

Ordinary Council Meeting **AGENDA**

Tuesday 12 August 2025

Notice is hereby given that the next Ordinary Meeting of Wattle Range Council will be held in the Council Chamber, Council Service Centre, 12 North Terrace, Millicent on Tuesday 12 August 2025 at 5:00 PM.



Ben Gower
CHIEF EXECUTIVE OFFICER

Disclaimer: The content of this Council Agenda has yet to be considered by the Council and recommendations contained herein may be altered or changed by the Council in the process of formally making decisions of Council.



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1 Opening Of The Meeting - Civic Prayer - Acknowledgement Of Country - Recording Of Meetings

Civic Prayer

We pray that in this meeting we speak honestly, listen attentively, think clearly and decide wisely, for the good of our District and the wellbeing of our people.

Acknowledgement of Country

We acknowledge the Boandik people as the traditional custodians of the land on which we meet. We pay respect to all Australians who have made and continue to make a positive contribution to our culture and way of life.

Recording of Meetings

Council's Code of Practice 6 prohibits any person from photographing, filming, televising or recording by audio devices Council Meetings without written approval from the Mayor or Chief Executive Officer.

2 Present

3 Apologies

Cr C Brodie
Cr D Price
Cr E Castine

4 Disclosure Of Interests

Any Elected Member with one of the following Conflicts of Interest is asked to declare it now and prior to the Item being discussed:

General Conflicts of Interest

A member of a council has a **general conflict of interest** in a matter to be discussed at a meeting of the council if an impartial, fair-minded person might consider that the member's private interests might result in the member acting in a manner that is contrary to their public duty.

75B – Dealing with General Conflicts of interest

If a member of a council has a general conflict of interest in relation to a matter to be discussed at a meeting of the council, the member must deal with the interest in a transparent and accountable way and, in particular, must inform the meeting of—

- (a) the member's interest in the matter; and
- (b) whether or not the member proposes to participate in the meeting in relation to the matter; and
- (c) if the member proposes to participate in the meeting in relation to the matter—
 - (i) how the member intends to deal with the general conflict of interest, including whether the member intends to vote on the matter; and
 - (ii) the member's reasons for participating (and, if relevant, voting) in relation to the matter.

Material Conflicts of Interest

A member of a council has a **material conflict of interest** in a matter to be discussed at a meeting of the council if any persons related or known to the member as per the list S75(1) (on back of this form) would gain a benefit, or suffer a loss, (whether directly or indirectly and whether of a personal or pecuniary nature) depending on the outcome of the consideration of the matter at the meeting.

75C – Dealing with Material Conflicts of Interest

- (1) If a member of a council has a material conflict of interest in a matter to be discussed at a meeting of the council, the member must—
 - (a) inform the meeting of the member's material conflict of interest in the matter; and
 - (b) leave the meeting room (including any area set aside for the public) such that the member cannot view or hear any discussion or voting at the meeting and stay out of the meeting room while the matter is being discussed and voted on.

For further information please consult the *Local Government Act 1999* via this link:

[Local Government Act 1999](#)

5 Confirmation Of Minutes

5.1 Ordinary Meeting of Council - 8 July 2025 - (Folio 11297 - Folio 11318) - Not Fully Released

Report Type	Minutes from Previous Meeting
File Reference	GF/9.24.1/1
Attachments	1. coumin council 080725 - Not Fully Released - Appendix [5.1.1 - 22 pages]

RECOMMENDATION

That the Minutes of the Ordinary Meeting dated 8 July 2025 be taken as presented and confirmed.

WATTLE RANGE COUNCIL

Minutes of the Ordinary Meeting of Wattle Range Council held in the Millicent Council Chamber, 12 North Terrace, Millicent on 8 July 2025 at 5.00 pm.

Mayor Noll welcomed everyone in attendance to Council's new Council Chamber.

1. OPENING OF THE MEETING / CIVIC PRAYER / ACKNOWLEDGEMENT OF COUNTRY / RECORDING OF MEETINGS

2. PRESENT

His Worship the Mayor D Noll

Cr D Agnew

Cr R Cassidy

Cr E Castine

Cr S Cox

Cr J Drew

Cr P Dunnicliff

Cr D Muhovics

Cr D Price

Cr J Shelton

Cr D Walshaw

Mr BJ Gower (Chief Executive Officer)

Mr PA Halton (Director Engineering Services)

Ms EF Clay (Director Development Services)

Ms CP Allen (Executive Assistant)

3. APOLOGIES

Cr C Brodie

Mr PA Duka (Director Corporate Services)

4. DISCLOSURE OF INTERESTS

NIL

5. CONFIRMATION OF THE MINUTES

- 5.1 Ordinary Meeting of Council – Minutes – 10 June 2025 - (Folio 11284 - Folio 11291) - Not Fully Released

Cr Muhovics moved that the Minutes of the Ordinary Meeting dated 10 June 2025 be taken as presented and confirmed.

Cr Castine seconded

CARRIED

- 5.2 Audit & Risk Committee Meeting – Minutes and Report – 17 June 2025 - (Folio 11292 - Folio 11294)

Cr Drew moved that the Minutes & Report of the Audit & Risk Committee dated 17 June 2025 be taken as presented and confirmed.

Cr Walshaw seconded

CARRIED

Folio 11298

5.3 Special Meeting of Council – Minutes – 17 June 2025 - (Folio 11295 - Folio 11296)

Cr Cassidy moved that the Minutes of the Special Meeting dated 17 June 2025 be taken as presented and confirmed.

