimentation basin required during construction).

The Dublin Township is currently not connected to any formal wastewater collection scheme and new wastewater disposal infrastructure will be required for the proposed expansion and could comprise the following four (4) possible waste water collection systems:

- Vacuum;
- Pressure;
- Gravity; or
- A Community Wastewater Management Scheme (CWMS)

Alano will provide services to the Dublin Green Circular Economy Precinct with connection into an internal wastewater treatment facility network to be constructed on site.

Alano and Leinad are establishing Development Agreements to ensure a commitment to required infrastructure assets and servicing that would be owned and operated by Alano.

The Dublin Township will have an opportunity to connect to the wastewater collection scheme established at the *Dublin Green Circular Economy Precinct*.

6.8.3 Power

Historic background investigations undertaken by Leinad and TMK Engineers have identified the existing power supply services and infrastructure on the subject land (refer to **Figure 4.8**). These existing services will be supported and augmented with a micro grid that will be established on site, once there is enough on-site demand. This will close off the circular economy at peak operation and occupancy, maintaining the redundancy of SA Power network provision on site.

An overhead 19KV High Voltage Power line has been established on the site which enters the site from Ruskin Road to service the existing farming operation and the dwelling (refer to **Figure 4.8**). The 19KV line provides sufficient supply for likely future site requirements.

If required, SA Power could provide a connection to an 11KV High Voltage Power line at the junction of Thompson Road and Thompsons Beach Road.

In addition, there is an alternative option to connect to a 11KV High voltage Power line established along the northern boundary of the subject land along Ruskin Road and Clonan Road.

Irrespective, there is potential to have multiple transformers connected at the developers cost.

An upgrade can be undertaken at the developers cost for three phase power. SA Power Networks have previously advised a 66kV power line located approximately 8 kilometres to the east of Dublin, across the Port Wakefield Highway, could be extended to service the subject land.

In all situations, the developer can connect up to 4.9MW of power back into the grid with the infrastructure available.

6.8.4 Gas

There is currently no gas connection to the site. The township of Dublin is currently serviced by individual gas bottles. The construction of a bioreactor as part of the *Dublin Green Circular Economy Precinct* may create opportunities for on-site gas supply generation, subject to further investigations.

6.8.5 Telecommunications

NBN connection is available to the site. Leinad are establishing Development Agreements to ensure NBN connection is provided to the site for each stage of the future site development. New connection and extensions for individual stages of the development is to be achieved at the developers cost.

Importantly, The circular economy model will generate on-site electricity and water, as described in Section 2 above, which will reduce infrastructure augmentation as a result of localised generation and distribution of power and potable water.



6.9 Traffic Impact Assessment

6.9.1 Movement & Access

Traffic analysis has been undertaken by MFY (refer **Appendix 4**) in respect to the prospective development of the site including SIDRA intersection modelling and liaison with the Department for Infrastructure and Transport.

Based on this analysis, MFY have confirmed that the implementation of the proposed development and vision for Leinad will not result in significant investment in transport infrastructure. In particular, MFY have confirmed that:

A review of the volumes at the existing southern intersection of Port Wakefield Road and the Dublin service road (Sanders Avenue) identified that the subject land could accommodate 1,300 dwellings (up to a design year of 2040). Given that the current future road design year is 2041, it is reasonable to suggest that there would be no road works required at the intersection for this growth. The current channelised left and right turn lanes comply with Austroads criteria for 110km/h at this intersection. The intersection does not currently include acceleration lanes and the additional northbound traffic associated with the dwellings will not change the functionality of the existing turning movement at this intersection.

The balance of the subject land is identified for a potential mining tenement and employment (industrial) areas. These land uses should be accessed via Thompson Road to minimise any impact on the Dublin township created by large vehicles. The Thompson Road/Port Wakefield Highway intersection has been designed to cater for large commercial vehicles and currently provides access to and from the existing chicken farm.

Additional volumes generated by development in the employment and mining area will be dependent on the ultimate land use. As an example, however, the potential mining tenement is forecast to generate in the order of 20 trips a day which is very low and would have a negligible impact on the operation of

the intersection. Further, the existing low volumes at the intersection are low and there is therefore significant spare capacity. Accordingly, while each land use application would be subject to a separate assessment, there is potential for the intersection to cater for the envisaged development

6.9.2 Public Transport

Given the existing and proposed future population densities and thresholds within the Dublin Township, it is unlikely that public transport would extend to Dublin in the foreseeable future. Notwithstanding, the planned growth in the northern suburbs of Adelaide (including Buckland Park and Two Wells) may bring regular services closer and/or may provide critical mass for a private operator to extend services.



7. MARKET ANALYSIS

7.1 Residential Land Supply

As outlined in **Section 5.4.2**, additional residential land supply of 100,000 homes is anticipated to be required to meet projected growth by 2051.

The Adelaide Plains Growth Strategy & Action Plan (GSAP) (refer **Section 5.3.1**) identifies population growth in low, medium and high scenarios across the Council area. The medium scenario includes growth that is known and factors in population growth within Dublin (refer to **Figure 7.1**).

The GSAP identifies the Dublin township has the potential for around 4,000 residents/1,500 dwellings in total. The report confirms that if land under the control of Leinad to the south of the existing township was fully developed by 2040, this would lead to a total population in Dublin of around 4,500 people.

The increase in population growth at Dublin supports the Adelaide Plains Council's envisaged three (3) town structure (see **Section 5.3.1**), and will result in the following positive outcomes to the Dublin township:

- Supports the provision of a range of new services and facilities that will be convenient and accessible to the population within the township and surrounding areas;
- Includes opportunities for future community and recreational facilities, health and education services and employment;
- Provides opportunity for transport upgrades and new services to the community; and
- Facilitates improved connection to the smaller coastal and rural settlements located north-west of Dublin, due to an increase in services and opportunities within the township.

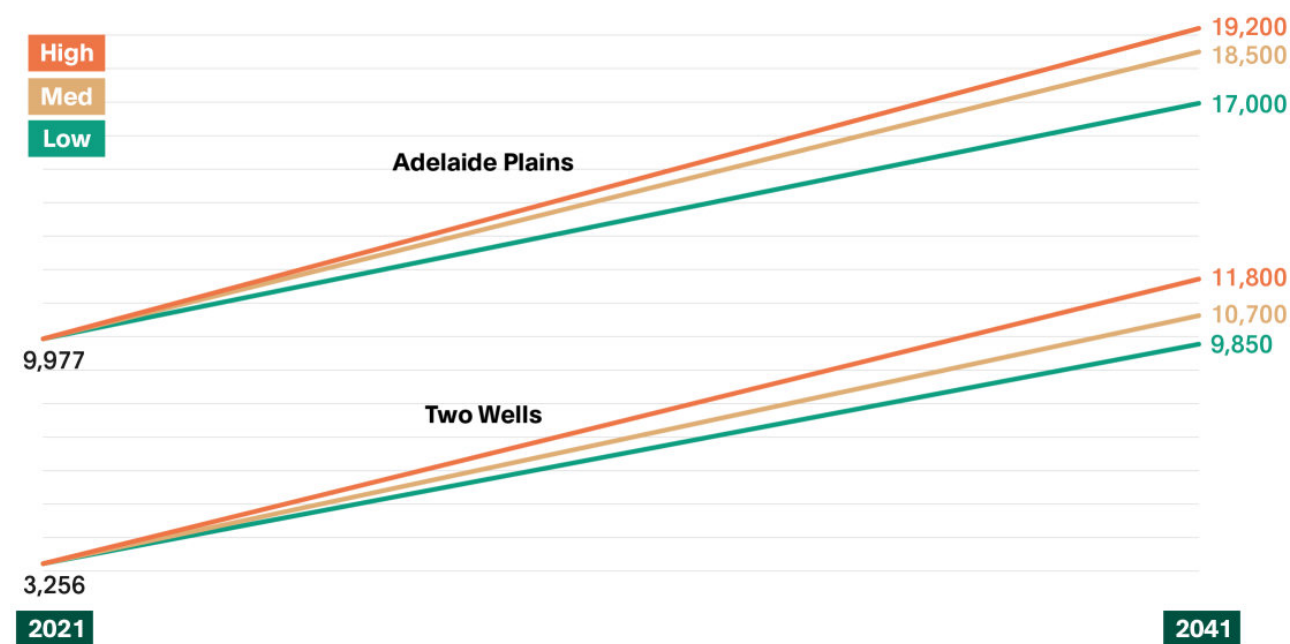


Figure 7.1 – Growth Population Scenarios (Source: Adelaide Plains Council, GSAP)

7.2 Employment Strategy / Opportunities

7.2.1 Retail

The future growth of the township of Dublin will provide critical population mass to support commercial and retail investment within the town centre and will assist to improve the aesthetic quality and commercial strength and viability of the Dublin mainstreet.

It is anticipated that the majority of additional retail floor space would be accommodated within the existing Dublin Town Centre with perhaps a single local centre supporting and serving the new growth south of Ruskin Road. This is likely to be combined with additional non-retail uses in the town centre including small scale medical facilities (i.e GP Practice, dental practice, etc.) and small scale commercial and office uses (i.e. real estate agents and accountants etc.).

As identified in **Section 4.2.2.1**, approval was previously granted to Leinad for the development of a new Neighbourhood Centre comprising a supermarket, five (5) speciality shops and a total of 1,700 sqm of retail floor space on Old Port Wakefield Road within the town centre of Dublin. If supported by future township growth, Leinad would seek to apply to obtain/extend and/or enact this consent (or similar) to reinforce the primacy of the Dublin Main Street and support, facilitate and underpin the future growth and expansion of the Dublin township.



Figure 7.2 – Approved Neighbourhood Centre on Dublin Main Street (Development Application DA No. 312/17/2014)

7.2.2 Employment Land

Deep End Services have undertaken an analysis of the future demand for employment lands including identifying the key sectors where growth is anticipated in the region and an estimate of the likely area of land to be required for long-term development (refer to **Appendix 5**).

Deep End have advised that there is a strong case for a significant proportion of the 1,450-hectare Dublin land holding to be designated for employment uses.

The land can accommodate a range of employment uses and processes not suited to, or priced out of, the smaller and more expensive industrial sites in Edinburgh Parks which are targeting more intensive manufacturing, food processing and warehouse and logistics operations.

Dublin has attractive attributes for larger scale, low intensity uses which can leverage:

- Location with access from along Port Wakefield Highway with short travel times back to the workforce and industrial support services of Outer North Adelaide;
- Access to nearby rail corridors with loading facilities;
- The growing regional population including projected growth in the Adelaide Plains local government area;
- Emerging interest in Green Circular Economy projects and processes stimulated by South Australia's investment in renewable energy generation with ready regional sources of biomass and other inputs;
- Strong linkages to the agricultural sector of the Northern Plains, the renewable energy and infrastructure projects of regional South Australia (to the north & west) and to a lesser extent, Defence contracts and related work.

- Support from Adelaide Plains Council and their planning strategy based on a three towns service model including residential growth at Dublin; and
- Affordable and larger land parcels.

The sectors which appear to be well-suited to the site based on the location and expressed interest from occupiers are:

- The circular processes of a local Green Economy including innovative farming and food production methods, recycling industries, energy production from biomass, fertiliser harvesting and distribution and links or interdependencies with residential and industrial uses;

- Manufacturing, fabrication or logistics for the renewable (wind, solar and hydrogen) energy sector in metropolitan and regional SA;
- Defence and infrastructure contractors or sub-contractors requiring more land extensive sites; and
- Manufacturing or transport uses hauling long, wide or high freight to destinations using Port Wakefield Highway.

The Dublin employment land may differentiate itself from metropolitan industrial areas as it attracts uses requiring flexibility, mobility and even temporary facilities for operations to be scaled up and down as industry demand requires, as well as a permanent

location for businesses seeking a competitive edge in entry pricing.

There is no model-driven formula at this stage for the calculation of industrial land needs for a per-urban location such as Dublin. Notwithstanding based on the expressions of interest received to date, larger land area requirements, existing Strategic Employment land reserves to the east, the long term nature of the estate and the need for an area to develop a critical mass and provide a range of land options, **up to 400 hectares of employment land** can be justified and planned for. This is less than half the area of the existing 'Strategic Employment Zone' east of Dublin.



8. DUBLIN URBAN FRAMEWORK PLAN

8.1 Site Opportunities & Constraints

The following key site opportunities and constraints have been identified:

- The subject land is a large, consolidated land holding allowing opportunity to develop and deliver a structured and master planned community that is not obstructed by fragmented ownership or control;
- There is opportunity to provide for township expansion to support the growth and viability of the Dublin Township that is conveniently located to the nearby towns in the Adelaide Plains region and the northern suburbs of Adelaide;
- 1,300 dwellings can be accommodated to support the expansion and viability of the Dublin township without the need for additional significant services and infrastructure, including major upgrades to the intersections with the Port Wakefield Highway;
- There is a strong case for up to 400 hectares of new employment land to suit a range of employment uses and processes not suited to, (or priced out of), the smaller and more expensive industrial sites in other locations, with Dublin having attractive attributes for larger scale, low intensity uses aligned with circular economy processes, the renewable energy sector, Defence and manufacturing or transport uses hauling long, wide or high freight using Port Wakefield Highway.
- The subject land is of sufficient size to provide for generous buffers to existing adjacent land uses and activities which will protect the ongoing operation and existing use rights of these adjacent uses and enable the creation of a high-quality living environment for future residents. The employment areas within the subject site can also act as buffer separating future housing from existing EPA licenced activities - maximising the efficient use of land;
- The topography is suitable for urban development (noting that proposed mining operations on site could generate resource which can be utilised to created desired site levels for required falls across the balance of the 'Dublin Park' estate to facilitate appropriate stormwater management);
- The existing condition of the subject land is generally 'degraded' and it is considered to have low primary production value and potential;
- The land is largely unconstrained and free from topographical and environmental constraints, excluding the area along the western boundary of the land within the existing 'Conservation Zone'.
- There are no state or local heritage places on the land, or previously record Aboriginal Sites or Objects;
- Based on site history research, the risk of significant or gross soil and/or groundwater contamination across the whole site, that would be likely to preclude the use of the site for the proposed residential development, is considered to be low; and
- The site and township is likely to have adequate infrastructure capacity and/or augmentation capability to service and support an expanded township noting that limited township expansion of an additional 1,300 dwellings would not give rise to additional significant transport, social or community infrastructure in support of township growth. In addition, the circular economy model will generate on-site electricity and water, which will reduce infrastructure augmentation as a result of localised generation and distribution of power and potable water. Notwithstanding SA Water connections exist on site currently and multiple options exist for connections to SAPN.

8.2 Dublin Urban Framework Plan

The Urban Framework Plan (See **Figure 8.1**) has been developed through an iterative process and responds to:

- Leinad's vision for this strategic land holding;
- Consideration of identified site opportunities and constraints;
- Preliminary feedback of the Adelaide Plains Council ;
- Statutory and legislative requirements;
- Preliminary expert and technical inputs.

The preferred site structure plan will retain the separate identify of Dublin with expansion to support the township function and viability including the following key features that together will achieve the vision of the Dublin Green Circular Economy Precinct:

- The creation of a new 400 hectare Employment Precinct to support larger scale, low intensity employment related land uses;
- Provision of 1,300 new residential allotments adjoining the existing Dublin Township to support the ongoing vitality of the township and provide a local supply of workers for the Employment Precinct whilst providing sufficient separation to enable the ongoing operation of existing land uses and activities including Defence, a licensed poultry farm and the IWS Waste Treatment Facility;
- A new mine that will extract resource which can be backfilled with genuine Waste Derived Fill (WDF) waste;
- Walking and cycling connections to the existing Dublin Township and adjacent Bird Sanctuary utilising open space and biodiversity corridors;

- A green network of open space within the expanded township to link with the historic existing parkland belt of the Dublin township and support local amenity, stormwater drainage and water quality treatment;
- Utilising the existing natural features of the adjacent coastal location and Bird Sanctuary as part of the wider open space network promoting wellbeing through connections to nature; and
- Separating industrial and commercial freight and vehicle movements from the proposed housing and through road network design avoiding convenient travels paths through the existing Dublin Township.

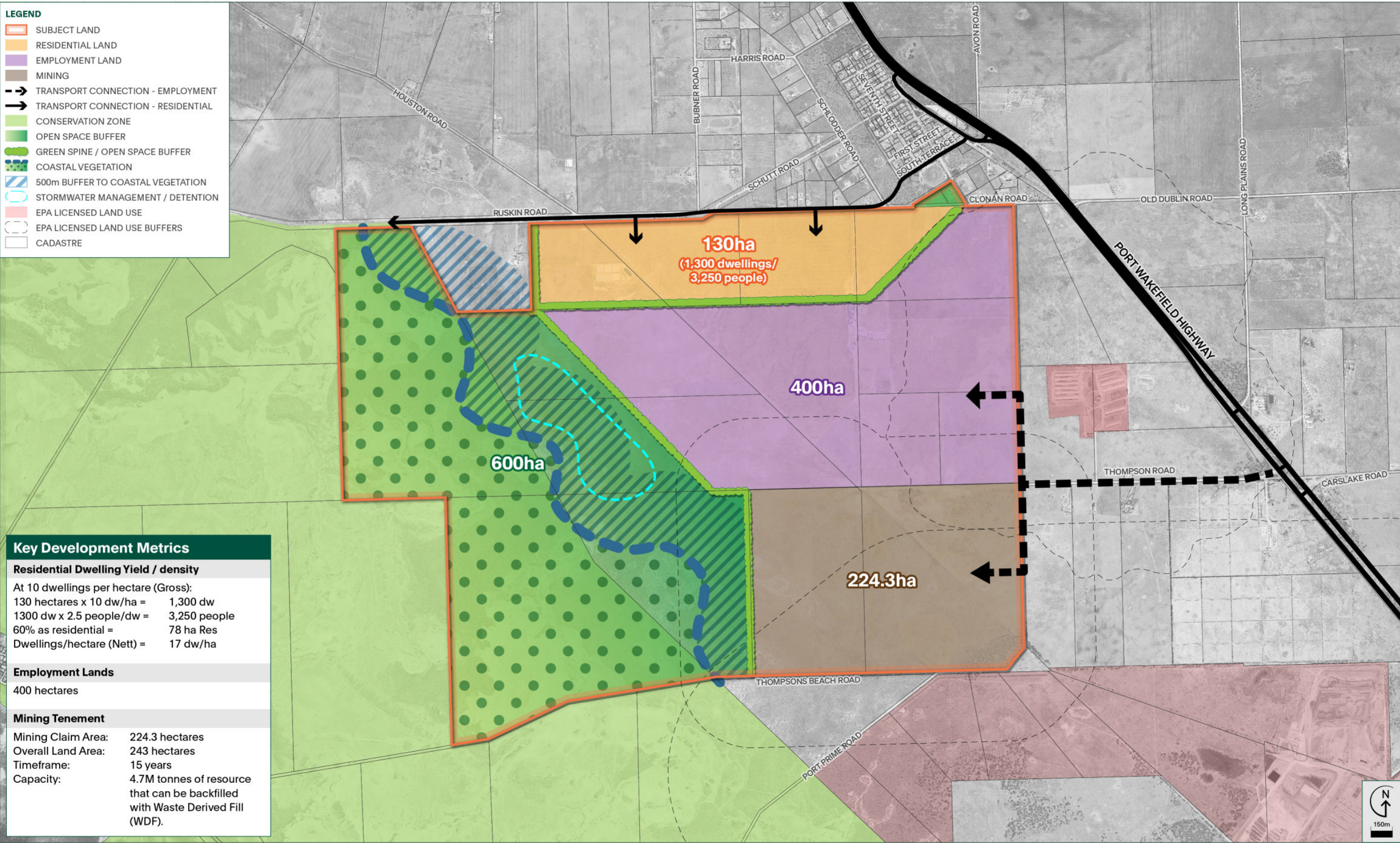


Figure 8.1 – Dublin Urban Framework Plan

9. IMPLEMENTATION

The Urban Framework Plan will be implemented through:

- Identification of land as a future housing and employment growth area in the Greater Adelaide Regional Plan;
- Review of the Environment and Food Protection Area (EFPA) boundary to allow for limited growth for the expansion of the Dublin Township;
- Code Amendment/s to rezone the land for its intended purposes; and
- Agreements for the delivery of necessary infrastructure and services.



10. REFERENCES

ABBREVIATIONS

Adelaide Plains Council, Dublin Oval Precinct 2022-2032 Update Concept Plans, Feb 2022

Adelaide Plains Council, Growth Strategy and Action Plan, May 2023

Adelaide Plains Council, Strategic Plan 2021-2024

Adelaide Plains Council, Tourism and Economic Development Strategy 2022-2025

CSIRO, Our Future World, Global Megatrends impacting the way we live over coming decades, July 2022

Government of South Australia, SA Waste Strategy 2020-2025

Government of South Australia, South Australian Economic Statement.

Greater Adelaide Regional Plan – Discussion Paper

30 Year Plan for Greater Adelaide, 2010

30 Year Plan for Greater Adelaide, 2017 Update

Environment Protection Authority, Evaluation distances for effective air quality and noise management, Updated January 2023

<https://www.parks.sa.gov.au/parks/adelaide-international-bird-sanctuary-national-park>

National Waste Policy Action Plan 2019

Planning and Design Code, Version 2023.14 / South Australian Property and Planning Atlas

URPS, Allied Food Industries Land Supply Study, July 2017

ACHM	Australian Cultural Heritage Management
AHD	Adelaide Height Datum
ABS	Australian Bureau of Statistics
ADF	Australian Defence Force
AHA	Aboriginal Heritage Act 1998.
CFS	Country Fire Service
CPTED	Crime Prevention through Environmental Design
EFPA	Environment & Food Production Area
EPA	Environment Protection Authority
EPBC	Environment Protection and Biodiversity Conservation
GARP	Greater Adelaide Regional Plan Discussion Paper
GSAP	Adelaide Plains Growth Strategy and Action Plan
P & EE	Proof and Experimental Establishment Port Wakefield
PEPR	Program for environment protection and rehabilitation
PIRSA	Primary Industries & Resources South Australia
PPPA	Primary Production Priority Area
SPC	State Planning Commission
SAPOL	South Australian Police
SES	State Emergency Services



**Adelaide
Plains
Council**

Principal Office

2a Wasleys Road
PO Box 18
Mallala SA 5502

P 08 8527 0200

E info@apc.sa.gov.au

ABN 58 384 968 672

Xx December 2023

Reference: D23/54691

Your Reference 01571-003

Leinad Land Developments (Dublin) Pty Ltd

C/- Rick Hutchins

Associate

Ekistics

Email: rhutchins@ekistics.com.au

Dear Mr. Hutchins,

Proposed Dublin Employment Lands Code Amendment

Thank you for your letter of 29th November 2023, in which you outline that Leinad is seeking to commence a 'Proponent Initiated Code Amendment' to rezone approximately 400 hectares of land to accommodate a range of employment related land uses at Dublin.

Background

We note your proposed 'Area Affected' for the purpose of the investigations and engagement on the Code Amendment is to the south of the existing Dublin township (Figure 1).

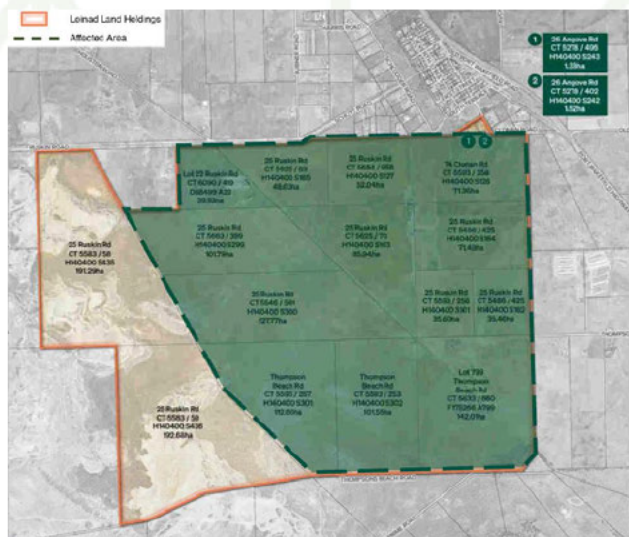


Figure 1 Proposed Affected Area

apc.sa.gov.au



Legend:

- SUBJECT LAND
- EXISTING LAND
- PROPOSED LAND
- WATER
- TRANSPORT CORRIDOR + AIR CORRIDOR
- TRANSPORT CORRIDOR + RESERVATION
- COASTAL PROTECTION
- OPEN SPACE BUFFER
- WATER BUFFER / OPEN SPACE BUFFER
- COASTAL PROTECTION
- WATER BUFFER TO COASTAL VEGETATION
- COASTAL MANAGEMENT / COASTAL PROTECTION
- ON SITE LAND USE
- ON SITE LAND USE BUFFER
- ON SITE

Key Development Metrics

Residential Dwelling Yield / density

At 18 dwellings per hectare (RPS):

- 130 hectares = 10 du/ha = 1,300 du
- 1300 du = 2.5 people/du = 3,250 people
- 100% residential = 38 ha Res.
- Dwellings/Hectare (RPS) = 17 du/ha

Employment Lands

400 hectares

Mining Tenement

Mining Claim Area: 224.3 hectares

Overall Land Area: 245 hectares

Termination: 10 years

Capacity: 4.7M tonnes of waste

10% can be facilitated with Waste Derived Fuel (WDF).

Map Labels:

- 400ha
- 600ha
- 224.3ha
- 1.1km²
- 1.1km² (dwellings / 2.5 du/ha)

Urban Framework Plan

Dublin Urban Framework Plan

e-kistics

Support Proposed Investigations

Please be advised I do not object to the initiation of the Code Amendment seeking to investigate employment land to the south of Dublin.



Comments on Proposed Investigations

We note you:

- ‘... would welcome feedback on the investigations that are proposed to be undertaken in association with this Code Amendment including any additional investigations or analysis that may be recommended by Council.’
- ‘... would also welcome advice on any existing investigations, strategies or reports that may have already been undertaken by Council (or that are proposed or scheduled to be undertaken by Council) that should be taken into consideration when initiating and preparing the proposed Code Amendment.’

Acknowledging past investigations, the below table summarises your proposed investigations and our comments.

Proposed Investigations	APC Comments
Land economics	<p>Support.</p> <p>Scope should have regard to:</p> <ul style="list-style-type: none"> • Existing land zoned for employment purposes within Adelaide Plains, including but not exclusively the Carslake Road Employment Zone • Potential supply for more intense agribusiness employment type development in rural and rural horticulture type existing zones • New employment areas flagged for discussion in the Greater Adelaide Regional Plan (GARP) Discussion Paper. <p>Council’s Growth Strategy three town service model aligns with the intent in GARP about living locally. Investigations for further employment land should consider opportunities for living locally within Adelaide Plains or the nearby region for workers in the new employment land.</p>
Native vegetation and biodiversity	<p>Support</p> <p>We suggest you engage the Nature Conservancy noting their coastal areas interest. We also suggest you engage with National Parks and Wildlife Service associated with the Adelaide International Bird Sanctuary National Park - Winaityinaityi Pangkara (AIBSNP-WP).</p>



Flooding, hydrology and stormwater	<p>Support</p> <p>Water sensitive urban design approaches should form part of your investigation.</p>
Infrastructure and Utility Services	<p>Support</p> <p>We note the scope of your investigations around potable and recycled water and ‘Consideration of the circular economy model that may be adopted to generate energy (electricity and hydrogen) and water which will reduce infrastructure augmentation as a result of localised generation and distribution of power and potable water.’</p> <p>We suggest your investigations consider the potential for augmentation of utility services – in particular water and energy – with nearby established land uses (such as IWS as one example) as well as envisaged land uses (such as within the Carslake Road Employment Zone)</p>
Transport and Access	<p>Support</p> <p>Noting the traffic scope of your investigations and the long-term intent for live local at Dublin, we suggest the scope include investigating walking and cycling, as well as e-vehicles.</p> <p>Investigation should have regard to future trails to the coast. Council at its meeting on 27 November 2023 endorsed consultation occurring on the Thompson Beach – Parham and Webb Beach Discussion Paper. This paper includes Dublin’s potential growth as context information, and flags the long-term potential for trails connecting coastal settlements through AIBSNP-WP to Dublin itself, as well as north south along the coast.</p>



Your investigations should be aware of:

- Council adopted Growth Strategy and GARP submission, and Council adopted Tourism and Economic Development Strategy .
- Past studies² about primary production, horticulture and rural lands
- Council adopted Equine Strategy. Noting this Strategy envisages continuation of relatively low historic levels of horse activity in coastal areas proper, the potential for horse-based businesses, clubs, and use on trails should be considered
- The Barossa, Light and Lower Northern Region Regional Public Health Plan, in particular its intent around community, public and active transport.
- A 2016 open space strategy and 2022 Dublin Oval Concept Plan
- A proposed coastal adaptation study
- The interest of various groups in the future of Dublin:
 - Adelaide Plains Business Group
 - Northern Adelaide Plains Food Cluster
 - RDA Barossa
 - Businesses and community groups in the region, including, for example, Dublin History Group and Cricket Club, several Dublin traders, IWS (who have a reference group), Parham and Districts Action Group, Thompson Beach Progress Association, Coalition of Coastal Communities, Friends of Adelaide International Bird Sanctuary, National Parks and Wildlife Service.

Future Comments

We acknowledge your letter stating ‘Importantly, confirmation that Chief Executive Officer of Council (Council administration) does not object to the initiation of a Code Amendment does not constitute a form of advocacy for the rezoning nor does it imply that Council will ultimately support the rezoning of the land. ‘

As investigations and the Code Amendment progresses, we look forward to the opportunity for Council to comment further.

¹ apc.sa.gov.au/our-council/council-documents/councilplans is the link to the Tourism and Economic Development Strategy

² apc.sa.gov.au/council-services/development/strategicprojects contains a range of past studies



If you require any further information, please contact David Bailey, Strategic Projects Officer, Growth & Investment on (08) 8527 0200 or dbailey@apc.sa.gov.au.

Yours sincerely,

James Miller
Chief Executive Officer

DRAFT

15 REPORTS FOR INFORMATION

15.1 2022 LOCAL GOVERNMENT ELECTION RESULTS

Record Number: D23/56840

Author: Manager Governance

Authoriser: Acting Director Corporate Services

Attachments: 1. ECSA Letter to CEO - 6 December 2023 [!\[\]\(de95854c7ee024cfadc48187bbb781b2_img.jpg\)](#) [!\[\]\(cef08d8c15d8a8acd5e25ab0d65432c3_img.jpg\)](#)
2. Media Statement - 2022 Local Government Election Results - 7 December 2023 (ECSA Media Statement attached) [!\[\]\(c244836fd67166dc60ebf5279a0f8377_img.jpg\)](#) [!\[\]\(c9651b690bdf1dda88278b8b3445c7b1_img.jpg\)](#)

RECOMMENDATION

“that Council, having considered Item 15.1 – *2022 Local Government Election Results*, dated 18 December 2023, receives and notes the report.”

Purpose

The purpose of this report is to provide Council with an update on the 2022 Local Government Election Results.

Background

On 6 December 2023, the Electoral Commission of South Australia (**ECSA**) notified Council that they believe an error has been identified, and indicated that such error had impacted the counting of votes, and outcome, of Council’s 2022 General Election for the position of area Councillor (**Attachment 1**).

Council is in the process of seeking advice, and on 7 December 2023, Council administration published a media statement (**Attachment 2**).

To reiterate, as set out in Council’s media statement:

- two (2) members, Councillor Keen and Councillor Stubing (if the ECSA’s error is found by the Court of Disputed Returns (**Court**) to have impacted the result of the election) are affected as they may have been incorrectly declared as a result of the error;
- in accordance with the provisions of the *Local Government Act 1999* (**the Act**) and *Local Government (Elections) Act 1999* (**Elections Act**), Councillors Keen and Stubing are entitled to sit as members of Council (and continue to participate in the making of decisions) until such time as any order of the Court provides otherwise; and
- Council is satisfied that the lawfulness of its decisions (since the 2022 General Election and until such time the Court makes an order) will not be impacted.

Discussion

ECSA has notified Council that they intend to file a petition with the Court as per the Elections Act (seeking an extension of time) to correct the abovementioned error. At the time ECSA files this petition, a further report will be prepared and put to Council. At the time of preparing this agenda item, we had not received confirmation from ECSA on the likely timing of the petition.

At such time, the administration suggests that a special meeting of Council be called, at which the Electoral Commissioner, and Council's solicitors should be in attendance to address the chamber as part of considering Council's position in the proceedings (and any related decisions).

Conclusion

Council will continue to work closely with ECSA and the Local Government Association as matters progress, and update Council accordingly.

ReferencesLegislation

Local Government Act 1999

Local Government (Elections) Act 1999

Council Policies/Plans

Strategic Plan 2021-2024 Proactive Leadership

Your ref:



6 December 2023

Level 6, 60 Light Square
Adelaide SA 5000
GPO Box 646
Adelaide SA 5001
T +61 8 7424 7400
W ecsa.sa.gov.au
ABN 99 891 752 468

Mr James Miller
Adelaide Plains Council, CEO
jcmiller@apc.sa.gov.au

Dear Mr Miller

I am writing in relation to the 2022 Periodic Local Government Elections for the Adelaide Plains Council. Yesterday, it came to my attention that an error was made in the count conducted for the election that affects the outcome of the election.

I have asked for the votes to be counted again to see what the result of the election should have been. According to that proper count, it is clear that two members of Council were incorrectly declared elected (Mrs Terry-Anne Keen and Mr Edward Stubing) and two candidates who were duly elected, were not declared in the final results (Mr Brian Parker and Mr Mel Lawrence).

I apologise for this error and the impact it has had on the two candidates, Council members and the Council as a whole.

I am considering seeking leave to make a petition to the Court of Disputed Returns to correct the results of the election as soon as possible to ensure that the results reflect the will of the voters. Until the Court makes a decision, I take the view that the declarations of Mrs Keen and Mr Stubing still stand. Of course, that is a matter about which you or they might want to obtain legal advice.

Before doing so, I have written to the affected candidates who should have been declared elected but were not when the results were finalised, to confirm whether they are still willing and able to act as a Council member for the Adelaide Plains Council. I will continue to keep you informed of their preferences.

I have also written to Council members who were incorrectly declared elected advising them of the error.

The vote counting system used for Local Government elections is proportional representation and requires the distribution of ballot papers by preference. For elections with a large number of

OFFICIAL

candidates and multiple vacancies (like that of the Adelaide Plains Council in 2022), we use computer software – called Easycount – to support the count process.

A human error was detected in the settings and set up of the Easycount system resulting in the incorrect number of ballot papers being distributed from elected candidates. In effect, the error meant that a smaller number of ballot papers were distributed from elected candidates once they exceeded the quota for election.

The count processes for these elections are complex and I would be happy to provide further information about the process and the error detected and how it affected the results.

I understand that you will want to assess the impact of this error on the decisions and work of the Council to date, since the declaration of the results. In this context, I draw your attention to section 40 of the *Local Government Act 1999* which outlines that no act or proceeding of the Council is invalid by reason of a defect in the election or appointment of a member or members of council or the fact that the election of a member or members of the council is subsequently declared void by a court of competent jurisdiction. You might of course wish to seek legal advice about the position of the Council and the incorrectly declared members.

ECSA will make changes to our internal processes and procedures to ensure that the error detected does not happen again.

I appreciate your understanding and cooperation to work to correct the outcomes of the election as soon as possible.

Please contact me on (08) 7424 7412 if you would like to discuss this further.

Yours sincerely



Mick Sherry
ELECTORAL COMMISSIONER

OFFICIAL



Media Release

2022 Local Government Election Results

The Electoral Commission of South Australia (ECSA) has notified Council that it has identified an error in the manner in which the computer software used for counting votes in complex elections was operated in respect of the count for Council's 2022 general election.