Cr Shelton seconded

CARRIED**6. MATTERS ARISING FROM THE MINUTES****NIL****7. ADJOURNMENTS****NIL****8. MAYORAL COMMUNICATIONS****8.1 Mayoral Communications**

Cr Price moved that Mayoral Communications be received and noted.

Cr Agnew seconded

CARRIED**9. DEPUTATIONS****NIL****10. PETITIONS****NIL****11. REPORTS FROM COUNCIL MEMBERS**

Cr Dunnicliff advised that he along with Cr Drew and Cr Cox attended the Kangaroo Inn Area School presentation on the Beachport Boat Ramp on 2 July 2025.

Cr Cassidy advised he attended the Public Information Sessions regarding roadworks in Southend on 30 June 2025 and Beachport on 1 July 2025.

Cr Muhovics advised that he attended the Public Information Sessions in Southend on 30 June 2025 and Beachport on 1 July 2025.

Cr Cox and Cr Cassidy attended the BDDA Meeting held on 25 June 2025 and the Public Information Sessions in Southend on 30 June 2025 and Beachport on 1 July 2025.

Cr Shelton advised that on 12 June 2025 he met with representatives from Millicent High School, Millicent Lions Club and Council staff regarding the high school students designing and constructing benches at the Millicent Lions Park.

12. QUESTIONS WITH NOTICE**NIL****13. QUESTIONS WITHOUT NOTICE**

Various questions were asked but there was no resolution that entry be made into the Minutes.

14. REPORTS FROM COUNCIL COMMITTEES

14.1 Lake McIntyre Management Committee - Minutes of Meeting held on 14 May 2025 and 11 June 2025

Cr Agnew moved that the Minutes of the Lake McIntyre Management Committee Meeting dated 14 May 2025 and 11 June 2025 be received and noted.

Cr Muhovics seconded

CARRIED

15. REPORTS FROM COUNCIL OFFICERS

15.1 Chief Executive Officer

NIL

15.2 Director Corporate Services

15.2.1 Monthly Financial Performance Report

Cr Walshaw moved that Council receive and note the 2024/25 June Financial Performance Report.

Cr Castine seconded

CARRIED

15.2.2 15.2.2 Council Delegations - Updates

Cr Dunnicliff moved that Council:

1. Receive and note the report.

Cr Muhovics seconded

CARRIED

Cr Cox moved that Council:

Delegation of powers of a Council as a Council, Designated Authority and Designated Entity under the *Planning, Development and Infrastructure Act 2016*

2. Resolve to grant the delegation of powers and functions of the Council under the *Planning, Development and Infrastructure Act 2016* and statutory instruments made thereunder as provided for in the attached Instrument of Delegation (Attachment 1).

Cr Drew seconded

CARRIED

15.2.3 CFS Shed Lease Agreements

Cr Cassidy moved that Council:

1. Receive and note the report.

Cr Castine seconded

CARRIED

Folio 11300

Cr Dunnicliff moved that Council:

2. Authorise the Mayor and Chief Executive Officer to sign and affix the Common Seal to the Extension of Licence Agreements for Penola, Tantanoola, Furner and Argyle and new Lease Agreements for Penola and Tantanoola with the Minister for Emergency Services and Correctional Services.

Cr Price seconded

CARRIED

15.2.4 Cash Advance Debenture Loans

Cr Walshaw moved that Council:

1. Receive and note the report.

[Cr Walshaw left the meeting at 5.53 pm]

Cr Muhovics seconded

CARRIED

Cr Price moved that Council:

1. Approve the establishment of a \$5 Million Dollar Cash Advance Debenture facility for a 4-year period with the Local Government Finance Authority settlement date 15 August 2025.
2. Approve the extension of the current CAD 105 Loan Debenture facility for \$3.5M with the LGFA for a further period of 4 years, settlement date 15 August 2025.
3. Authorise the Mayor and Chief Executive Officer to sign and affix the Council Common Seal to both Loan documents.

[Cr Walshaw resumed the meeting at 5.55 pm]

Cr Shelton seconded

CARRIED

15.3 Director Development Services

15.3.1 Millicent Shop Trading Hours

Cr Agnew moved that Council:

1. Receive and note the report.

Cr Shelton seconded

CARRIED

Cr Dunnicliff moved that Council:

2. Consult with the community on the abolishment of Millicent's Proclaimed Shopping District via our Engage Wattle Range website and written submissions in accordance with Council's Engagement Policy and *Shop Trading Hours Act 1977*.

Cr Cassidy seconded

AMENDMENT

Cr Drew moved that Council:

2. Consult with the community on the abolishment of Millicent's Proclaimed Shopping District via an Electoral Roll postal vote in accordance with Council's Engagement Policy and *Shop Trading Hours Act 1977*.

Cr Muhovics seconded

CR DREW WITH APPROVAL OF THE SECONDER WITHDREW HIS AMENDMENT.

CR DUNNICLIFF WITH APPROVAL OF THE SECONDER WITHDREW HIS MOTION.

Cr Dunnicliff moved that Council consult with the community on the abolishment of Millicent's Proclaimed Shopping District and request a report be brought back to Council with the options and costs for Council to consider.

Cr Cassidy seconded

CARRIED

ADJOURNMENT OF MEETING

Cr Cox moved that the meeting be adjourned for dinner until 7.30 pm.

Cr Castine seconded

CARRIED

The meeting adjourned at 7.00 pm.

The meeting reconvened at 7.30 pm.

15.3.2 Council Grants Allocated 2024/25

Cr Castine moved that Council:

1. Receive and note the report.

Cr Price seconded

CARRIED

15.4 Director Engineering Services

15.4.1 Monthly Project Status Report

Cr Shelton moved that Council receive and note the report.

Cr Agnew seconded

CARRIED

16. CORRESPONDENCE**16.1 Youth Advisory Minutes - 10 June 2025**

Cr Agnew moved that the Minutes from Youth Advisory Council dated 10 June 2025 be received and noted.

Cr Castine seconded

CARRIED

16.2 Olivia - A National Film on Rural Women and Domestic Violence

Cr Walshaw moved that the correspondence from Genna Hayes dated 25 June 2025 regarding Oliva (a National Film on rural women and domestic violence) be received and noted.

Cr Cassidy seconded

CARRIED

16.3 Hon Nick Champion MP - Planning Agreements and Joint Planning Boards

Cr Price moved that the correspondence from Hon Nick Champion MP dated 21 May 2025 regarding Planning Agreements and Joint Planning Boards be received and noted.

Cr Cassidy seconded

CARRIED

Cr Price moved that the Mayor and CEO write to Hon Nick Champion MP regarding the Housing Roadmap expressing the concerns Council has with the proposal and decline the opportunity to accept the offer to develop a Joint Planning Board.

Cr Dunnicliff seconded

CARRIED

16.4 Hon Joe Szakacs MP - Minister for Local Government - Approval for Wattle Range Council to withdraw membership from the Limestone Coast Local Government Association (LCLGA)

Cr Drew moved that the correspondence from Hon Joe Szakacs MP dated 26 June 2025 giving Wattle Range Council the approval to cease being a constituent council of the Limestone Coast Local Government Association regional subsidiary be received and noted.

Cr Shelton seconded

CARRIED

17. MOTIONS ON NOTICE

NIL

18. URGENT MOTIONS WITHOUT NOTICE

NIL

19. ITEMS FOR CONSIDERATION IN CONFIDENCE

19.1 Confidential - Fire Safety Notice

Cr Shelton moved that:

1. Pursuant to Sections 90(2) and 90(3)(h) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at the part of this meeting relating to Item 19.1, excepting the following persons:
 - Mr BJ Gower – Chief Executive Officer
 - Mr PA Halton – Director Engineering Services
 - Ms EF Clay – Director Development Services
 - Ms C Allen – Executive Assistant / Minute Taker

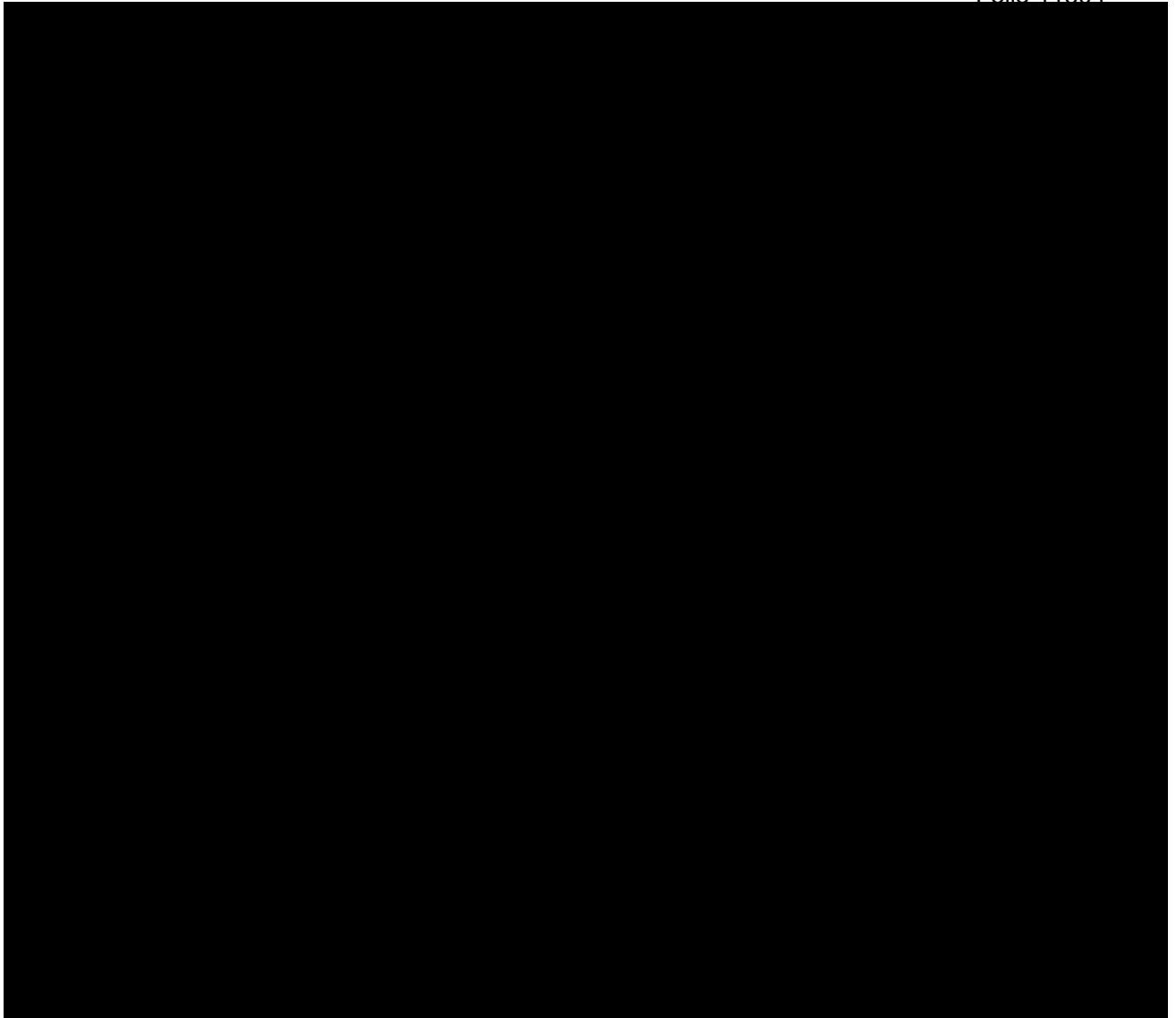
To enable the Council to consider Item 19.1 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 19.1 information the disclosure of which would involve the unreasonable disclosure of information concerning legal advice.