In a media statement released today by ECSA, the Commission states "...this issue has regrettably changed the outcome of the election in [the] Adelaide Plains Council area with two candidates incorrectly declared as elected members."

The Electoral Commissioner has advised the affected elected members Councillor Terry-Anne Keen and Councillor Eddie Stubing and candidates Mr Brian Parker and Mr Mel Lawrence, and are working closely with them to resolve the matter.

In accordance with the provisions of the *Local Government Act 1999* and *Local Government (Elections) Act 1999*, Councillor Terry-Anne Keen and Councillor Eddie Stubing are entitled to sit as members of Council until such time as any order of the Court of Disputed Returns provides otherwise. Council is satisfied that the lawfulness of its decisions will not be impacted in these circumstances.

Acting Mayor Strudwicke, upon receipt of this news, remarked "...I am quite shocked that an error can occur in the systems we rely on for delivering fair and trusted outcomes of council elections. I feel for the two current councillors, both of whom are passionate supporters of our community. It is important that the ECSA now resolve this matter expeditiously, to provide certainty to Council and its community this serious system failure does not adversely affect the smooth functioning of the council."

A copy of the media statement from ECSA is attached.

Council understands that the Electoral Commissioner is considering seeking leave to file a petition with the Court of Disputed Returns as soon as possible and we will continue to work closely with ECSA and the Local Government Association as matters progress.

Marcus Strudwicke
Acting Mayor

7 December 2023



7 December 2023

MEDIA STATEMENT FROM THE ELECTORAL COMMISSION OF SA (ECSA)

In preparation for the Court of Disputed Returns case involving an unsuccessful candidate in the City of Adelaide Central Ward Election, the Electoral Commission of SA (ECSA) has reviewed results for the 2022 Local Council Elections and identified an error in the computer software which it uses for counting votes in complex elections.

This issue has regrettably changed the outcome of the election in Adelaide Plains Council area with two candidates incorrectly declared as elected members.

The Electoral Commissioner has advised Adelaide Plains Council, the affected candidates and council members and is working closely with them to resolve this issue as a matter of urgency.

The Electoral Commissioner is considering seeking leave to file a petition with the Court of Disputed Returns to correct the results of the election as soon as possible to ensure that the results reflect the will of the voters.

For Local Council Elections with a large number of candidates and multiple vacancies, ECSA uses computer software to support the complex count process. This software was used to conduct counts in 25 of the 184 Local Council Elections held in November 2022.

In this case, human error was detected in the settings which has resulted in the incorrect number of ballot papers being distributed from elected candidates for Adelaide Plains Council.

ECSA has reviewed the results of the 25 elections. For 24 of these elections, there was no change in the members elected when the votes were counted again.

ECSA is committed to delivering all elections with the highest possible quality control measures in place and is currently reviewing its internal processes and procedures to ensure errors of this nature do not occur again.

Media contact:
Lisa Reichstein
CALLIE
lisa@callie.com.au
+61 481 238 560

15.2 COUNCIL RESOLUTIONS - MONTHLY STATUS UPDATE**Record Number:** D23/54111**Author:** Manager Governance**Authoriser:** Director Corporate Services**Attachments:** 1. Resolution Register - December 2023 - Update [↓](#) **RECOMMENDATION**

“that Council, having considered Item 15.2 – *Council Resolutions - Monthly Status Update*, dated 18 December 2023, receives and notes the report.”

Purpose

The purpose of this report is to provide Council with an update in relation to the status of ongoing Council Resolutions.

Discussion

Council Resolutions Status Update report is presented as a standing monthly Agenda Item and provided for Members’ information and monitoring.

Provided for as **Attachment 1** to this report is a ‘Resolution Register’ showing all ongoing (yet to be completed) resolutions of Council with up-to-date commentary regarding progress and status. Any items that have been completed since the last Council Resolutions Status Update report are also included, and marked as ‘Complete’.

Conclusion

The Council Resolutions Status Update report is a transparent and efficient reporting tool, ensuring that Council Members and the community are regularly updated in relation to the implementation of Council decisions.

ReferencesLegislation

Local Government Act 1999

Local Government (Procedures at Meetings) Regulations 2013

Council Policies/Plans

Strategic Plan 2021-2024 Proactive Leadership

Resolution Register - November 2023

Meeting Date	Item Number	Title	Resolution Description	Resolution Number	Status/ Comments ('Deferred, Ongoing, Forward Agenda, Agenda, Completed')	Responsible Department	Comments
27-Nov-23	13.2	Minutes of the Audit Committee Meeting held 13 November 2023	"that Council having considered Item 13.2 – Minutes of the Audit Committee Meeting held 13 November 2023 dated 27 November 2023 endorses resolution 2023/65 of the Audit Committee and in doing so formally adopts the Annual Financial Statements for the 2022/2023 Financial Year presented at Attachment 2 to this report and authorises same to be certified on behalf of Council by the Mayor and Chief Executive Officer."	2023/344	Complete	Finance	Signed and endorsed
27-Nov-23	13.2	Minutes of the Audit Committee Meeting held 13 November 2023	"that Council having considered Item 13.2 – Minutes of the Audit Committee Meeting held 13 November 2023 dated 27 November 2023 endorses resolution 2023/66 of the Audit Committee and in doing so acknowledge that the Audit Committee has authorised the Audit Committee Chairperson to sign the Certification of Auditor Independence."	2023/345	Complete	Finance	Audit Committee chairperson signed certification of auditor independence
27-Nov-23	13.2	Minutes of the Audit Committee Meeting held 13 November 2023	"that Council having considered Item 13.2 – Minutes of the Audit Committee Meeting held 13 November 2023 dated 27 November 2023 endorses resolution 2023/67 of the Audit Committee and in doing so acknowledges that Council's Independent Auditor Mr Tim Muehlhauser of Galpin's Accountants Auditors & Business Consultants intends to issue an unmodified opinion in relation to the Financial Statements and the Internal Financial Controls of the Council for the 2022/2023 Financial Year."	2023/346	Complete	Finance	
27-Nov-23	15.1	Ordinary Council Meeting Schedule 2024	"that Council having considered Item 15.1 – Ordinary Council Meeting Schedule 2024 dated 27 November 2023 receives and notes the report and in doing so resolves that Ordinary Council Meetings for January 2024 to December 2024 (inclusive) be held in the Mallala Council Chamber commencing at 5:30pm on the following dates: <ul style="list-style-type: none"> Monday 29 January 2024 Monday 26 February 2024 Monday 25 March 2024 Monday 22 April 2024 Monday 27 May 2024 Monday 24 June 2024 Monday 22 July 2024 Monday 26 August 2024 Monday 23 September 2024 Monday 28 October 2024 Monday 25 November 2024 Monday 16 December 2024."	2023/350	Complete	Corporate Services	Posted on social media and website and distributed via Communicator calendar invites sent to members and email sent to staff
27-Nov-23	15.2	Board Member Appointments - Gawler River Floodplain Management Authority	"that Council having considered Item 15.2 – Board Member Appointments - Gawler River Floodplain Management Authority dated 27 November 2023 receives and notes the report and in doing so appoints: 1. Mr Tom Jones (Director Infrastructure and Environment) as Council's Administration Deputy Board Member on the Gawler River Floodplain Management Authority until 25 November 2024; and 2. Councillor Dante Mazzeo as Deputy Board Member representing the elected body of Adelaide Plains Council on the Gawler River Floodplain Management Authority."	2023/351	Complete	Infrastructure & Environment	GRFMA notified of new appointments
27-Nov-23	15.3	First Budget Update	"that Council having considered Item 15.3 – First Budget Update 2023/2024 dated 27 November 2023 receives and notes the report and in doing so: 1. Receives and notes the project progress reports contained in Attachment 1 and 2 to this report; 2. Pursuant to regulation 9 (1)(a) of the Local Government (Financial Management) Regulations 2011 adopts the revised 2023/2024 Budgeted Financial Statements as contained within Attachment 3 that has been updated following the First Budget Review changes identified in Table 1 Table 2 and Table 3; and 3. Instructs Chief Executive Officer to reallocate savings made from the project budget to other projects in Attachments 1 and 2 where necessary up to the overall project budget of \$10.517m as summarised in Table 4."	2023/352	Complete	Finance	
27-Nov-23	15.4	Audit Committee - Terms of Reference Review	"that Council having considered Item 15.4 – Audit Committee – Terms of Reference Review dated 27 November 2023 receives and notes the report and in doing so adopts the updated Audit and Risk Committee Terms of Reference (to take effect on 30 November 2023) as presented in Attachment 1 to this report."	2023/353	Complete	Finance	New ToR to be put to Council when LGA release model
27-Nov-23	15.5	Audit and Risk Committee - Appointment of Two Council Members	"that Council having considered Item 15.5 – Audit and Risk Committee – Appointment of Two Council Members dated 27 November 2023 receives and notes the report and in doing so appoints the following Council Members to the Audit and Risk Committee for the period of 1 December 2023 until the end of the current term of Council: 1. Mayor Mark Wasley; and 2. Councillor Marcus Strudwicke."	2023/354	Complete	Finance	Audit and Risk Committee notified of new appointments
27-Nov-23	15.6	Thompson Beach & Parham - Webb Beach Discussion Paper for Consultation	"that Council having considered Item 15.6 – Thompson Beach & Parham - Webb Beach Discussion Paper for Consultation dated 27 November 2023 receives and notes the report and in doing so: 1. Endorses in principle the Discussion Paper - Thompson Beach and Parham - Webb Beach as presented as Attachment 1 to this report to be released for the purposes of undertaking consultation as envisaged in the Consultation Policy; and 2. Delegates authority to the Chief Executive Officer to undertake editorial but not policy changes to enable the Discussion Paper to be suitable for consultation."	2023/355	Ongoing	Development & Community	Public consultation to be undertaken early 2024
27-Nov-23	15.7	Council Assessment Panel - Council Assessment Panel Membership	"that Council having considered Item 15.7 – Council Assessment Panel - Council Assessment Panel Membership dated 27 November 2023 and in light of Council for Margherita Panella's resignation: 1. Appoints Cr Carmine Di Troia to the Council Assessment Panel (CAP) pursuant to section 83(1)(b)(i) of the Planning Development and Infrastructure Act 2016 (PDI Act) for a term commencing 27 November 2023 and ending 30 June 2024; and 2. Determines in accordance with section 83(1)(b) of the PDI Act that this appointment is subject to the Member's compliance with and acceptance of the Terms of Reference for the CAP (adopted 3 March 2021)."	2023/357	Complete	Development & Community	CAP members notified and updated mailing list to include Cr Di Troia
27-Nov-23	15.8	Community Groups Christmas Public Events 2023	"that Council having considered Item 15.8 – Community Groups - Christmas public events 2023 dated 27 November 2023 receives and notes the report and in doing so agrees to allocate an additional \$10 000 in the mid-year Budget Review to support Adelaide Plains Council's approved Christmas community events as detailed in this report."	2023/358	Complete	Development & Community	Community Groups not fied

27-Nov-23	15.9	Liquor Licence Applications	"that Council having considered Item 15.9 – Liquor Licence Applications dated 27 November 2023 receives and notes the report and in doing so instructs the Chief Executive Officer to complete the Landlords Consent Form as presented in Attachment 4 to this report and provide to the Thompson Beach Progress Association Mallala and Districts Lions Club and Mallala Football Club in support of their respective Liquor Licence applications."	2023/359	Complete	Development & Community	
27-Nov-23	15.9	Liquor Licence Applications	"that Council having considered Item 15.9 – Liquor Licence Applications dated 27 November 2023 instructs the Chief Executive Officer to complete and provide to the Thompson Beach Progress Association Mallala and Districts Lions Club and Mallala Football Club the Council Approvals forms presented in Attachments 1 2 and 3 to this report inclusive of the following conditions and notes request: 1. The applicant must comply with all statutory requirements relating to the liquor licence at the applicant's cost; 2. The applicant must provide copies of all notices or orders received in relation to the liquor licence to Council; and 3. Any further increase in capacity or trading hours would require further Council consent."	2023/360	Complete	Development & Community	
27-Nov-23	20	Motions without Notice	"that the Council instructs the Chief Executive Officer to provide Council Members via email with the processes and procedures around contesting the result of the election of the Deputy Mayor position so that there is a complete and full understanding of the Deputy Mayor position."	2023/367	Complete	Corporate Services	Email sent by Director Corporate Services 30 November 2023

Resolution Register - March 2019 - October 2023 - Ongoing							
Meeting Date	Item Number	Title	Resolution Description	Resolution Number	Status (Ongoing, Completed)	Responsible Department	Comments
25-Mar-19	12.2	Infrastructure and Environment Committee Meeting - 13 March 2019	"That Council endorses resolution 2019/020 of the Infrastructure and Environment Committee, and in doing so instructs the Chief Executive Officer to have particular regard to the financial impact of relevant design specifications, in assessing Eden and Liberty development applications, until a policy is adopted."	2019/119	Ongoing	Infrastructure & Environment	I&E Committee Agenda (1 July March 2024)
24-Feb-20	14.7	Two Wells District Tennis Club Lease Request	"That Council, having considered Item 14.7 – Two Wells District Tennis Club Lease Request, dated 24 February 2020, receives and notes the report and in doing so: 1. Authorises the Chief Executive to seek the assistance of Norman Waterhouse Lawyers and to negotiate and finalise the Lease Agreement between Council and the Two Wells District Tennis Club Inc for the lease of a portion of land within Crown Reserve 5753, Folios 647, adjacent to the Two Wells Netball Club on Old Port Wakefield Road, Two Wells 2. Authorises, pursuant to section 44 of the Local Government Act 1999, the Mayor and Chief Executive Officer to execute the lease agreement between the Adelaide Plains Council and the Two Wells District Tennis Club and 3. In accordance with section 166(1)(j) of the Local Government Act 1999, Council, being satisfied that the whole of a portion of land within Crown Reserve 5753, Folios 647, adjacent to the Two Wells Netball Club on Old Port Wakefield Road, Two Wells, is being used by an organisation which, in the opinion of Council, provides a benefit or service to the local community, grants a discretionary rebate of 100% of the rates imposed, effective from the 2020/21 financial year."	2020/055	Ongoing	Cooperative Services	Update requested from council on 3 July 2023 regarding status update, awaiting response.
23-Nov-20	14.6	Mallala Resource Recovery Centre - Twelve Month Closure Review	"That Council, having considered Item 14.6 – Mallala Resource Recovery Centre – Twelve Month Closure Review, dated 23 November 2020, instructs the Chief Executive Officer to bring back a report to Council exploring future land use/disposal options in relation to the former Mallala Resource Recovery Centre site."	2020/407	Ongoing	Infrastructure & Environment	I&E Committee Agenda (1 July March 2024)
27-Jan-21	9	Meeting Without Notice	"That the Chief Executive Officer contact all relevant government agencies and stakeholder groups with a view of facilitating a community forum that seeks to address escalating trends associated with public nuisance/public safety throughout the Council area."	2021/002	Ongoing	Development & Community	Subject General Governance Final approval for vesting of allotment 101 (Closed Road) to the Council
8-Nov-21	4.1	Outcome of Public Consultation on - Wasleys Bridge Closure or Load Limit Reduction	"That Council, having considered Item 4.0 – Outcome of Public Consultation – Wasleys Bridge Closure or Load Limit Reduction, on 25 October 2021, and in doing so, instructs the Chief Executive Officer to: 1. In accordance with the provisions of Section 32 of the Road Traffic Act 1961, apply a load limit of 6.5 tonnes, emergency vehicles, Council vehicles and service vehicles exempted, to Wasleys Road Bridge (Light River), Barabba 2. Not require the Bridge Renewal Program – Round 5 funding of \$103,500 and 3. Apply for Bridge Renewal Program – Round 6, with Council's contribution to be confirmed upon determination of the application."	2021/387	Ongoing	Infrastructure & Environment	Load limit applied, funding application ongoing
23-May-22	21.4	Heritage Survey Review	"That Council, having considered Item 21.4 – Heritage Survey Review, dated 23 May 2022, receives and notes the report and in doing so: 1. Notes the Heritage Review Report in Attachment 1 to this Report includes: a. The Local Heritage Assessment Sheets identifying 34 properties as being of local heritage value b. The Buckland Park State Heritage Assessment identifying the property as being of State heritage value 2. Endorses in principle commencing an Amendment to the Planning and Design Code a. To formally designate as local heritage places the 34 properties identified in Attachment 1 to this report b. With early commencement of the Amendment to enable the buildings being listed on an interim basis to prevent risk of demolition during consultation. 3. Endorses in principle nominating the Buckland Park Station complex of buildings to the SA Heritage Council for consideration as a potential State heritage place 4. Authorises the Chief Executive Officer to commence the statutory processes a. To initiate an amendment to the Planning and Design Code including engagement with property owners under the Planning, Development and Infrastructure Act 2016 b. To nominate the Buckland Park Station complex of buildings to the SA Heritage Council for consideration as a potential State heritage place, noting the Department of Environment and Water are the lead agency for engagement with property owners, under the Heritage Places Act 1993 5. Notes administrative intent to include an allocation of up to \$10,000 in the draft budget for 2023/24 for the purpose of a local heritage incentives and advisory service."	2022/151	Ongoing	Development & Community	The State Planning Commission has requested additional specific heritage analysis to occur prior to the enactment of a Code Amendment and staff are considering funding sources for this additional work with a contingent application on being made to the South Australian Heritage Fund. Correspondence with State Planning Commission on Staff request records dated on the position.
27-Jun-22	12.3	Infrastructure and Environment Committee Meeting	"That Council endorses resolution 2022/012 of the Infrastructure and Environment Committee and in doing so: 1. Instructs the Chief Executive Officer to engage a suitably qualified consultant in accordance with Council's Procurement Policy to deliver a community waste education program and 2. Acknowledges that an allocation of \$15,000 will be incorporated into the appropriate quarterly budget revision in the 2022/2023 Financial Year."	2022/175	Ongoing	Infrastructure & Environment	Consultant has been engaged – Work underway to collect data to be used in the development of a community waste education program
22-Aug-22	11.3	Infrastructure and Environment Committee Meeting	"That Council endorses resolution 2022/025 of the Infrastructure and Environment Committee and in doing so instructs the Chief Executive Officer to undertake the necessary process to enable the development of C6249/280 (Attachment 3) for stormwater and passive recreation uses."	2022/277	Ongoing	Infrastructure & Environment	Current land assessment request
19-Dec-22	15.5	Update on Parham Campground and Road Closure	"That Council, having considered Item 15.5 – Update on Parham Campground and Road Closure, dated 19 December 2022, receives and notes the report and in doing so: 1. Acknowledges the Public Mapping System data anomaly and that the resultant issues are through no fault of Adelaide Plains Council 2. Resolves to enter into an interim Licence Agreement with the Minister for Climate, Environment and Water to continue upgrade works and operation of the Parham Campground on portion of Section 631 CR 6202/438, effective from 10 January 2023 3. Resolves to enter into a long-term Lease Agreement with the Minister for Climate, Environment and Water to operate the Parham Campground on portion of Section 631 CR 6202/438, with provision for the site to be managed by a third party and instructs the Chief Executive Officer to execute the documents specified above, on behalf of Council, in accordance with Section 44 of the Local Government Act 1999."	2022/406	Ongoing	Cooperative Services	Lease document to be executed by parties. Pending final management plan finalisation.
19-Dec-22	15.5	Update on Parham Campground and Road Closure	"That Council, having considered Item 15.5 – Update on Parham Campground and Road Closure, dated 19 December 2022 1. Endorses the action of the Chief Executive Officer to proceed with the closure of portion of The Esplanade from North Parade Road to North Terrace, Parham, comprising part of the Parham Campground, in accordance with Section 5 of the Roads (Opening and Closing) Act 1991 and 2. Resolves to exclude the portion of The Esplanade being closed, from North Parham Road to North Terrace, Parham, from classification of Community Land pursuant to Section 193(4a) of the Local Government Act 1999 prior to the Final Plan being approved by the Surveyor-General under the Roads (Opening and Closing) Act 1991 and Certificate of Title issued."	2022/407	Ongoing	Cooperative Services	Road Closure process designed and returned to surveyor for finalisation. Delays with corrections to documentation, now resolved and awaiting surveyor general sign-off.
30-Jan-23	14.3	Hart Reserve Skate Park Investigation	"That Council, having considered Item 14.3 – Hart Reserve Skate Park Investigation dated 30 January 2023, receives and notes the report and in doing so: 1. Approves the skate park design elements presented as Attachment 2 to this report into the adopted Hart Reserve Option 1 Master Plan. 2. Instructs the Chief Executive Officer to proceed with detailed design plans and documentation for the construction of a new skate park in consultation with community members and stakeholders and 3. At the conclusion of the public consultation process that a report be presented to Council."	2023/013	Ongoing	Infrastructure & Environment	I&E Committee Agenda (1 July March 2024)
27-Feb-23	14.5	Hart Reserve - Detailed Design Update (50% Stage)	"That Council, having considered Item 14.5 – Hart Reserve - Detailed Design Update (50% Stage), dated 27 February 2023, receives and notes the report and in doing so: 1. Endorses the design direction of the 50% Hart Reserve detailed design plans presented as Attachment 1 to this report. 2. Instructs the Chief Executive Officer to progress detailed design documentation to 90% and undertake an itemised schedule of costs. 3. Notes that at the completion of the 90% detailed design phase, a further report be presented to Council outlining a public consultation strategy for Council's approval."	2023/052	Ongoing	Infrastructure & Environment	Detailed design progressing to 90% hold point
27-Mar-23	12.2	Minutes of the Infrastructure and Environment Meeting held 16 March 2023	"That Council endorses resolution 2023/005 of the Infrastructure and Environment Committee and in doing so instructs the Chief Executive Officer to: 1. Undertake public consultation in relation to a proposed green waste collection service for the coastal communities of Middle Beach, Thompson Beach, Webb Beach and Parham in accordance with Council's Public Consultation Policy and 2. Bring a report back to the Infrastructure and Environment Committee on the outcome of the public consultation process."	2023/073	Ongoing	Infrastructure & Environment	Consultant has been engaged – Work underway to collect data to be used to understand the sustainability of future organic waste service within the coastal communities