Specifically, the present matter relates to legal advice received from Norman Waterhouse Lawyers regarding the Southern Ocean Tourist Park.

2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

Cr Cox seconded

CARRIED



Cr Price moved that:

1. Pursuant to Section 91(7) of the *Local Government Act 1999*, Council orders **that the following document(s) (or part) shall be kept confidential**, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90(3)(h) of the Act:

- **The Report of Item 19.1 of 8 July 2025**
- **The Attachment(s) of Item 19.1 of 8 July 2025**
- **The Minutes of Item 19.1 of 8 July 2025**

On the grounds that the document(s) (or part) relates to information the disclosure of which would involve the unreasonable disclosure of information concerning legal advice.

Specifically, the present matter relates to legal advice received from Norman Waterhouse Lawyers regarding the Southern Ocean Tourist Park.

This order shall operate **until further order of the Council** and will be reviewed at least annually in accordance with the Act.

Folio 11305

2. Pursuant to Section 91(9)(c) of the Act, the Council delegates to the Chief Executive Officer the power to revoke this order and must advise the Council of the revocation of this order as soon as possible after such revocation has occurred.

Cr Walshaw seconded

CARRIED

19.2 Confidential - Southern Ocean Tourist Park Caretaking and Cleaning Services REOI

Cr Cassidy moved that:

1. Pursuant to Sections 90(2) and 90(3)(k) of the *Local Government Act 1999* the Council orders that the public be excluded from attendance at the part of this meeting relating to Item 19.2, excepting the following persons:

- Mr BJ Gower – Chief Executive Officer
- Mr PA Halton – Director Engineering Services
- Ms EF Clay – Director Development Services
- Ms C Allen – Executive Assistant / Minute Taker

To enable the Council to consider Item 19.2 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 19.2 tenders for the supply of goods, the provision of services and the carrying out of works.

Specifically, the present matter relates to Expressions of Interest for Caretaking and Cleaning Services for the Southern Ocean Tourist Park.

2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

Cr Castine seconded

CARRIED

Cr Castine moved that Council:

1. Receive and note the report.

Cr Shelton seconded

CARRIED

Cr Drew moved that Council:

2. Delegate to the CEO to negotiate and sign a contract with Respondent 3, Servicing SA Pty Ltd for caretaking and cleaning services for the Southern Ocean Tourist Park.

Cr Cassidy seconded

CARRIED

Cr Walshaw moved that:

1. Pursuant to Section 91(7) of the *Local Government Act 1999*, Council **orders that the following document(s) (or part) shall be kept confidential**, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90(3)(k) of the Act:

- **The Report of Item 19.2 of 8 July 2025**

On the grounds that the document(s) (or part) relates to tenders for the supply of goods, the provision of services or the carrying out of works.

Specifically, the present matter relates to Expressions of Interest for Caretaking and Cleaning Services for the Southern Ocean Tourist Park.

This order shall operate until **8 July 2026** and will be reviewed at least annually in accordance with the Act.

2. Pursuant to Section 91(9)(c) of the Act, the Council delegates to the Chief Executive Officer the power to revoke this order and must advise the Council of the revocation of this order as soon as possible after such revocation has occurred.

Cr Muhovics seconded

CARRIED

19.3 Confidential - Contract for the periodic pump-out of septic tanks and the disposal of bio-waste

Cr Cassidy moved that:

1. Pursuant to Sections 90(2) and 90(3)(k) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at the part of this meeting relating to Item 19.3, excepting the following persons:

- Mr BJ Gower – Chief Executive Officer
- Mr PA Halton – Director Engineering Services
- Ms EF Clay – Director Development Services
- Ms C Allen – Executive Assistant / Minute Taker

To enable the Council to consider Item 19.3 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 19.3 tenders for the supply of goods, the provision of services and the carrying out of works.

Specifically, the present matter relates to the contract for the periodic pump-out of septic tanks and the disposal of bio-waste.

2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

Cr Agnew seconded

CARRIED

Folio 11307

Cr Castine moved that Council:

1. Receive and note the report.

Cr Shelton seconded

CARRIED

Cr Dunnicliff moved that Council:

2. Authorise the CEO to enter into negotiations with Jury's Liquid Waste to execute a Deed of Extension with a contract Renewal Term of four (4) years, commencing 16 August 2025 for the periodic pump out of septic tanks and disposal of bio-waste (LP:780).

Cr Shelton seconded

CARRIED

Cr Castine moved that:

1. Pursuant to Section 91(7) of the *Local Government Act 1999*, Council orders **that the following document(s) (or part) shall be kept confidential**, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90(3)(k) of the Act:

- **The Report of Item 19.3 of 8 July 2025**

On the grounds that the document(s) (or part) relates to tenders for the supply of goods, the provision of services or the carrying out of works.

Specifically, the present matter relates to the contract for the periodic pump-out of septic tanks and the disposal of bio-waste.

This order shall operate until **8 July 2026** and will be reviewed at least annually in accordance with the Act.

2. Pursuant to Section 91(9)(c) of the Act, the Council delegates to the Chief Executive Officer the power to revoke this order and must advise the Council of the revocation of this order as soon as possible after such revocation has occurred.

Cr Dunnicliff seconded

CARRIED

19.4 Confidential - CEO Annual Performance Review

Cr Dunnicliff moved that:

1. Pursuant to Sections 90(2) and 90(3)(a) of the *Local Government Act, 1999*, the Council orders that the public be excluded from attendance at that part of this meeting relating to Item 19.4, excepting the following persons:

- Mr BJ Gower – Chief Executive Officer
- Ms CP Allen – Executive Assistant / Minute Taker

to enable the Council to consider Item 19.4 in confidence on the basis that Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 19.4:

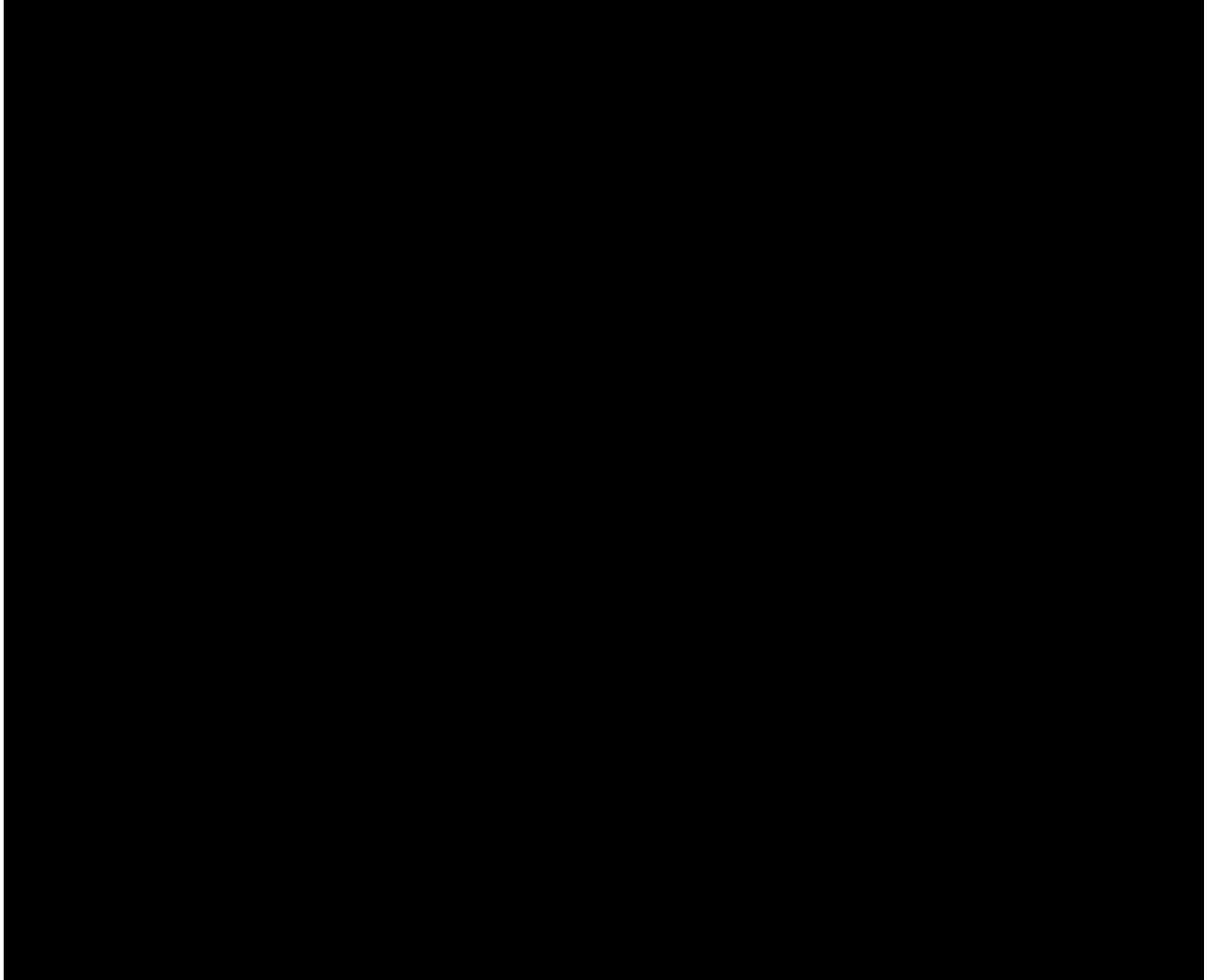
Folio 11308

Information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

- Specifically, the present matter relates to the personal affairs of Mr Ben Gower, Chief Executive Officer.
2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

Cr Castine seconded

CARRIED



Cr Castine moved that:

1. Pursuant to Section 91(7) of the *Local Government Act 1999*, the Council orders **that the following document(s) (or part) shall be kept confidential**, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90(3)(a) of the Act:
 - **The Minutes of Item 19.4 of 8 July 2025**
 - **The Report of Item 19.4 of 8 July 2025**
 - **The Attachment of Item 19.4 of 8 July 2025**

Folio 11309

On the grounds that the document(s) (or part) is:

Information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

Specifically, the present matter relates to the personal affairs of Mr Ben Gower, Chief Executive Officer.