27-Mar-23	12.2	Minutes of the Infrastructure and Environment Committee Meeting held 16 March 2023	"that Council endorses resolution 2023/007 of the Infrastructure and Environment Committee and in doing so 1. Endorses the direction of the draft master plan documentation presented at Attachment 5 to this report. 2. Instructs the Chief Executive Officer to progress the draft master plan and 3. Acknowledges that an allocation of \$15,000 will be incorporated as a part of the 2023/2024 draft budget."	2023/075	Complete	Infrastructure & Environment	Agenda - 27 November 2023
27-Mar-23	14.7	Short Term Staff Accommodation	"that Council, having considered Item 14.7 – Short Term Staff Accommodation, dated 27 March 2023, receives and notes the report and in doing so - 1. Determines not to proceed with the conversion of 65 Old Port Wakefield Road, Two Wells (former Two Wells RSL building) to provide short term staff accommodation and 2. Instructs the Chief Executive Officer to continue to progress the Short Term Staff Accommodation Project, through further costings of the purchase and location of a transportable building within the existing Two Wells Service Centre Car Park."	2023/083	Ongoing	Development & Community	The project has been put on hold pending the outcome of the Community & Civic Hub Stage 2 project and internal reconfiguration of an area of the Two Wells Service Centre to create additional workstations.
24-Apr-23	14.4	Thompson Beach Vehicle Access – Public Consultation	"that Council, having considered Item 14.4 – Thompson Beach Vehicle Access – Public Consultation, dated 24 April 2023, receives and notes the report and in doing so - 1. Endorses in principle undertaking public consultation about a seasonal vehicle closure of Thompson Beach to inform a Council resolution under the Local Government Land By-Law 2019. 2. Instructs the Chief Executive Officer to prepare the Thompson Beach Seasonal Vehicle Closure Discussion Paper and to bring it to Council for endorsement for use for public consultation."	2023/097	Ongoing	Development & Community	Lettering with DEW, DIT, B dle Aust al a and National Parks Range - Service regarding beach vehicle access closure, as these authorities will be involved in the consultation process. Update to be provided to Council early in 2024.
24-Apr-23	18.1	Motion on Notice	"that Council instructs the Chief Executive Officer to undertake investigations into a traffic management plan for Old Port Wakefield Road (Brooks Road to Mafala Road), Two Wells, as included in the Draft 2023/2024 Financial Year Annual Business Plan and Budget."	2023/111	Ongoing	Infrastructure & Environment	Consultant has been engaged to undertake investigations. Commencing early 2024.
26-Jun-23	14.6	Dogs On Leash – Lewiston Wetlands and Reserves Trails	"that Council, having considered Item 14.6 – Dogs On Leash – Lewiston Wetlands and Reserves Trails, dated 26 June 2023, receives and notes the report and in doing so - 1. Endorses undertaking public consultation in relation to a proposal that dogs be on-leash in the Lewiston Wetlands and Reserves Trails to inform a Council resolution under the Dogs By-Law 2019. 2. Notes the Background Paper – Proposed Dogs On Leash in Lewiston Wetlands and Reserves Trails as outlined in Attachment 2 will be used to inform the public consultation process. 3. Authorises the Chief Executive Officer to undertake editorial changes to finalise the Background Paper for consultation."	2023/155	Ongoing	Development & Community	Public consultation to commence early 2024.
24-Jul-23	12.4	Committee Meetings	"that Council endorses resolution 2023/045 of the Audit Committee and in doing so instructs the Chief Executive Officer to organise a Risk Management workshop facilitated by Bentleys in August 2023."	2023/189	Ongoing	Executive Office	Workshops will reconvene in February 2024.
24-Jul-23	14.3	Community and Civic Hub Investigation – Completion of Phase 1	"that Council, having considered Item 14.3 – Community and Civic Hub Investigation – Completion of Phase 1, dated 24 July 2023, instructs the Chief Executive Officer to engage Holmes Dyer to continue to advance Phase 2 of the Community and Civic Hub investigation as outlined within the Holmes Dyer report dated 27 July 2023."	2023/204	Ongoing	Infrastructure & Environment	Holmes Dyer engaged – workshops held with Council on 5/9/23, for the updates to Council in due course.
24-Jul-23	14.4	Employee Behavioural Standards (s.120A Local Government Act 1999)	"that Council, having considered Item 14.4 – Employee Behavioural Standards (s.120A Local Government Act 1999), dated 24 July 2023, and in consideration of resolution 2023/205 above, in accordance with section 120(1)(b) of the Local Government Act 1999 (the Act), authorises the Chief Executive Officer to act, at any time, in relation to all aspects of his delegation of authority under section 120A of the Act, including the preparation, adoption, substitution, review and consideration processes, and any necessary consultation in relation to employee behavioural standards."	2023/206	Complete	Community Services	Updated policy published on website 30 November 2023.
24-Jul-23	14.6	Deed of Extension and Variation of Lease – Adelaide Kerbing Pty Ltd	"that Council, having considered Item 14.6 – Deed of Extension and Variation of Lease – Adelaide Kerbing Pty Ltd, dated 24 July 2023, receives and notes the report and in doing so authorises the Chief Executive Officer to - i. Negotiate and finalise the terms and conditions of the Draft Deed of Extension and Variation of Lease, and to prepare the Draft Lease for execution and ii. Pursuant to Sections 38 and 44 of the Local Government Act 1999, the Mayor and Chief Executive Officer execute the lease agreement between the Adelaide Plains Council and Adelaide Kerbing Pty Ltd."	2023/208	Ongoing	Community Services	Lease executed pending Government approval. Lessee applying for EPA licence to relocate site.
28-Aug-23	12.2	Committee Meetings	"that Council endorses resolution 2023/016 of the Infrastructure and Environment Committee and in doing so instructs the Chief Executive Officer to bring back a report to Council in relation to setting up a working party/reporting structure that focuses on Salt Creek remediation and other associated infrastructure matters."	2023/235	Ongoing	Infrastructure & Environment	Report to be tabled early 2024.
28-Aug-23	14.3	Recruitment of an Independent Member – Audit Committee	"that Council, having considered Item 14.3 – Recruitment of an Independent Member – Audit Committee, dated 28 August 2023, receives and notes the report and in doing so - 1. Instructs the Chief Executive Officer to call for Expressions of Interest in relation to one (1) independent membership position for a four (4) year term from 30 November 2023 on Council's Audit Committee and 2. Notes clause 3.7 of the Audit Committee Terms of Reference where it states the evaluation panel will be comprised of the Mayor, Chief Executive Officer and the two (2) Council Members appointed to the Audit Committee."	2023/246	Complete	Finance	Agenda - 27 November 2023
25-Sep-23	14.3	Liquor Licence Applications – Public Consultation	"that Council, having considered Item 14.3 – Liquor Licence Applications – Public Consultation, dated 25 September 2023, receives and notes the report and in doing so further to Council resolution 2023/247, instructs the Chief Executive Officer to undertake public consultation (at Council's cost) in relation to Liquor Licence application proposals by the Thompson Beach Progress Association, Mafala and Districts Lions Club and Mafala Football Club, using the following consultation measures • Local newspapers and Council website public notices • Written correspondence to adjacent residents and/or other stakeholders • Fixed notice within Council's Principal Office, and Two Wells Service Centre."	2023/283	Complete	Development & Community	Agenda - 27 November 2023
25-Sep-23	14.4	Draft Mobile Food Vendor Policy	"that Council, having considered Item 14.4 – Draft Mobile Food Vendor Policy, dated 25 September 2023, receives and notes the report and in doing so instructs the Chief Executive Officer to undertake public consultation on the proposed draft Mobile Food Vendor Policy as presented at Attachment 1 to this Report."	2023/285	Ongoing	Development & Community	Agenda - December 2023
23-Oct-23	14.1	Annual Report 2022/2023	"that Council, having considered Item 14.1 – Annual Report 2022/2023, dated 23 October 2023, receives and notes the report and in doing so - 1. Adopts the Annual Report 2022/2023 as presented in Attachment 1 to this report, subject to endorsement (and inclusion) of the 2022/2023 Audited Annual Financial Statements and 2. Authorises the Chief Executive Officer to a. Insert the relevant statistical and factual data associated with the confidential items reporting requirements outlined in Regulation 35(1) of the Local Government (General) Regulations 2013, and b. Make any necessary final minor, administrative and/or design amendments to the Annual Report."	2023/309	Complete	Community Services	Final Copy distributed to Members on 7 December 2023
23-Oct-23	14.7	Recruitment of an Independent Member – Infrastructure and Environment Committee	"that Council, having considered Item 14.7 – Recruitment of an Independent Member – Infrastructure and Environment Committee, dated 23 October 2023, receives and notes the report and in doing so instructs the Chief Executive Officer to undertake an Expressions of Interest process for one (1) vacant independent member position on Council's Infrastructure and Environment Committee and bring a report back to Council in order for Council to consider appointing a second independent member to the Committee."	2023/317	Ongoing	Infrastructure & Environment	Agenda - 18 December 2023
23-Oct-23	14.8	Local Roads and Community Infrastructure Program Funding	"that Council, having considered Item 14.8 – Local Roads and Community Infrastructure Program Funding, dated 23 October 2023, receives and notes the report and in doing so - 1. Allocates the Local Roads and Community Infrastructure Program Round 4 Part B - \$199,268 to Hart Road construct and seal project (Port Wakefield Road to Devon Road) 2. Instructs the Chief Executive Officer to apply for Heavy Vehicle Safety and Productivity Program funding for the Hart Road construct and seal project (Port Wakefield Road to Devon Road) and 3. Instructs the Chief Executive Officer to bring back a report outlining the outcome of the funding application."	2023/318	Ongoing	Infrastructure & Environment	Funding application being developed
23-Oct-23	14.9	Signage and Wayfinding Design Strategy	"that Council, having considered Item 14.9 – Signage and Wayfinding Design Strategy, dated 23 October 2023, receives and notes the report and in doing so - 1. Adopts the Signage and Wayfinding Design Strategy as presented in Attachment 1 to this report and 2. Authorises the Chief Executive Officer to make any necessary minor and administrative amendments to the Signage and Wayfinding Design Strategy."	2023/319	Complete	Infrastructure & Environment	
23-Oct-23	15.5	Windor Institute Status	"that Council, having considered Item 15.5 – Windor Institute Status, instructs the CEO to - 1. Secure possession of all historical items including the machine gun, honour boards, photos and documentation on. 2. Bring back a report to Council outlining the cost schedule of repairs sufficient to enable safe public access."	2023/325	Ongoing	Infrastructure & Environment	Possessions now secured, report to be tabled early 2024

15.3 CAMPGROUND - OPERATIONS & EXPENDITURE**Record Number:** D23/56909**Author:** Manager Governance**Authoriser:** Chief Executive Officer**Attachments:** Nil**RECOMMENDATION**

“that Council, having considered Item 15.3 – *Campground - Operations & Expenditure* dated 18 December 2023, receives and notes the report.”

Purpose

The purpose of this report is to advise Council Members that Council administration will, in February 2024, present a detailed report on a raft of matters associated with our various campground sites.

Background

Through various lines of enquiry, there has been a degree of interest in relation to Council’s various campground sites.

In the interest of transparency and good governance, the Chief Executive Officer intends to furnish members with an all-encompassing report to the February 2024 meeting of Council that touch on the following elements:

- status of leases;
- allocation of expenditure (council and government grant funded); and
- competitive neutrality obligations.

Discussion

Tabling such information to the February meeting will enable Council Members and Council administrative to visit our campground sites as part of our bus tour set down for mid-February. It will also enable Council’s solicitors sufficient time to return from leave to talk to the issue of competitive neutrality; a query that has been raised previously and a framework that councils, state-wide, must be conscious of. It is important to note that there is no resolution obliging Council’s administration in presenting of this report.

Conclusion

This information report is tabled as a means of providing advanced notice to Council Members on the topics to be considered in early 2024.

ReferencesLegislation

Local Government Act 1999

Council Policies/Plans

Strategic Plan 2021-2024 Proactive Leadership

15.4 MALLALA COUNCIL CHAMBER LIVESTREAM AUDIO**Record Number:** D23/51470**Author:** Senior Information Technology Officer**Authoriser:** Director Finance**Attachments:** 1. Report - Council Chamber Acoustic Analysis [↓](#) **RECOMMENDATION**

“that Council, having considered Item 15.4 – *Mallala Council Chamber Livestream Audio*, dated 18 December 2023, receives and notes the report.”

Purpose

The purpose of this report is to provide Elected Members with information on the audio quality issues in the Mallala Council Chamber following the feedback received from attendees at the Two Wells Public Forum on 30 October 2023 surrounding the audio quality of the Council Meeting livestreams.

Background

Since its introduction during the COVID-19 pandemic, over 120 livestreams have been streamed to Council’s YouTube page, during the meeting, and recordings of these meetings are then made available on the Agendas and Minutes section of Council website for the public to be able to review later.

During a Public Forum on 30 October 2023, Council received feedback from viewers of the livestream focusing on the audio quality not being clear enough to be able to hear the voices of members at the eastern end of the chamber, i.e., where the Mayor and Chief Executive Officer sit for meeting.

To provide an explanation of why there are audio issues it is important to outline the current configuration in the Mallala Council Chamber. In April 2020, Council staff worked on implementing a setup for the Mallala Council chamber that would allow meetings to be held via online platforms (e.g., Zoom and Microsoft Teams).

From these investigations a Logitech MeetUp conference camera was purchased and installed on a Television in the chamber. This was eventually relocated to the Western end of the chamber as a permanent fixture (see *Figure 1*).