This order shall operate **until further order of the Council** and will be reviewed at least annually in accordance with the Act.

2. Pursuant to Section 91(9)(c) of the Act, the Council has the power to revoke this order.

Cr Muhovics seconded

CARRIED

Meeting closed at 8.56 pm.

Taken as presented and confirmed.

.....
MAYOR

.....
DATE



WATTLE RANGE COUNCIL

Instrument of delegation

Delegation of powers of a Council as a Council, Designated Authority and Designated Entity under the *Planning, Development and Infrastructure Act 2016*.

1. The Wattle Range Council (**Council**) delegates each function or power of the Council listed in the attached tables (**Attachment 2**) to the person occupying or acting in the office of Chief Executive Officer of the Council.
2. The delegations are granted pursuant to section 44 of the *Local Government Act 1999*.
3. The delegations granted pursuant to the Local Government Act to the Council's Chief Executive Officer (**CEO**) may be sub-delegated by the CEO in accordance with sections 44(4)(b) and 101 of the Local Government Act, but subject to section 44(3a) of the Local Government Act, subject to the conditions and/or limitations, if any, specified herein or in the attached tables.
4. If two or more delegates are nominated in respect of a power or function, then each nominated person is granted a delegation and may exercise the power or function independently of any other delegate.
5. The delegations are granted subject to the following conditions and limitations:
 - (a) the delegate must exercise a delegated function or power in accordance with:
 - (i) applicable legislative and other legal requirements; and
 - (ii) due regard to relevant policies and guidelines adopted by the Council;
6. Each delegation of a power or function granted under this instrument is independent of, and severable from, every other delegation granted under this instrument.
7. If a delegation of a power or function under this instrument is determined to be invalid or unlawful, the invalid or unlawful delegation will be deemed to be severed from this instrument and the remaining delegations will continue to operate according to their terms.
8. The delegations provided for in this instrument of delegation will come into operation on the day following the date of the Council resolution.
9. Previous delegations granted by the Council of the powers and functions delegated by this instrument are revoked with effect from the date on which the delegations provided for in this instrument come into operation.

10. The delegations granted by this instrument will remain in force until varied or revoked by resolution of the Council.

By resolution of the Council

on:.....

WATTLE RANGE COUNCIL

RELIANSYS® DELEGATIONS - EXPORT OF UPDATES BY REGISTER - COMPLETE

INSTRUMENT A - INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING & DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF A COUNCIL AS A COUNCIL; A DESIGNATED AUTHORITY; A DESIGNATED ENTITY INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING & DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF A COUNCIL AS A COUNCIL; A DESIGNATED AUTHORITY; A DESIGNATED ENTITY

Note - Exported provisions are separated by category into NEW and then CHANGED and then DELETED.

10 JUNE 2025

Wattle Range Council

NEW Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
766383	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	cl 11(4)	94. Lodgement of Proposal 94.1The power pursuant to clause 11(4) of PD2 to submit a completed Lodgement Form with the Department via the SA Planning Portal, to commence the process for a proposed Complying Change.	
766384	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	cl 11(5)	94. Lodgement of Proposal 94.2The power pursuant to clause 11(5) of PD2 to set out in the Lodgement Form: 94.2.1Affected Area 94.2.1.1a map of the Affected Area (confirming its consistency with the boundaries of the map(s) relating to the relevant Regional Plan recommendation); 94.2.2Code Mapping 94.2.2.1an outline of: (a) any existing overlay, zone, subzone, concept plan or technical and numeric variation in the Code within the Affected Area which is proposed to be amended; (b) the proposed spatial application of any overlay/s and/or amendment/s to the boundary of a zone or subzone; and (c) any associated proposed application of a concept plan/s and/or all relevant technical or numeric variation/s within the Affected Area in connection with the proposed change outlined in clause 11(5)(c)(ii)	

Wattle Range Council

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			of PD2; 94.2.3Regional Plan Recommendation 94.2.3.1 a description of the relevant recommendation/s in the Regional Plan; 94.2.3.2confirmation that the details outlined in clauses 11(5)(c)(ii) and (iii) of PD2 are consistent with the recommendation in the Regional Plan (where relevant); and confirmation that a time period of not more than two years has elapsed since the relevant recommendation in the Regional Plan was given effect pursuant to Section 73(12) of the PDI Act (unless the Commission considers that a longer period shall apply for the purposes of clause 11 of PD2).	
766385	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	cl 13(1)	95.Final Determination of Minister 95.1The power pursuant to clause 13(1) of PD2 when consultation on a proposed Complying Change is complete, to provide the Department with: 95.1.1.1written instructions (in a form acceptable to the Department) that set out any changes to the Complying Change as it was initially proposed; and/or 95.1.1.2mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare mapping which is suitable for inclusion in the Code; 95.1.2the updated draft proposed Complying Change in the form of amendment instructions (once finalised by the Council, incorporating any changes); and 95.1.3if any submissions were received, a consultation report to be furnished to the Commission.	
766386	State Planning Commission	clause 13(2)	95.Final Determination of Minister 95.2The power pursuant to clause 13(2) of PD2 to set out in the consultation report in clause 13(1)(c) of PD2:	

Wattle Range Council

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
	Practice Direction 2 - Preparation and Amendment of Designated Instruments		95.2.1 the outcome of the consultation, including a summary of the written submissions or feedback received; and 95.2.2 any proposed changes to the Complying Change (when compared with the proposal that was consulted on) and the reasons for those proposed changes and specifically indicate: 95.2.2.1 where changes are proposed to the Complying Change as a result of the consultation; and 95.2.2.2 any other changes proposed as a result of additional investigations or information that was not available when the proposal was released for consultation.	

Wattle Range Council

CHANGED Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
386101	State Planning Commission Practice Direction - 3 (Notification of Performance Assessed Development Applications) 2019	cl6(3)(b)	<del>9281</del>~~9697~~. Responsibility to Undertake Notification ~~9281~~ ~~9697~~.1 The power pursuant to clause 6(3)(b) of the State Planning Commission Practice Direction – 3 (Notification of Performance Assessed Development Applications) 2019 (PD3) to determine the relevant fee as being appropriate to cover the relevant authority's reasonable costs in giving public notice of the application under Section 107(3)(a)(i) of the PDI Act.	
386102	State Planning Commission Practice Direction (Council Inspections) 2020	cl2(2)	<del>9382</del>~~9798~~. Mandatory Inspections ~~9382~~ ~~9798~~.1 The power pursuant to clause 2(2) of Part 2 of the State Planning Commission Practice Direction (Council Inspections) 2020 (PD9) to, in carrying out an inspection under PD9, take all reasonable steps to ensure each inspection includes an inspection and assessment of the following elements (elements), as may be present at the time of inspection: ~~9382~~ ~~9798~~.1.1 primary structural elements; ~~9382~~ ~~9798~~.1.2 structural framing and roof trusses; ~~9382~~ ~~9798~~.1.3 wet areas and waterproofing; ~~9382~~	

Wattle Range Council

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			~~9798~~.1.4 barriers to prevent falls; ~~9382~~ ~~9798~~.1.5 cladding; ~~9382~~ ~~9798~~.1.6 egress provisions; ~~9382~~ ~~9798~~.1.7 bushfire protection systems; ~~9382~~ ~~9798~~.1.8 passive and active fire safety elements; ~~9382~~ ~~9798~~.1.9 private bushfire shelters; and ~~9382~~ ~~9798~~.1.10 performance solutions.	
386103	State Planning Commission Practice Direction (Council Inspections) 2020	cl3(2)	<del>9483</del>~~9899~~. Additional Inspections ~~9483~~ ~~9899~~.1 The power pursuant to clause 3(2) of Part 2 of PD9 to consider carrying out an inspection in addition to any specified in clause 2 of Part 2 of PD9 (additional inspections) if the delegate has information to indicate that the circumstances warrant it, having regard to the objects of PD9.	
386104	State Planning Commission Practice Direction	cl4(3)	<del>9584</del>~~99100~~. Inspections Generally ~~9584~~ ~~99100~~.1 The power pursuant to clause 4(3) of Part 2 of PD9, in relation to building work listed in Schedule 7 of the General Regulations to consider if an additional inspection may be appropriate.	

Wattle Range Council

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
	(Council Inspections) 2020			
386105	State Planning Commission Practice Direction (Council Inspections) 2020	cl1(2)	~~9685100~~<u>101</u>. General Requirements ~~9685~~<u>100</u>.1 The power pursuant to clause 1(2) of Part 3 of PD9 to ensure that an inspection under PD9 and subsequent assessment of each of the applicable elements in clause 2(2) of Part 2 of PD9 is carried out by a person who has the appropriate qualifications, skills, knowledge and experience to carry out an inspection assigned to that officer under PD9.	

5.2 Special Meeting of Council - 15 July 2025 - (Folio 11319 - Folio 11326)

Report Type	Minutes from Previous Meeting
File Reference	GF/9.24.1/1
Attachments	1. Special Meeting Minutes 250715 [5.2.1 - 3 pages]

RECOMMENDATION

That the Minutes of the Special Meeting dated 15 July 2025 be taken as presented and confirmed.

WATTLE RANGE COUNCIL

Minutes of the Special Meeting of Wattle Range Council held in the Council Chamber, 12 North Terrace, Millicent on 15 July 2025 at 5.00 pm.

1. OPENING OF THE MEETING / CIVIC PRAYER / ACKNOWLEDGEMENT OF COUNTRY / RECORDING OF MEETINGS

2. PRESENT

His Worship the Mayor D Noll

Cr D Agnew

Cr C Brodie

Cr R Cassidy

Cr J Drew

Cr P Dunnicliff

Cr D Muhovics

Cr D Price

Cr J Shelton

Cr D Walshaw

Mr BJ Gower (Chief Executive Officer)

Mr PA Halton (Director Engineering Services)

Ms EF Clay (Director Development Services)

Ms KM Todd (Finance Manager)

Ms CP Allen (Executive Assistant)

3. APOLOGIES

Cr S Cox

Cr E Castine

Mr PA Duka (Director Corporate Services)

4. DISCLOSURE OF INTERESTS

NIL

5. 2025/26 Draft Annual Business Plan & Budget - Deputations and Written Submissions

- 5.1 Mr Richard Taylor - Secretary Millicent RSL - Concrete Ramp with Guard Rail - Written Submission

Cr Shelton moved that Council receive and note the written submission regarding the Draft 2025/26 Annual Business Plan and Budget from Mr Richard Taylor for an updated concrete ramp with guard rail at the RSL.