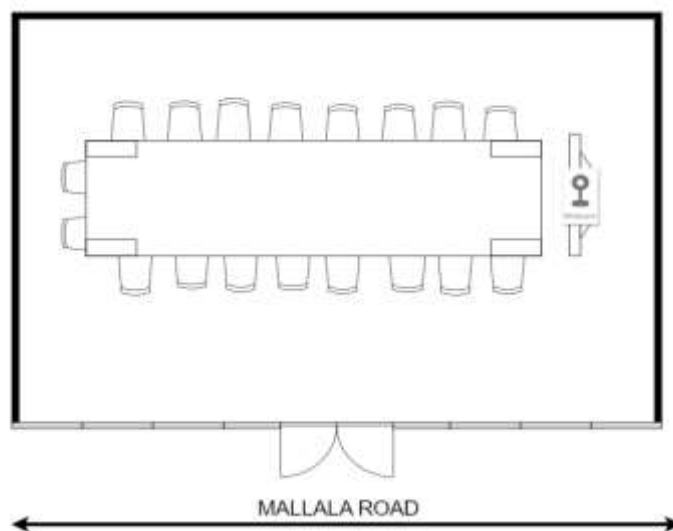


Figure 1 – Current Mallala Council Chamber Zoom Configuration

This configuration has largely remained unchanged since its implementation. However, Council and Staff in administering these meetings have noted the audio issues that were raised by members of the community at the forum.

Initial controls were implemented to try and remediate the issues, for example increasing the sensitivity of the Microphone to ensure all participants were heard however this caused other issues with background noise overlapping the Council Meeting and given Chamber is located next to Mallala Road which is a thoroughfare for trucks the noise from the road overlaps the sound from the chambers.

Following these initial attempts to fix the issue, reports were made to the Council based on staff analysis of the audio quality of Mallala chamber and potential options to remediate the issue. Accordingly, at the Ordinary Council meeting held on 14 December 2020, Council resolved as follows.

14.5 MALLALA COUNCIL CHAMBER RECORDING OPTIONS

RESOLUTION 2020/445

Moved: Councillor Boon

Seconded: Councillor Strudwicke

“that Council, having considered Item 14.5 – Mallala Council Chamber Recording Options, dated 14 December 2020, receives and notes the report.”

CARRIED

RESOLUTION 2020/446

Moved: Councillor Parker

Seconded: Councillor Lush

“that Council having considered Item 14.5 – Mallala Council Chamber Recording Options, dated 14 December 2020, instructs the Chief Executive Officer to engage a contractor to carry out acoustic assessment of the Mallala Chamber and bring back a further report on options available and associated costs to record and live stream meetings at the Mallala Chamber.”

CARRIED

A report was then provided to the Ordinary Council meeting held on 22 February 2021 which included an analysis and recommendations of treatment options for the Council chamber that was completed by Vipac Engineering in February 2021 (see **Attachment 1**).

15.9 MALLALA COUNCIL CHAMBER – ACOUSTIC ANALYSIS RESULTS

RESOLUTION 2021/090

Moved: Councillor Di Troia

Seconded: Councillor Keen

“that Council, having considered Item 15.9 – Mallala Council Chamber – Acoustic Analysis Results, dated 22 February 2021, receives and notes the report.”

CARRIED

Following these reports, a budget bid was raised in 2021 (approximately \$94,000) to engage engineers to upgrade of the Chamber based on the treatment recommendations that were specified in the Acoustic Analysis. This was included in the adopted 2021/2022 Annual Business Plan and Budget.

However, the project was discontinued as it was advised by the Vipac Engineering that it may still not guarantee the sound quality without sound proofing the Chamber building due to the heavy vehicle traffic, and subsequent noise, that comes from Redbanks Road.

Following this discontinuation, no further changes were made to the Council Chamber setup. However, Council Information Technology staff have continued to investigate solutions that could potentially address these issues. These solutions will require complex audio engineering set ups due to the Chamber not a purpose-built facility and the compatibility with the equipment Council have in place for livestreams.

Discussion

Audio quality issues

Based on the above history, Council’s IT Staff have continued to investigate solutions that could be implemented that increase the number of microphones and their proximity to Council Members / other attendees. This would reduce the reliance of one (1) camera to act as the microphone and a camera for the chamber.

Due to a limitation of the Logitech MeetUp conference camera, this device is only able to accept one additional [expansion microphone](#), and due to the age of the product (released in July 2017) the availability of the equipment is limited therefore it is not suitable to consider this line of enquiry further for use as a conference solution.

However, the MeetUp camera is still functioning as anticipated therefore in any potential solution, this will remain with a reduced capacity of providing Video capabilities only.

As technologies had advanced throughout the pandemic, to expand the capability of remote meetings (i.e., Zoom/Teams), new options have also become available to consider in comparison to the options provided in the report *Mallala Council Chamber Recording Options* (14 December 2020).

An example of this is [in-ceiling tile microphones](#), provided by companies such as Shure which allows audio to be captured as a “boundary microphone” setup. This solution also has the benefit of being installable in the existing ceiling tiles that are present in the Mallala Council Chamber.

An example of this configuration is provided below.

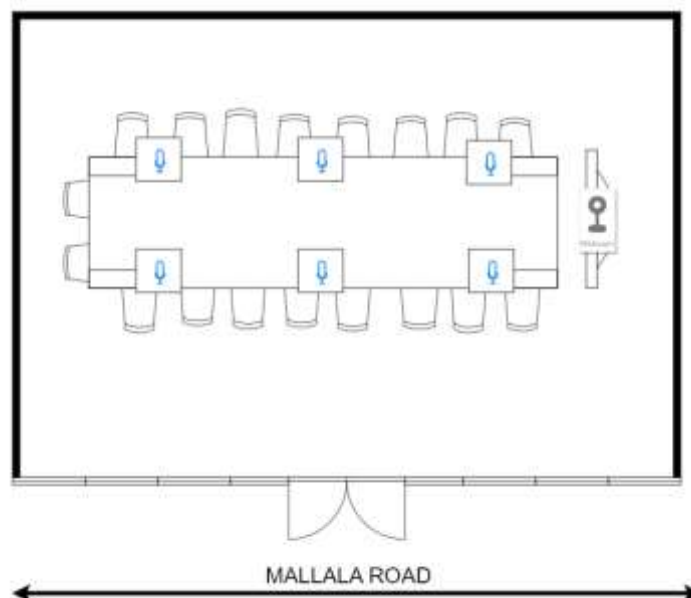


Figure 2 Proposal - Mallala Council Chamber with Ceiling Tile Microphones

If Council was to consider the above or other conference solutions by professional audio vendors, such as Shure, these devices do not have USB plugs that can be installed into Council’s livestream PC, compared with the MeetUp conference camera which does.

With this in mind, further systems would need to be implemented to handle the audio inputs and, if required for clearly hearing external attendees, output devices. An example of this kind of management device is a [digital signal processor](#) (DSP), which takes the unique input and output plugs (Dante™) from these systems (also allowing daisy chaining) and (via USB) provides them to the computer to process via Zoom.

However, as the DSP listed above has the potential to manage 10 different inputs and 2 different outputs, Council has the advantage of the ability to install a supplementary microphone which could be dedicated for the podium that is available for deputations and presentations so the presenter can be heard clearly.

The other advantage of such solutions is the ability for Council staff to use the speciality software provided by the DSP software to select areas where the microphone should pick audio up from (e.g., only audio from the Council Members table) and the rest should be theoretically filtered out by said software. This does require Council staff to be trained in how to configure and manage the microphones and software (including inputting into the Zoom meeting) as it is a new area for Council to explore.

Risk Analysis – Audio Solutions

It should be noted that the above proposed audio solution only aims to increase the proximity/range of the microphone/s to a participant in the meeting, removing the need to increase the sensitivity to hear all voices, however this don't necessarily mean that the audio quality will be guaranteed to improve, particularly with noise from the outside (e.g., vehicle traffic).

The only way to provide some assurance in eliminating the outside interference this is to proceed with the treatments recommended in the report *Mallala Council Chamber – Acoustic Analysis Results* (22 February 2021) (**Attachment 1**) by obtaining quotes from a vendor to complete the soundproofing treatment of the Mallala Council Chamber.

Accessing the Council Meeting Livestream

Further feedback was received from members of the community at the Public Forum surrounding the accessibility of Council's livestreams.

It is the understanding of Council's staff from this feedback that there are difficulties in accessing the livestream from Council's webpage due to it being part of the website banner which rotates through other messages that Council is promoting.

Ordinary Council Meeting

To Be Live Streamed on YouTube

4:30pm Monday 23 October 2023



Figure 3 Example Livestream Banner on Council Website

We are looking into alternative solutions that would allow a visitor to the website to have a fixed button that could use to take them to Council's minutes and agendas page.

From there, instructions could be made able to direct the user on how to access the Council YouTube page (for livestreams) and the list of Minutes and Agendas section (for previous recordings). In reviewing the existing banner setup, there are currently 4 banners on display which changes every 6 seconds approximately and after all banners have been cycled through, they return to the first banner.

This means, with the current banners that a user has to wait 24 seconds for it to return to the council meeting banner.

Livestream Buffering

Separately, in writing this report, another possibility was considered that has also been raised as an issue. In this situation an observer may be trying to join the YouTube Livestream and have noticed that the stream appears to be “Buffering” (example image below) and no footage is being streamed. There can be a few causes for this:

1. An issue with the individual’s internet service resulting in it being unable to load the livestream in the quality that has been selected.
2. An issue with the Council’s ability to livestream the meeting, if this was the case Council would place a notice on the website indicating technical issues with the livestream and that a recording will be made available a few days after the meeting.
3. The most common, Council has entered a confidential section of the meeting and the livestream has been paused whilst the confidential matter is discussed. We return outside of confidence to move into the next report or to formally close the meeting.

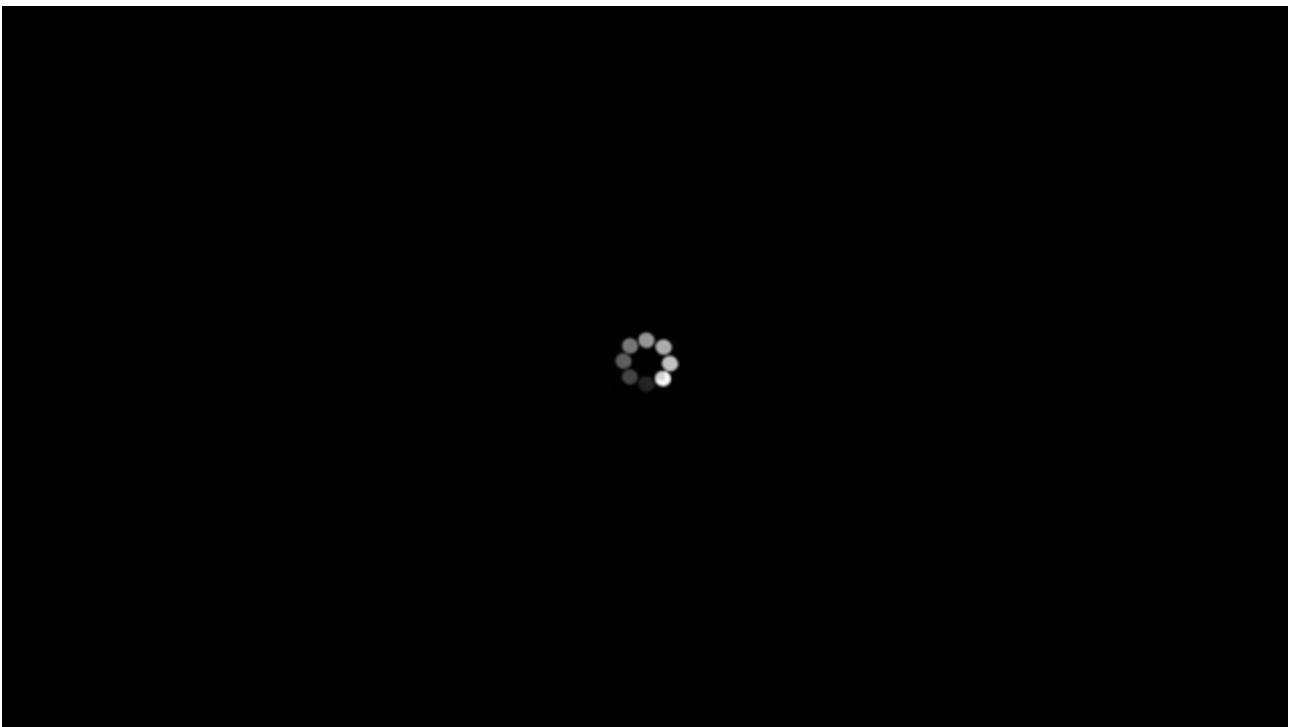


Figure 4 Example of YouTube Buffering for a Livestream

This occurs based on the limitations of the methods Council use to livestream meetings to YouTube, i.e., using the [Zoom native functions](#). Other councils, such as the City of Playford, have a graphic that is displayed indicating a report is in confidence and an indicative icon that moves showing that the stream is still live (with no technical issues). Example image below.

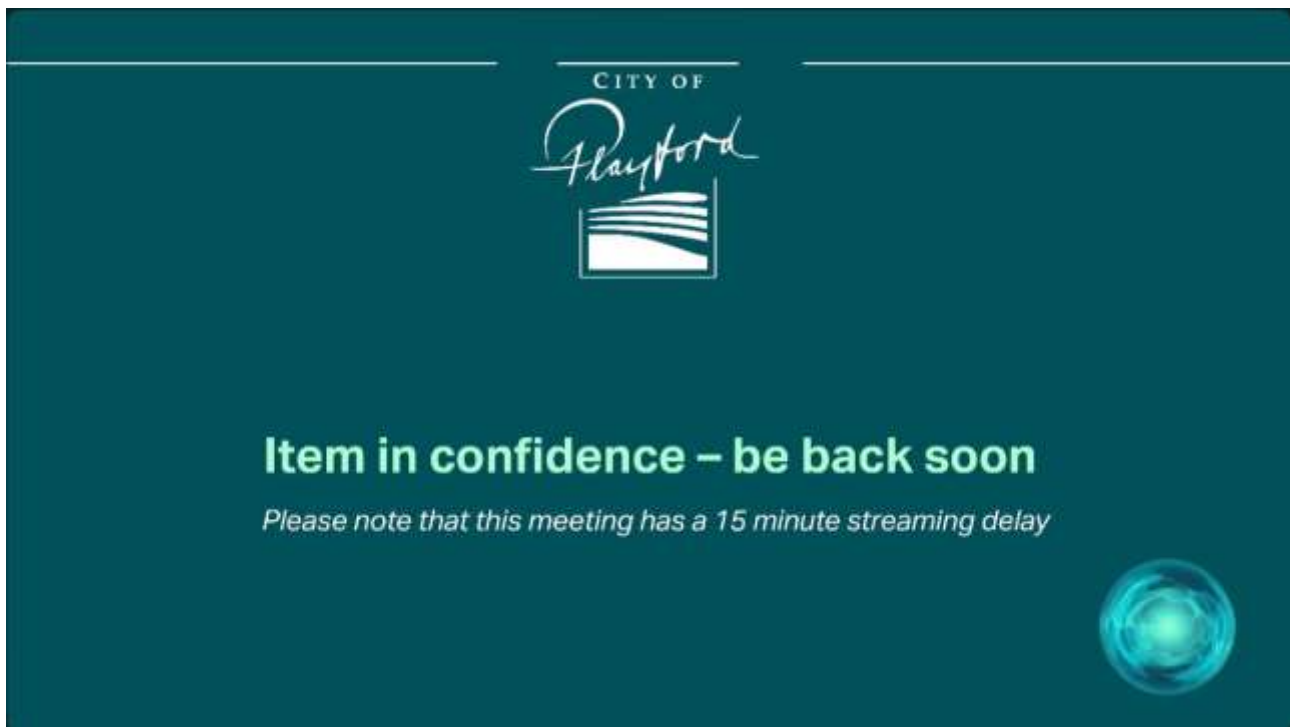


Figure 5 “Item in confidence” graphic used in City of Playford livestream

Council could consider implementing this as part of its livestream, however this would require a change to how Council administers the livestream. For instance, the use of the Zoom native function would need to cease and an alternative [professional streaming software](#) would need to be implemented that could handle the insertion of graphics to display messages to the observers of the stream.

This would require a high-performance desktop computer to handle the streaming, extensive configuration and ongoing support (potentially onsite) by Council Information Technology staff to ensure its success.

Conclusion

This report is provided for Members’ information and aimed to provide information on the history of live streaming Council Meetings to YouTube, the observations around the decreased audio quality from the livestream and options that could be considered to improve the quality of audio in the chamber. Council staff remain committed to continually investigating options to improve the availability of this service to the community.

References

Legislation

Local Government Act 1999

Local Government (Procedures at Meetings) Regulations 2013

Council Policies/Plans

Code of Practice – Meeting Procedures

Code of Practice – Access to Meetings and Documents



Vipac Engineers and Scientists Limited
33 Bacon St, Hindmarsh, SA 5007, Australia

t. +61 8 8334 0900 | e. adelaide@vipac.com.au
w. www.vipac.com.au | A.B.N. 33 005 453 627 | A.C.N. 005 453 627

Adelaide Plains Council

Review of Council Chamber Acoustics and Design of Microphone System

Room Acoustics Assessment Report

50B-20-0287-TRP-45950183-1


9 February 2021



Adelaide Plains Council

Review of Council Chamber Acoustics and Design of Microphone System

Room Acoustics Assessment Report

Job Title:	Review of Council Chamber Acoustics and Design of Microphone System		
Report Title:	Room Acoustics Assessment Report		
Document Reference:	50B-20-0287-TRP-45950183-1		
Prepared For:	Prepared By:		
Adelaide Plains Council 2a Wasley Road Mallala, South Australia, 5502, Australia Contact: Thomas Harris-Howson Tel:	Vipac Engineers and Scientists Limited 33 Bacon St, Hindmarsh, SA 5007, Australia Tel: +61 8 8334 0900		
Author:	Saksham Garg 9 February 2021	Senior Engineer	
Reviewer:	Mark Ogilvie 2 February 2021	Consulting Engineer	
Issued By:	Saksham Garg 9 February 2021	 Senior Engineer	
Revision History:			
Rev. #	Comments / Details of change(s) made	Date	Revised by:
Rev. 00	Original issue	9 Feb 21	

NOTE: This report has been prepared solely for the benefit of the client to whom this report is addressed for use herein ("Client") unless otherwise agreed in writing by Vipac Engineers and Scientists Limited ACN 005 453 627 ("Vipac"). Neither the whole of this report or any part of it may be published, duplicated or circulated without the prior written approval of Vipac except as required by law. Vipac does not assume any responsibility or liability for any losses suffered as a result of the publication, duplication or circulation of this report and excludes all liability whatsoever to any third party who may use or rely on the whole, or any part of this report.

Vipac has prepared this report using all reasonable care, skill and due diligence within the time period, budget and resources allocated to Vipac as agreed with the Client. Vipac excludes all liability to the Client whatsoever, whether in whole or in part, for the Client's use or reliance on the report other than for the purposes set out in the report, or any matters outside the agreed scope of the work.

For the purposes of preparing this report, reliance has been placed upon the material, representations, information and instructions provided to Vipac unless otherwise stated in the report. Originals of documents provided have not been required and no audit or examination of the validity of the documentation, representations, information or instructions provided has been undertaken except to the extent otherwise stated in this report. Information and findings contained in this report are based on Vipac's interpretation of data collected.

This document contains commercial, conceptual, engineering and other information that is proprietary to Vipac. The inclusion of this information in the report does not grant the Client any license to use the information without Vipac's prior written permission.



Table of Contents

1	Introduction	4
2	References.....	4
3	Design Criteria.....	4
4	Specification & Assumptions.....	5
4.1	Existing Architectural Specifications	5
4.2	Additional Information.....	5
5	Onsite Acoustic Testing	6
5.1	Methodology & Instrumentation.....	6
5.2	Assessment Results (Existing Conditions)	7
6	Treatment Recommendations	7
6.1	Option 1 – Ceiling Mounted Speakers	7
6.2	Option 2 – Wall Mounted Speakers.....	8
6.3	Additional Comments	9
	Appendix A Datasheet	10



1 Introduction

Vipac Engineers & Scientists were engaged to conduct an acoustic survey (room acoustics) within the main meeting room of the council chamber building of Adelaide Plains Council in Mallala, SA 5502. The purpose of the survey was to assess the existing room acoustics within the meeting room and provide recommendations to reduce reverberation time and to repurpose the room to be used as a video conference room. This report documents the assessment criterion, results of the site measurements conducted on the 29 January 2021, and recommendations to improve the acoustic environment within the room.

2 References

- [1] Australian Standards AS 2107:2016 "Acoustics – Recommended design sound levels and reverberation times for building interiors".
- [2] Information provided by the Council for the proposed meeting room.

3 Design Criteria

The Australian / New Zealand Standard AS/NZS 2107:2016 [1] sets out recommended design criteria for reverberation times within occupied spaces. The reverberation time defines the time taken for sound to decay within a space and thus the degree of intelligibility of both unassisted speech and sound reinforcement systems. The criterion for a given space depends on the volume of the space, with Table 1 outlining the subjective impression for spaces with various volumes.

Table 1: Subjective response to individuals to reverberation times

Reverberation Time, sec			Subjective Rating
Small (100m ³)	Medium (1,000m ³)	Large (10,000m ³)	
<0.3	0.3 – 0.5	0.6 – 0.8	Dead
0.3 – 0.5	0.5 – 0.7	0.8 – 1.0	Medium dead
0.5 – 0.7	0.7 – 1.0	1.0 – 1.5	Average
0.7 – 1.0	1.0 – 1.5	1.5 – 2.5	Medium live
1.0 – 2.0	1.5 – 2.5	2.5 – 4.5	Live

As such, considering the volume of the meeting room [2] and the proposed use of the space (speech/communication), and based on Appendix A of AS/NZS 2107:2016 [1], Vipac considers a reverberation time criterion of 0.6 – 0.8 seconds to be appropriate to improve the acoustic environment within the proposed conference/meeting room.

Please note that the criterion presented above aligns with the recommended levels provided in Table 1 of AS 2107:2016 [1].



4 Specification & Assumptions

On-site acoustic tests were conducted with the existing finishes in place. The existing architectural finishes noted during the survey are discussed below, with the meeting room layout (with dimensions) presented in Figure 1.

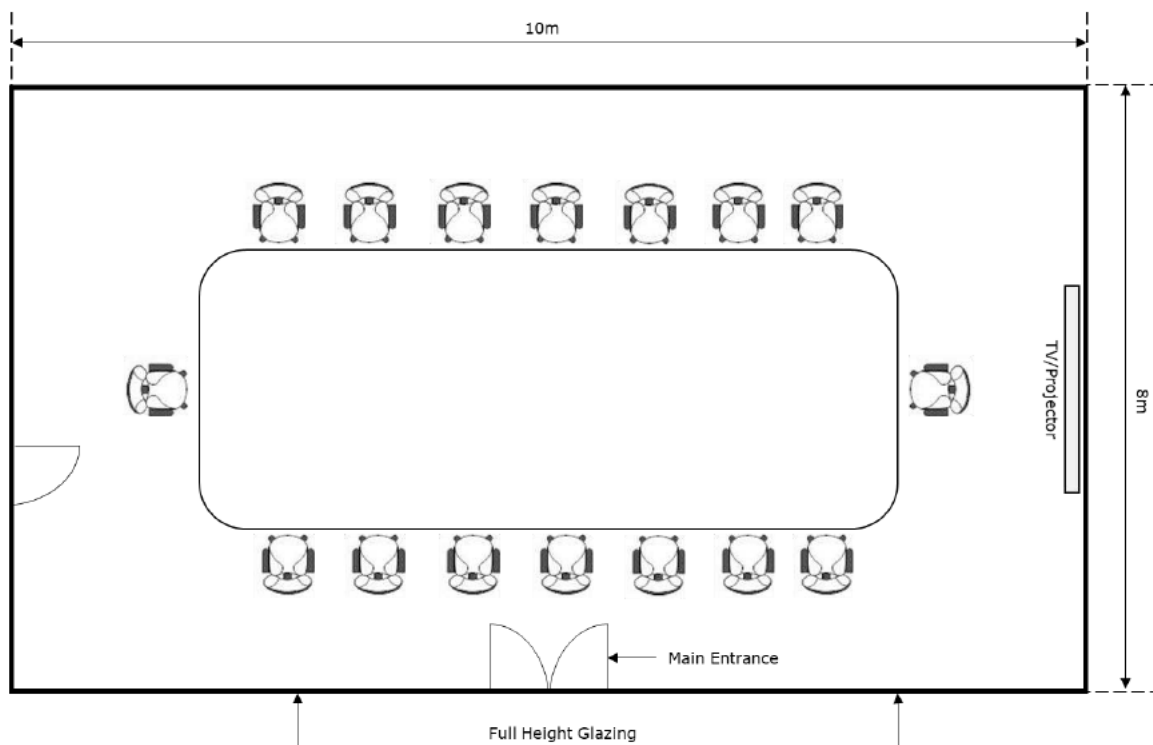


Figure 1: Room Layout

4.1 Existing Architectural Specifications

Based on our inspection of the meeting room, the following existing architectural finishes are noted:

- Walls – Painted plasterboard walls with full height glazed components.
- Ceiling – MFT (mineral fibre tiles) ceiling at 3m above floor level. The product information is unknown.
- Floor – Carpet tiles to the entire room.

4.2 Additional Information

For the purpose of this assessment, Vipac has assumed/considered the following conditions:

- The furniture (table, chairs, TV, etc.) will be placed at the same location as observed during the survey.
- The council intends to install individual microphones for each person on the table.
- No preferred location of the speakers has been suggested by the council.
- The room would primarily be used for conference and meetings (including presentations, etc.).

5 Onsite Acoustic Testing

5.1 Methodology & Instrumentation

Reverberation time measurements were undertaken during the site inspection conducted on the 29 January 2021 and assessed against the selected design criterion. The reverberation time measurements were conducted using a Brüel and Kjær Type 1 Hand-held Analyser Type 2250 (Serial number: 3002841, due for calibration 13 May 2022) with an approved windshield fitted at all times. The calibration of the analyser was checked before and after the measurement and no drift in sensitivity was detected.

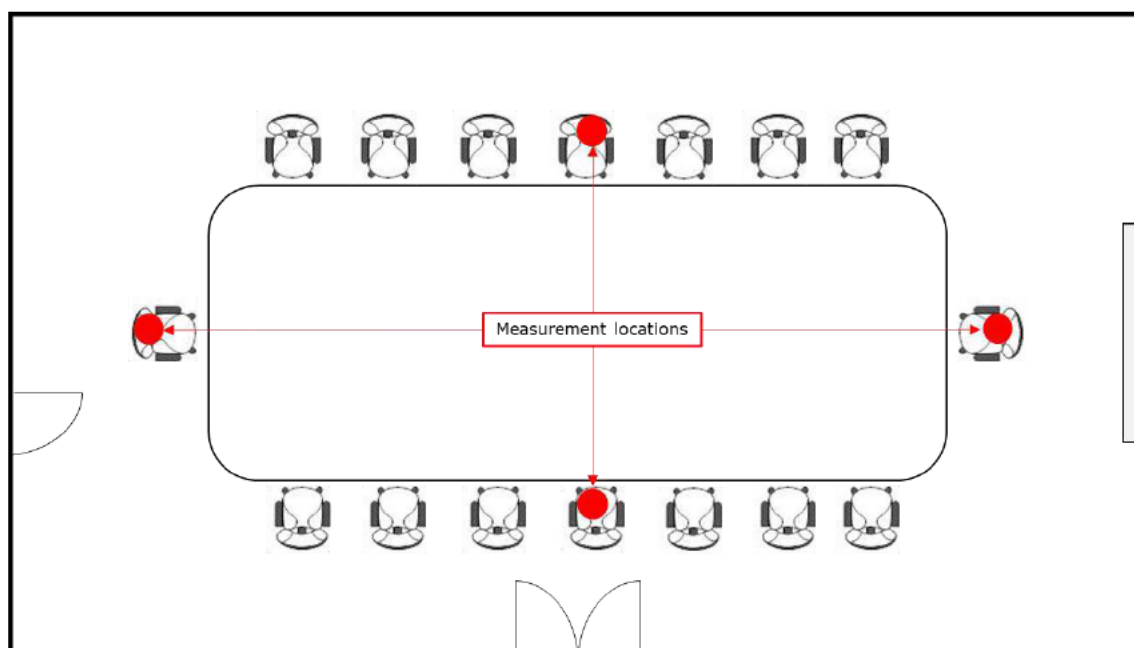


Figure 2: Measurement Locations

The following procedure was followed to conduct the on-site survey:

- The measurements were carried out ensuring no occupancy in the meeting room,
- All the measurement and source (impulse) locations were minimum 2 metres away from all reflecting surfaces.
- The microphone was placed approximately 1.2-1.5 metres above the floor.
- Reverberation time measurements were conducted at four locations indicated in Figure 2;
- Please note that multiple measurements were undertaken at each location to accurately determine the existing reverberation time.
- The room dimensions were measured, and all architectural finishes were noted.



5.2 Assessment Results (Existing Conditions)

Based on our assessment results, we note an existing reverberation time of 0.48 seconds (mid-frequency, 500Hz). The measured reverberation time compared against the criterion curve is shown in Figure 3.

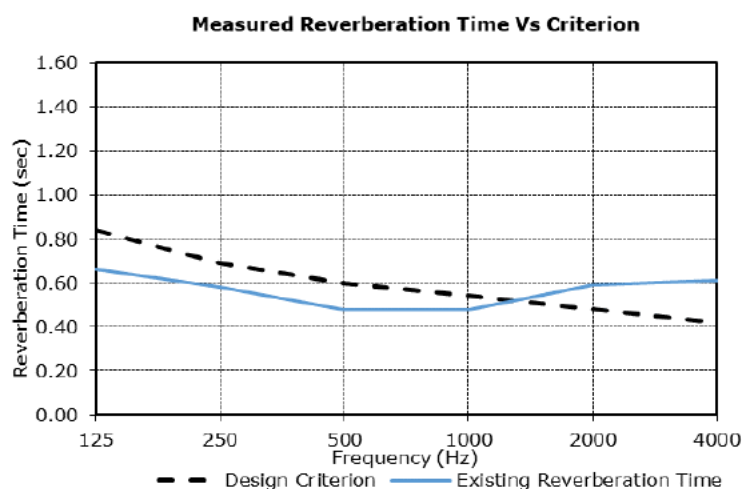


Figure 3: Existing Reverberation Time

Based on the measured results, that the existing reverberation time meets the recommended design criterion. Therefore, additional acoustic treatment is not required to achieve compliance. However, depending on the use of the room and positioning of the speakers, additional treatment may be required to reduce the 'feedback' from the speakers during conference calls, as discussed in the section below.

6 Treatment Recommendations

Assuming that individual microphones will be installed for each member on the table, Vipac recommends the following speakers configuration options and the corresponding treatments:

6.1 Option 1 – Ceiling Mounted Speakers

If ceiling mounted speakers are used, we recommend the speakers be installed at locations highlighted in Figure 4 below.

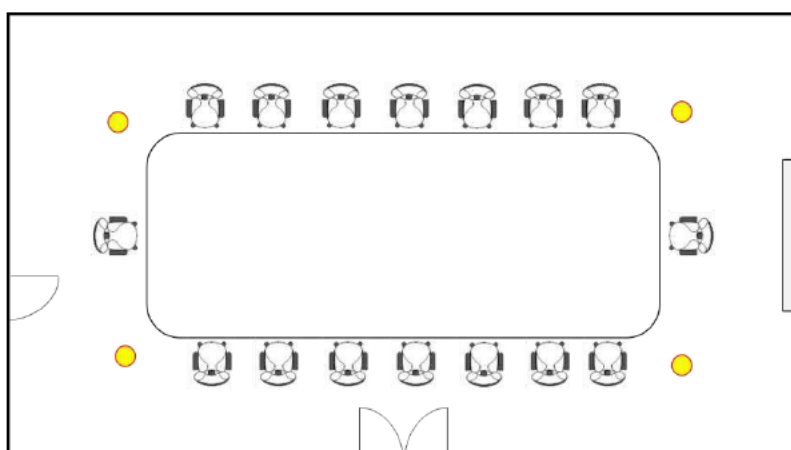


Figure 4: Ceiling Mounted Speakers Location



Adelaide Plains Council
Review of Council Chamber Acoustics and Design of Microphone System
Room Acoustics Assessment Report

The speakers should be located minimum 1.5m away from the walls and away from the table to avoid reflections. With the speakers at this location, no further acoustic treatment would be required.

NOTE: The speakers should be hard mounted on ceiling (not suspended), as indicated in Figure 5 below.



Figure 5: Ceiling Mounted Speakers Example

6.2 Option 2 – Wall Mounted Speakers

If wall mounted speakers are used, Vipac recommends the speakers be installed at location indicated in Figure 6. With the speakers in this location, additional treatment to the wall highlighted in Green in Figure 6 would be required. The treatment would include installation of minimum 5m² of 50mm (3800 gsm) AUTEX® QuietSpace® wall panels (direct fix) or similar product with minimum Noise Reduction Coefficient of NRC 0.90. Alternate product options can be provided if required.

The product datasheet for AUTEX® QuietSpace® wall panels are attached in Appendix.

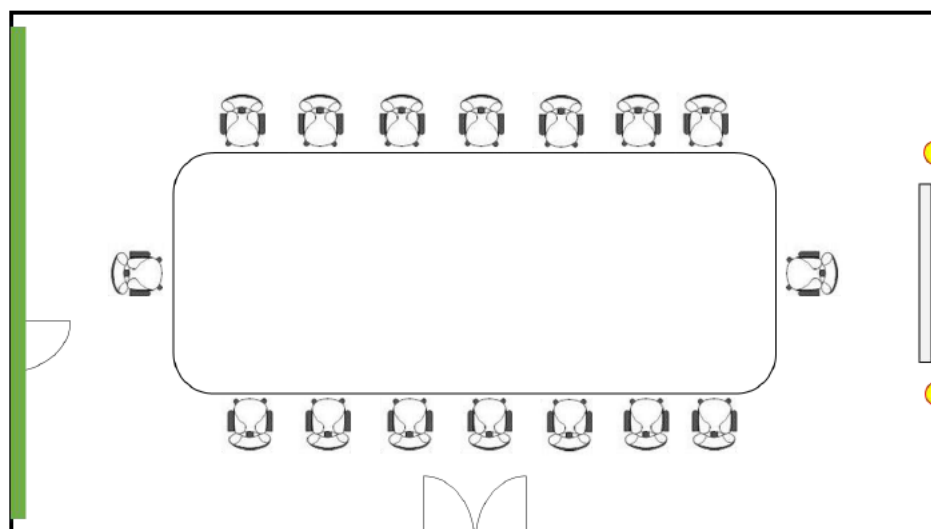


Figure 6: Wall Mounted Speakers & Treatment Location

Please note that the speakers should be installed minimum 2.4m above floor level, facing the centre table.



6.3 Additional Comments

Vipac noted high background noise levels within the meeting room due to road traffic noise flanking through the entrance doors (no seals, gaps between the meeting door leaves) and the glazing facing the abutting road. Vipac recommends the door and the glazing be upgraded to ensure the external noise ingress is minimised to avoid influence during the meetings.

Since Vipac did not conduct any on-site background noise level measurements to measure the traffic noise levels in the area, traffic noise level prediction method given in Ministers' Specification SA 78B was used. Based on our assessment, we recommend the following glazing and door construction options.

- Glazing
We recommend replacing the existing glazing with 10.5mm thick VLam Hush Viridian glass or equivalent glazing with minimum Weighted Sound Reduction Index of R_w 39. Ensure there are no gaps or openings between the glazing frame and adjoining walls.
- Door
 - Option 1 – Replace the existing double door with a 55mm thick single hinged solid core door, fitted with medium duty acoustic seals.
 - Option 2 – Replace the existing double door with a glazed aluminium framed hinged door, fitted with 12.5mm thick VLam hush glass and medium duty acoustic seals.



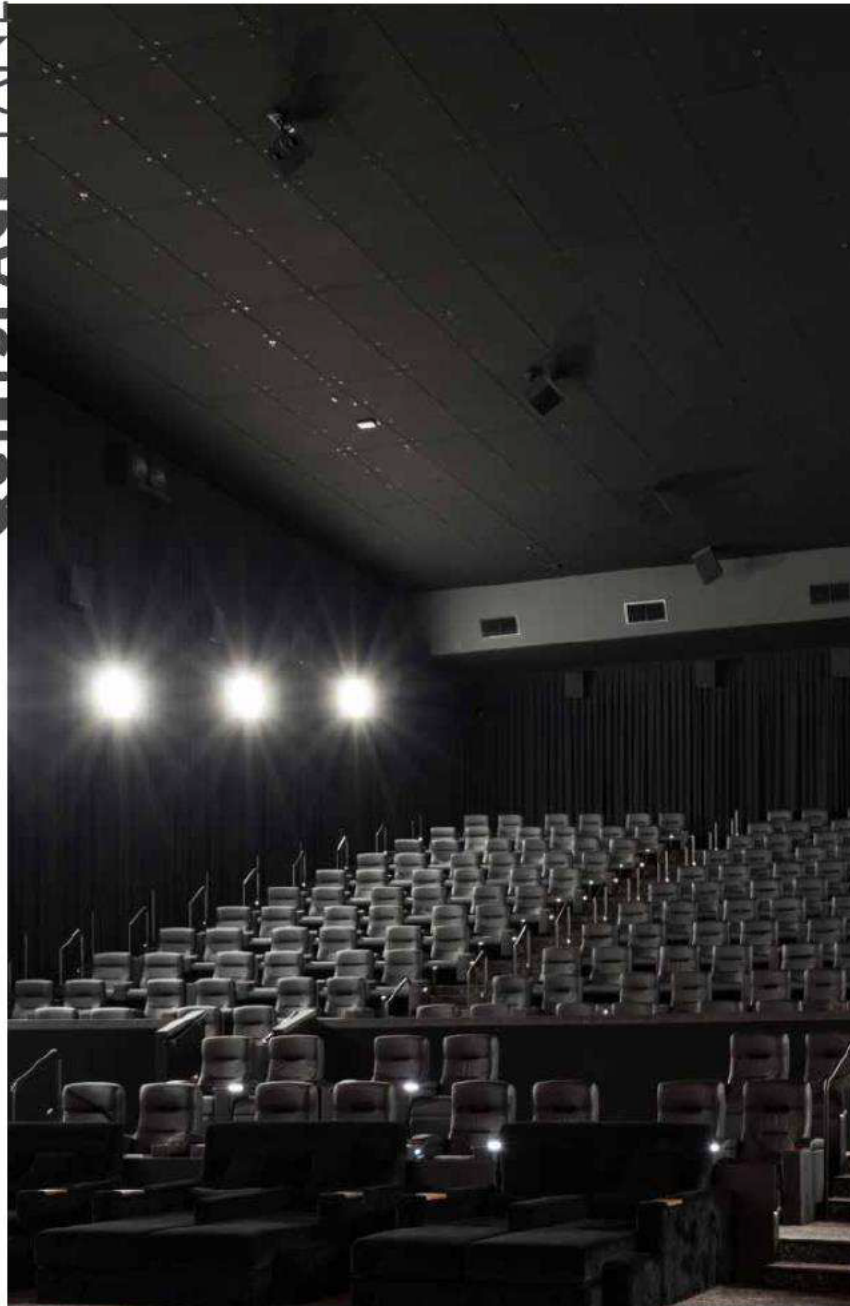
Adelaide Plains Council
Review of Council Chamber Acoustics and Design of Microphone System
Room Acoustics Assessment Report

Appendix A Datasheet



Adelaide Plains Council
Review of Council Chamber Acoustics and Design of Microphone System
Room Acoustics Assessment Report

QUIETSPACE PANEL



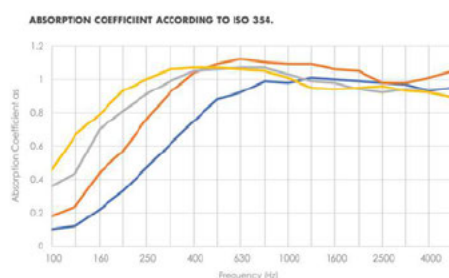
AUTEX



Adelaide Plains Council

Review of Council Chamber Acoustics and Design of Microphone System

Room Acoustics Assessment Report



Description	University of Auckland test report number	Frequency (Hz)						NRC
		125	250	500	1000	2000	4000	
25mm	T0712-18	0.15	0.43	0.63	1.00	1.00	0.93	0.83
50mm	T12284	0.30	0.75	1.10	1.10	1.05	1.00	1.00
75mm	T19024	0.50	0.90	1.03	1.03	0.93	0.93	1.00
100mm	T19056	0.65	1.00	1.05	1.00	0.95	0.95	1.00

Note: presents the practical sound absorption coefficients as according to ISO 11654. Graph presents third octave sound absorption coefficients. (According to ISO 354 Measurement of sound absorption in a reverberation room.) The NRC rating is determined as the arithmetic average of the absorption coefficients measured by certified testing bodies across 125 Hz, 250 Hz, 500 Hz, 1000 Hz and 2000 Hz, and rounded to the nearest 0.05.

PRODUCT SPECIFICATIONS

Product Name: QuietSpace® Panel
Composition: 100% Polyester fibre (PET)
Panel Dimensions: 1220mm x 2440mm
Tolerance: (+5mm) x (+10mm)
Thickness: 25mm 50mm 75mm 100mm
Tolerance: (+/- 6%) (+/- 6%) (+/- 6%) (+/- 6%)
Weight: 2300gm 3800gm 4050gm 4300gm

LIGHT REFLECTANCE

White QuietSpace® Panel is suitable for indoor use only and has a light reflectance value of 81 (measured in accordance with BS 8493:2005+A1:2010)

THERMAL PERFORMANCE

Exceeds tested by Austal Ltd
25mm: 80.6 (81.5°C)
50mm: 81.4 (81.5°C)
75mm: 81.9 (81.5°C)
100mm: 82.4 (81.5°C)

ACOUSTIC PERFORMANCE

QuietSpace Panel is specifically designed to reduce and control reverberated (echo) noise in building interiors.

Minimum Noise Reduction Coefficient 0.85

INSTALLATION

Install as per Austal recommendations. Install instructions are included in each pack or available on the website. If QuietSpace Panel is to be specified for use other than as a wall-covering, please seek guidance from your Austal account manager.

FIRE RATINGS

QuietSpace Panel has been evaluated using fire-testing methods:

ISO 9705: 1993

Classification: Group 1-5

Smoke Production Rate: <5.0m²/s

As measured by NRC (CEN)

AS ISO 9705: 2000

Classification: Group 1

(SMOGRAV): <100m²/s²

Assessed using methodology AS ISO 9705:2000

in accordance with AS 5037:12015, as required

by BCA Specification C1.15.4.

It is still valid (18 July 2012)

ME 4033 dated 18 October 2013

EN13501-1:2007 (Class QuietSpace® Panel)

B-s2, d0

Report 111157 dated 27 July 2010

EN13501-1:2007+A1:2009 (Class QuietSpace® Panel)

B-s2, d2

Report 111157 dated 27 July 2010

ASTM E84-14 (in QuietSpace® Panel)

Class A, F5.0 - SD-10

Report 111157 dated 27 July 2010

WATER VAPOUR SORPTION

ASTM C1104 / C1104M-13a

Test conditions: 40°C, 95%RH

Water vapour absorbed and desorbed after 4 days:

0.4% by weight

IMPACT RESISTANCE

ISO 7802:1988

Hard Body Impact

There is no surface damage or penetration to QuietSpace panel when subjected to hard body impacts. When adhered to 10mm plasterboard, the system can resist a 14joule impact. This is equivalent to the impact of a 0.5kg object dropped from a 3m height. A small indentation might be observed when subjected to an impact equivalent to the impact of a 0.5kg object dropped from a 0.5m height.

Soft Body Impact

There is no surface damage or penetration to QuietSpace Panel when subjected to soft body impacts. When adhered to 10mm plasterboard, the system can resist a 120joule impact. This is equivalent to the impact of a 50kg object dropped from a 250mm height.

MICROBIAL RESISTANCE

ASTM G21-15

Growth Rating: 0 (No growth)

QuietSpace Panel does not promote the growth of mould and mildew.

PATTERN REPEAT

Non-woven. No pattern repeat but product has directional grain. Product may vary from samples and batch to batch due to fibre blending and layup which is an inherent feature of this product.

FABRIC CARE

Blot spills from fabric quickly. Wipe with a damp cloth. Avoid rubbing and excessive amounts of water as this will affect the finish. Use carpet or upholstery shampoo as directed. Blot with a clean dry cloth after each application of solution. Custom printed QuietSpace Panel requires the services of a specialist cleaning company. Refer to the QuietSpace Panel Cleaning and Maintenance Guide for more information.

ENVIRONMENTAL

Austal is committed to best practice through our ISO 9001 and ISO 14001 certified Quality and Environmental Management Systems.

Austal QuietSpace Panel contains a minimum of 45% previously recycled polyester fibre (from PET bottles etc). Offcuts and manufacturing waste are reused or recycled wherever possible.

Austal QuietSpace Panel is manufactured from 100% polyester fibres and does not contain formaldehyde binders. Austal polyester fibres support indoor air quality and will not become a potential airborne pollutant.

SERVICE

For further information about QuietSpace Panel or any other Austal product, please contact your Austal account manager or visit our website.

15.5 CAPITAL WORKS AND OPERATING PROGRAM MONTHLY UPDATE - DECEMBER 2023**Record Number:** D23/55213**Author:** Director Infrastructure and Environment**Authoriser:** Chief Executive Officer**Attachments:**
1. Capital Projects 2023 - 2024  
2. Operating Projects 2023-2024  **RECOMMENDATION**

“that Council, having considered Item 15.5 – *Capital Works and Operating Program Monthly Update - December 2023*, dated 18 December 2023, receives and notes the report.”

Purpose

The purpose of this report is to provide an update in relation to the status of the Infrastructure and Environment Department 2023-2024 Capital Works and Operating Program, for Council Members' information and monitoring.

Background

Council has adopted a significant Capital Works and Operating Program for delivery in 2023-24 totalling \$6.9 million, with an additional \$4.4million allocated to Local Government Partnership Program and Two Wells Levee projects. Management have established a project management framework for managing and monitoring projects to ensure that every effort is made to deliver the projects on time and within budget.

Attachment 1 provides a list and status of the 2023-2024 Capital projects, and **Attachment 2** provides a list and status of the 2023-2024 Operating projects.

Additionally, **Attachment 3** provides a list of Local Government Partnership Program projects.

Further to this, Management provides the following update of some of the activities and projects carried out by the Infrastructure and Environment Department over the last month.

DiscussionRe-Sheeting Program

Council's re-sheeting program is on schedule. Gallipoli Road is completed and Owen Road and Paddy's Bridge Road are currently underway.

Civil

The civil team is currently carrying out maintenance activities such as stormwater drain cleaning, sealed road maintenance, unsealed road patching, sweeping of loose stones from sealed intersections and illegal dumping clean-up. The street sweeping contractor has been engaged to sweep all kerbed streets. No further capital projects will commence for the remainder of 2023, the majority of civil projects will resume late January 2024.

Additionally, Middle Beach Road construct and seal project has been completed.

Open Space and Environment

The Open Space and Environment team is currently carrying out vegetation clearance along program re-sheeting roads, vegetation clearance along unsealed road network and also carrying out routine maintenance activities within parks, gardens and oval precincts. Council's slashing and spraying program is progressing as scheduled.

Conclusion

This report is provided as a standing monthly update for Council's information.

ReferencesLegislation

Local Government Act 1999

Council Policies/Plans

Strategic Plan 2021-2024

Long Term Financial Plan 2024-2033

Infrastructure and Asset Management Plans

Annual Business Plan and Budget 2023-2024

Public Consultation Policy

CAPITAL PROJECT PROGRESS REPORT 2023-2024 - DECEMBER 2023

Budget No	Project Name	Total Budget	YTD Actual Spend	Available to Spend	Project Commenced (Y/N)	Estimated Project Start Date	Estimated Project Completion Date	Project Completed (Y/N)	Percentage of Completion
72908	Sealed Road - Dublin Road - Hill Road to Earl Road - Pavement Rehabilitation	80,000	90,238	(10,238)	Yes	Jan-24	Jun-24	Yes	100%
72909	Sealed Road - Bailey Road East - Old Port Wakefield Road to End	91,000	69,859	21,141	Yes	Jan-24	Jun-24	Yes	100%
72910	Sealed Road - Baker Road – Gawler River Road to River	87,000	67,689	19,311	Yes	Jan-24	Jun-24	Yes	100%
72911	Sealed Road - Boundary Road - Hayman Road to Dawkins Road	65,000	84,393	(19,393)	Yes	Jan-24	Jun-24	Yes	100%
72912	Sealed Road - Garden Avenue - Artesian Road to Southern End	85,000	67,766	17,234	Yes	Jan-24	Jun-24	Yes	100%
72913	Sealed Road - Germantown Road – Gawler Road to Dawkins	142,000	121,050	20,950	Yes	Jan-24	Jun-24	Yes	100%
72914	Sealed Road - Jenkin Court - Butler Road to End	77,000	66,665	10,335	Yes	Jan-24	Jun-24	Yes	100%
72915	Sealed Road - Seventh Street – South Terrace to Fifth Street	69,000	65,981	3,019	Yes	Jan-24	Jun-24	Yes	100%
72916	Sealed Road - Third Street (Dublin) - Sixth Street to End of Seal	23,000	21,192	1,808	Yes	Jan-24	Jun-24	Yes	100%
72917	Sealed Road - Williams Road – Dawkins Road to Hayman Road	82,000	54,399	27,601	Yes	Jan-24	Jun-24	Yes	100%
72940	Sealed Road - Two Wells Mainstreet - Pedestrian Refuges/Crossing	195,000	482	194,518	No	Jan-24	Jun-24		
72903	Sealed Road - Longview Road and Gameau Road - Traffic calming devices	60,000	-	60,000	No	Jan-24	Jun-24		
72941	Sealed Road - Pram Ramp renewal to DDA compliant	10,000	5,854	4,146	No	Jan-24	Jun-24		50%
72906	Street Lighting - Two Wells Main Street	315,503	26,982	288,521	Yes	Jul-23	Jun-24		5%
72918	Streetscape - Irish Street - Butler Street to Redbanks Road	31,000	4,364	26,636	No	Nov-23	Apr-24		
72919	Streetscape - Rowe Crescent - Drew Street to Applebee Road	16,000	4,350	11,650	No	Nov-23	Apr-24		
72920	Streetscape - Chivell Street - Mary Street to End	38,000	-	38,000	No	Nov-23	Apr-24		
72921	Streetscape - Tangari Reserve - Footpath	24,000	-	24,000	No	Nov-23	Apr-24		
72922	Resheet - Bakers Road - Slant Road to Ridley Road	104,000	90,506	13,494	Yes	Sep-23	Oct-23	Yes	100%
72923	Resheet - Gallipoli Road - Curnow Road to Jarmyn Road	78,000	54,931	23,069	Yes	Oct-23	Nov-23	Yes	100%
72924	Resheet - Germantown Road - Verner Road to Seal	134,000	93,156	40,844	Yes	Jan-24	Feb-24	Yes	100%
72925	Resheet - Harris Road - Schlodder Road to Bubner Road	19,000	20,451	(1,451)	Yes	Sep-23	Oct-23	Yes	100%
72926	Resheet - Hart Road - Port Wakefield Road to Smith Road	140,000	-	140,000	No	Sep-23	Jun-24		
72927	Resheet - North Parham Road - Lowey Road to Gilberts Road	75,000	62,103	12,897	Yes	Oct-23	Nov-23	Yes	100%
72928	Resheet - Owen Road - March Road to Woods Road	121,000	5,502	115,498	Yes	Nov-23	Dec-23		20%
72929	Resheet - Paddys Bridge Road - Mallala - Two Wells Road to Germantown Road	287,000	5,338	281,662	Yes	Feb-24	Mar-24		20%
72930	Resheet - Schlodder Road - Clonan Road to Schutt Road	39,000	29,211	9,789	Yes	Oct-23	Oct-23	Yes	100%
72931	Resheet - Wasleys Road - Cheek Road to Woolsheds Road	263,000	13,685	249,315	No	Mar-24	Jun-24		
72862	Kerbing - Balaklava Road - Lisieux Street to Aerodrome Road	240,000	-	240,000	No	Jan-24	Jun-24		
72932	Site Improvements - Renew Street & Reserves/Parks Furniture Program	20,000	14,333	5,667	No	Mar-24	May-24		
72935	Site Improvements - New/Upgrade Street & Reserves/Parks Furniture Program	20,000	10,527	9,474	No	Mar-24	May-24		
72933	Site Improvements - Site Improvements Renewal	200,000	6,807	193,193	No	Oct-23	Mar-24		
72934	Site Improvements - Fuel supply upgrade	45,000	35,586	9,414	Yes	Sep-23	Oct-23	Yes	100%
72936	Site Improvements - Streetscape and WSUD	50,000	-	50,000	No	Jan-24	Jun-24		
72937	Site Improvements - Lewiston Dog Park Shelters	20,000	16,642	3,358	No	Mar-24	May-24		
72942	Site Improvements - Dublin Oval - Toilet Block	70,000	41,289	28,711	Yes	Apr-24	Jun-24		50%
72852	Site Improvements - Various locations - Signage - wayfinding and information	35,000	-	35,000	No	Jan-24	Jun-24		
72888	Site Improvements - Council Boundary Signs - Allocation	60,000	-	60,000	No	Jan-24	Jun-24		
72889	Site Improvements - Stage 1 - Hart Reserve Masterplan - Implementation	70,000	29,106	40,894	Yes	Sep-23	Feb-24		50%
72893	Site Improvements - Renewal of Lighting & Paths and Bike Racks Various	14,973	-	14,973	Yes	Jan-24	Jun-24	Yes	50%

72900	Wasleys Bridge - Repairs	199,771	229	199,542	No	Jul-23	Jun-24		
72938	CWMS - Mallala - Replacement of Property Pumps	15,000	11,406	3,594	Yes	Apr-24	Apr-24		80%
72939	Stormwater - Mallala Oval stormwater and road upgrade	60,000	20,680	39,320	No	Nov-23	Apr-24		
72899	Stormwater - Middle Beach - Tidal Drainage System	25,686	2,695	22,991	No	Jul-23	Dec-23		
80072	Two Wells Township Levee	1,566,373	70,536	1,495,837	No	Oct-23	Jun-24		
75100	Plant and Equipment Program	1,111,000	882,301	228,699	Yes	Sep-23	Mar-24		80%
		<u>6,573,306</u>	<u>2,268,281</u>	<u>4,305,025</u>					

OPERATING PROJECT PROGRESS REPORT 2023-2024 - DECEMBER 2023

Budget No	Project Name	Total Budget	YTD Actual Spend	Available to Spend	Project Commenced (Y/N)	Estimated Project Start Date	Estimated Project Completion Date	Project Completed (Y/N)	Percentage of Completion
80020	Installation of single lane roundabout	500,000	879,000	(379,000)	Yes	Sep-23	Oct-23	Yes	100%
80084	Donaldson Road - Design (Reserve corridor)	10,000	-	10,000	No	Nov-23	Jun-24		
80098	Community Waste Education	15,000	-	15,000	No	Nov-23	Feb-24		
33000/820	Implement Regional/Council DAIP Initiatives	15,000	-	15,000	No	Nov-23	Jun-24		
80100	Coastal adaptation study review	60,000	-	60,000	No	Nov-23	Jun-24		
80103	Undergrounding of Power Lines in Two Wells	1,320,902	1,011	1,319,891	Yes	Sep-23	Jun-24		50%
80059	Establish Horse Floating Park Area	50,000	-	50,000	No	Dec-23	Feb-24		
80104	Street/Verge Tree Planting	30,000	1,810	28,190	No	Apr-24	Apr-24		
80107	Donaldson Road - WSUD and Open Space Elements	10,000	-	10,000	No	Nov-23	Jun-24		
80110	Two Wells CWMS - Concept Design	155,000		155,000	No	Nov-23	Jun-24		
80111	LRCIP Round 4 (Part B)	199,268	-	199,268	No	Nov-23	Jun-24		
		<u>2,365,170</u>	<u>881,821</u>	<u>1,483,349</u>					

15.6 PRECINCT DEVELOPMENT GRANT OPPORTUNITY**Record Number:** D23/55300**Author:** Strategic Project Officer**Authoriser:** Director Development and Community**Attachments:** 1. Northern Adelaide Plains Challenges and Opportunities [↓](#) **OVERVIEW**

The Australian Government's Regional Precincts and Partnerships Program (rPPP) – Stream One: precinct and development planning⁴ offers grants from \$0.5M up to \$5M to develop a precinct idea through to investment-ready stage in partnership with local stakeholders to benefit regional communities.

Officers are investigating lodging a grant application for a minimum of \$0.5M for an integrated precinct and infrastructure planning project for the northern Adelaide Plains. In this area, various entities who could be potential partners in a grant application are considering investment options, be it for agribusiness or housing. All see opportunities and experience differing barriers, in particular water.

Part of the appeal of Australian Government grant funding is to obtain funds to engage experts across a range of professions to consider agribusiness and residential living opportunities and barriers in particular infrastructure, and to work with partners, stakeholders, community and government agencies to prepare a precinct and infrastructure plan.

Acknowledging Council's limited resources need prioritising, this report informs Council members about this scoping work for a possible grant application.

RECOMMENDATION

"that Council, having considered Item 15.6 – *Precinct Development Grant Opportunity*, dated 18 December 2023, receives and notes the report."

Purpose

To inform Council about preliminary investigations underway into potentially applying to the Australian Government for a grant for precinct planning and development.

Background**Barriers to Growth and Investment**

Council has been aware of various barriers constraining the potential for growth and investment for some time.

Some barriers are within Council's direct control and through strategic and growth planning, Council is working to address them.

⁴ [Regional Precincts and Partnerships Program \(rPPP\) - Stream One: Precinct development and planning | business.gov.au](https://www.business.gov.au)

Other barriers are the responsibility of other entities, be it price point of NAIS water, insufficient potable water, inadequate public and community transport. A summary of these barriers is shown on 'Infrastructure Challenges' (**Attachment 1**).

Along with Council, many other entities, public and private, are considering their plans for investment in the Adelaide Plains area. This includes the Australian Government.

Australian Government Regional Precincts and Partnerships Program

The Australian Government's Regional Precincts and Partnerships Program (rPPP) – Stream One: precinct and development planning⁵ offers grants from \$0.5M to \$5M to develop a precinct idea through to investment-ready stage in partnership with local stakeholders to benefit regional communities.

Council as an entity is eligible to apply, and all of Adelaide Plains spatially is eligible aside for Two Wells and Lewiston which are part of metropolitan Adelaide.

There are two streams of the regional Precincts and Partnerships Program which are delivered as two separate grant opportunities:

- Stream one - Precinct development and planning: to activate partnerships and to deliver an investment- ready precinct plan
- Stream two - Precinct delivery: to deliver a specified project or projects as part of a precinct.

The objective of stream one is to activate partnerships to jointly deliver precinct plans. This is the 'precinct planning' stream being investigated for a possible grant application. Stream two is funding delivery to support the precinct plan prepared in Stream One.

rPPP is a new program and February 2024 is understood to be the date to lodge a grant application.

Northern Adelaide Plains

In the northern Adelaide Plains, various entities who could be potential partners in a grant application are considering investment options, be it for agribusiness or housing. All see opportunities and experience differing barriers.

Various government entities are undertaking background work and consultation to prepare new plans. This includes:

- the State Planning Commission is preparing a new Greater Adelaide Regional Plan. Preparing a precinct plan for northern Adelaide Plains could be seen as a sub-regional plan.
- Infrastructure SA are preparing a new State Wide infrastructure Strategy. Note Council officers provided the Council adopted submission on the Greater Adelaide Regional Plan to Infrastructure SA.
- SA Water's Resilient Water Futures⁶ is about ensuring long term, Greater Adelaide has enough potable and non-potable water for growth in business, agribusiness, and residential living, all associated with a slowly growing Greater Adelaide population. This particular project recognises with climate trends, all options are needed to ensure sufficient water

⁵ [Regional Precincts and Partnerships Program \(rPPP\) - Stream One: Precinct development and planning | business.gov.au](https://business.gov.au)

⁶ watertalks.sawater.com.au/resilient-water-futures

supply. Options include Murray water, Adelaide hills catchment, desalination, sewer mining, and stormwater reuse.

Based on discussions to date, the below table summarises officers understanding about where various entities are at. The map 'Northern Adelaide Plains Opportunities and Challenges' (**Attached**) shows these as well as other factors influencing the area.

Entity	Vision	Location	Known Barriers
Leinad Land Developments	Green economy-based employment and residential living	Dublin south	Alignment in Regional Planning and lifting the Environment and Food Production Area. Infrastructure challenges, in particular water.
Various Land Holders and Businesses	Mix of innovative agribusiness, food and renewable energy	Carslake Road area	Infrastructure challenges, in particular water, energy and in some instances, road quality.
Welco Land Developments	Residential living for around 1300	Mallala	Infrastructure challenges, in particular potable water.
Around 70 Residential Land Holders	Residential Living	Thompson Beach	Lack of potable water
Agrisano	Agribusiness advanced tomato growing	East of Mallala	Requires NAIS connection

Precinct and Infrastructure Planning

Part of the appeal of Australian Government grant funding is to obtain funds to engage experts across a range of professions to consider agribusiness and residential living opportunities and barriers in particular infrastructure - in northern Adelaide Plains.

For Stream one to do the planning work, grant applications for a minimum of \$0.5M are needed. No detailed work has been done by officers but the broad thinking is to prepare a grant application to fund the following:

- Project manager - to manage the project, support a project control group and using Procurement Policy, procure a suitable consultant team. The project control group could be officers from council, RDA Barossa, SA Water, and Planning and Land Use Services.
- Consultant team:
 - land economics including agribusiness and waste/circular economy, as well as housing
 - infrastructure and utilities (in particular emerging technologies including renewables and precinct-based energy systems)
 - environmental trends
 - transport across all modes

- housing, social and cultural considerations
- urban and regional planning.
- stakeholder, partners, and community engagement
- Partnerships and Engagement - The rPPP criteria emphasises the important of partnerships. A precinct planning project needs sufficient resources to establish and maintain stakeholder, partner and community relationships for at least the precinct planning process. This could take at least 12 months, and preceding subsequent delivery, potentially via Stream two funding

The process itself would work to establish the 'vision' for the wider precinct and local precincts and towns within it. Potentially, this could include:

- Considering opportunities for more intense agribusiness and diversification that may arise from an integrated approach to water and energy in northern Adelaide Plains
- A Precinct Plan for the Carslake employment area and nearby
- A Growth Plan for Dublin, augmenting the Leinad Urban Framework to the south
- A Growth Plan for Mallala, augmenting the current Welco land division and looking at the whole town
- An approach to transport and freight, public community and active transport/trails
- An integrated approach to water and energy, including sewer, stormwater, and renewable approaches.

Discussion

Acknowledging Council's limited resources need prioritising, this report informs Council members about this scoping work for a possible grant application. Discussions to date with private interests indicate warmth towards partnering but more work will be needed to clarify the level of partner support needed to lodge a grant application.

Officers are continuing to seek discussions with various investors from the private sector, as well as with various public agencies, including Planning and Land Use Services and PIRSA. Recognising the significance of water, it is considered important that SA Water are prepared to be a partner in the grant application. Initial discussions have commenced.

Conclusion

This report is presented to inform Council about the opportunity and about preliminary scoping work underway. Given the potential scale of the study and time involved, Council resources to manage the project manager, and involve other staff would entail resources which may impact other council priorities.

That said, an integrated precinct and infrastructure study would seek to address known challenges and position council as working proactively on both known challenges as well as potential opportunities.

It is for these reasons officers intend to continue scoping a potential grant application.

References

Legislation

Planning, Development and Infrastructure Act 2016

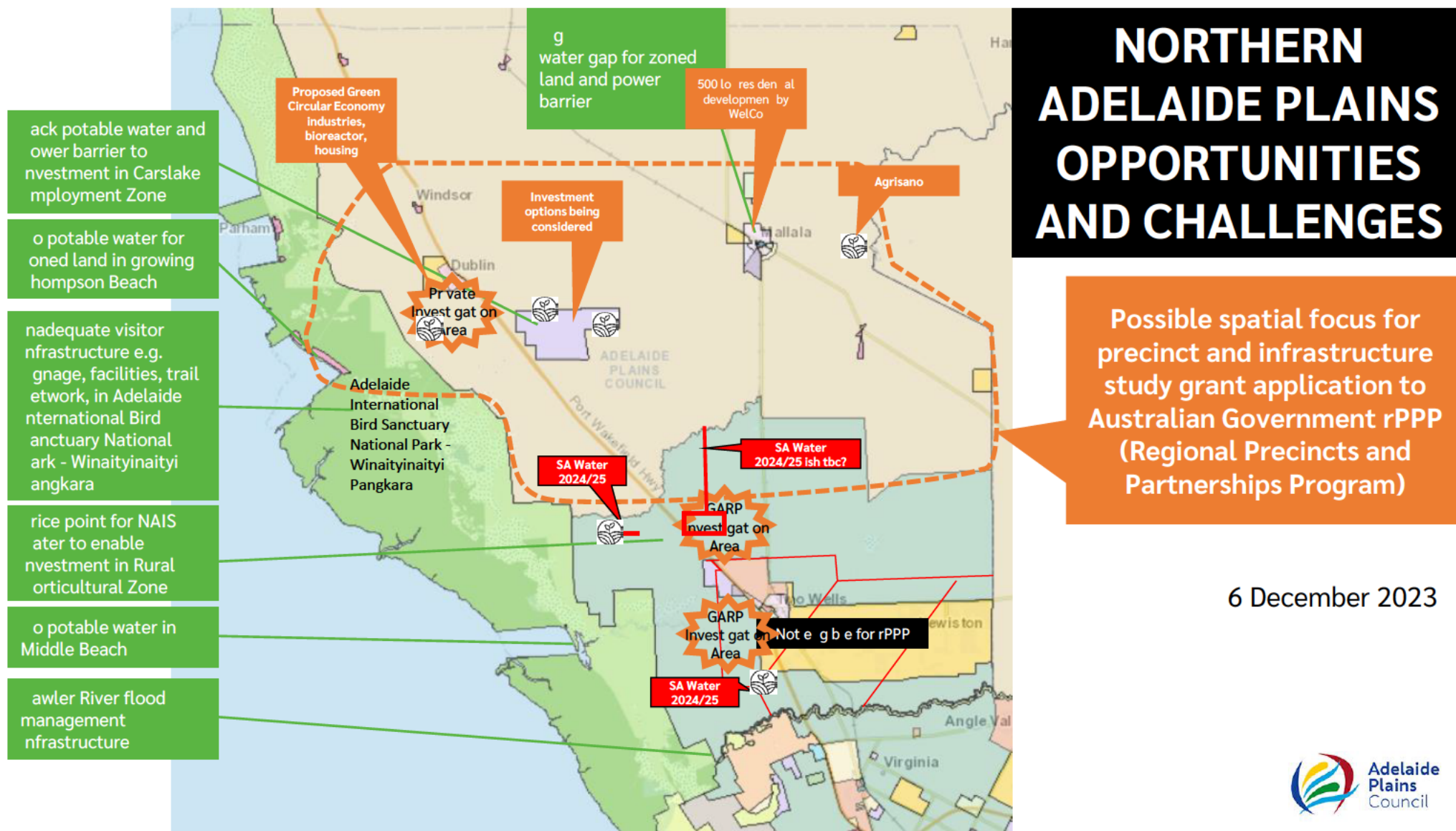
Council Policies/Plans

Growth Strategy 2023

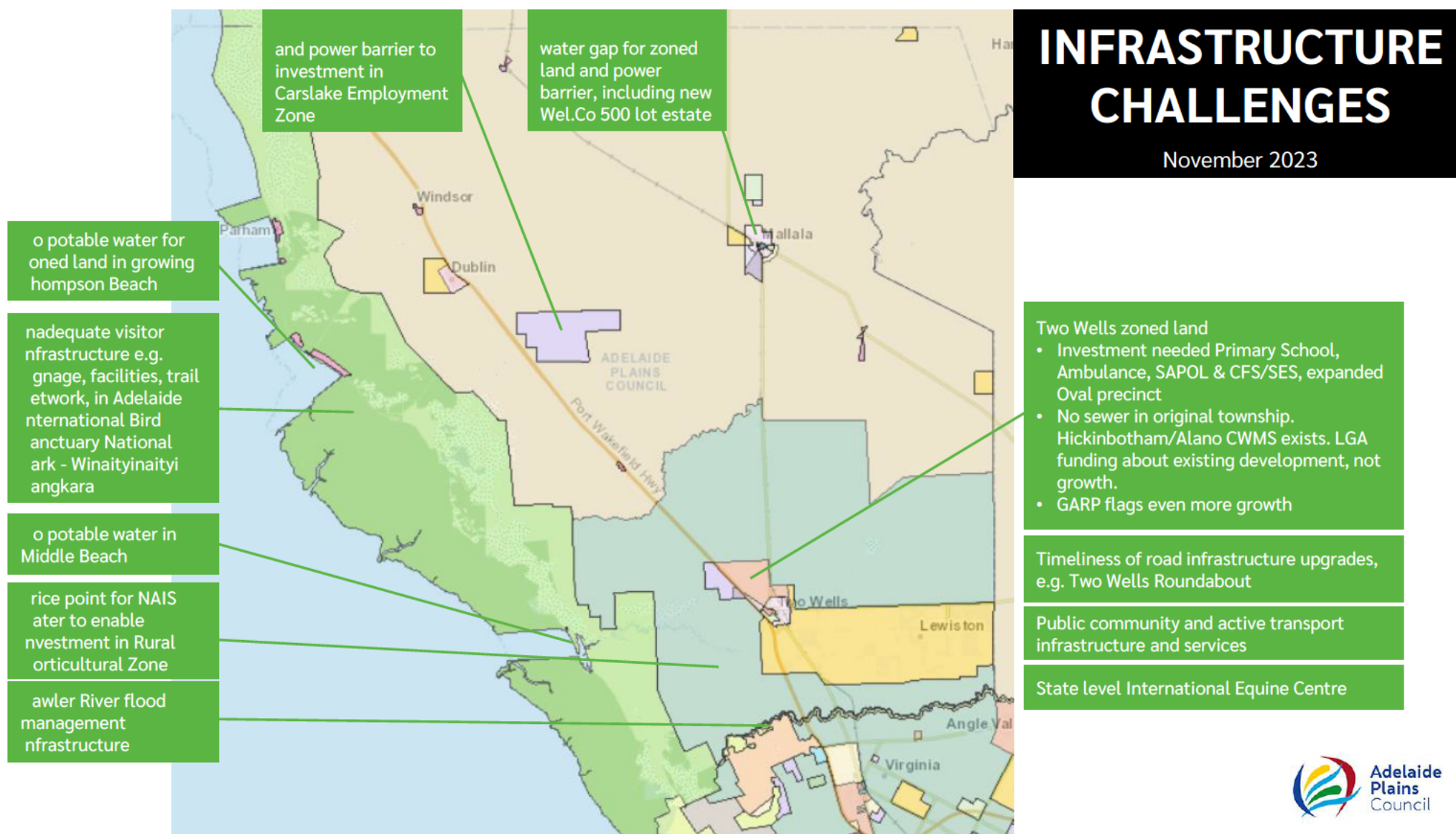
Tourism and Economic Development Strategy

Procurement Policy

Public Consultation Policy



6 December 2023



16 QUESTIONS ON NOTICE

Nil

17 QUESTIONS WITHOUT NOTICE

18 MOTIONS ON NOTICE

Nil

19 MOTIONS WITHOUT NOTICE

20 URGENT BUSINESS