Cr Price seconded

CARRIED

- 5.2 Mr Peter Altschwager - Building of Roads and Rates – Deputation

Mr Altschwager did not attend the meeting.

- 5.3 Mr John (Fred) Luckhurst-Smith - Signage to mark the Dr David Harris Room at the Millicent Visitor Information Centre - Written Submission and Deputation

[John (Fred) Luckhurst-Smith commenced his deputation at 5.04pm]

Mr John (Fred) Luckhurst-Smith provided a Presentation in regard to the Draft 2025/26 Annual Business Plan and Budget.

Folio 11320

[John (Fred) Luckhurst-Smith ended his deputation at 5.09pm]

Cr Drew moved that Council receive and note the written submission regarding the Draft 2025/26 Annual Business Plan and Budget from Mr John (Fred) Luckhurst-Smith for signage to mark the Dr David Harris Room at the Millicent Visitor Information Centre.

Cr Muhovics seconded

CARRIED

- 5.4 Pastor Shaun Mulick – Independent analysis of the Financial Management and Operational Sustainability of Wattle Range Council and Concern for the raising of rates for local farmers - Written Submission and Deputation

[Pastor Shaun Mulick commenced his deputation at 5.10pm]

Pastor Shaun Mulick provided a Presentation in regard to the Draft 2025/26 Annual Business Plan and Budget.

[Pastor Shaun Mulick ended his deputation at 5.31pm]

Cr Shelton moved that Council receive and note the written submission regarding the Draft 2025/26 Annual Business Plan and Budget from Pastor Shaun Mulick providing an independent analysis of the Financial Management and Operational Sustainability of Wattle Range Council.

Cr Agnew seconded

CARRIED

- 5.5 Ms Jody McKechnie - Environmental Sustainability / Waste Management / Climate Change Action Plan - Written Submission and Deputation

Ms McKechnie did not attend the meeting.

Cr Brodie moved that Council receive and note the written submission regarding the Draft 2025/26 Annual Business Plan and Budget from Ms Jody McKechnie on the issues of environmental sustainability, waste management and the Climate Change Action Plan.

Cr Cassidy seconded

CARRIED

- 5.6 Ms Rhonda Burleigh – Historic Buildings that are in need of attention in Beachport - Written Submission

Cr Cassidy moved that Council receive and note the written submission regarding the Draft 2025/26 Annual Business Plan and Budget from Ms Rhonda Burleigh on the need for historic buildings owned by Wattle Range Council to be regularly maintained.

Cr Agnew seconded

CARRIED

- 5.7 Ms Marilyn Denys and Ms Carrie Adamo – Proposed Beachport Art Gallery as part of the Beachport Visitor Information Centre - Deputation

[Ms Marilyn Denys and Ms Carrie Adamo commenced their deputation at 5.39 pm]

Ms Marilyn Denys and Ms Carrie Adamo provided a Presentation in regard to the Draft 2025/26 Annual Business Plan and Budget.

[Ms Marilyn Denys and Ms Carrie Adamo ended their deputation at 5.54pm]

Folio 11321

7. QUESTIONS WITHOUT NOTICE

Various questions were asked but there was no resolution that entry be made into the Minutes.

Meeting closed at 6.03 pm.

Taken as presented and confirmed.

.....
MAYOR

.....
DATE

5.3 Special Meeting of Council - 22 July 2025 - (Folio 11322 to Folio 11326)

Report Type	Minutes from Previous Meeting
File Reference	GF/9.24.1/1
Attachments	1. coumin special council 220725 [5.3.1 - 5 pages]

RECOMMENDATION

That the Minutes of the Special Meeting dated 22 July 2025 be taken as presented and confirmed.

WATTLE RANGE COUNCIL

Minutes of the Special Meeting of Wattle Range Council held in the Council Chamber, 12 North Terrace, Millicent on 22 July 2025 at 5.00 pm.

1. OPENING OF THE MEETING / CIVIC PRAYER / ACKNOWLEDGEMENT OF COUNTRY / RECORDING OF MEETINGS

2. PRESENT

His Worship the Mayor D Noll
 Cr D Agnew
 Cr E Castine
 Cr S Cox
 Cr J Drew
 Cr P Dunnicliff
 Cr D Muhovics
 Cr D Price
 Cr J Shelton

Mr BJ Gower (Chief Executive Officer)
 Mr PA Duka (Director Corporate Services)
 Ms EF Clay (Director Development Services)
 Mr PA Halton (Director Engineering Services)
 Ms CP Allen (Executive Assistant)

3. APOLOGIES

Cr R Cassidy
 Cr D Walshaw
 Cr C Brodie

4. DISCLOSURE OF INTERESTS

NIL

5. QUESTIONS WITHOUT NOTICE

NIL

6. REPORTS FROM COUNCIL OFFICERS

6.2 Director Corporate Services

6.2.1 2025/26 Annual Business Plan and Budget

Cr Muhovics moved that Council:

1. Receive and note the report.

Cr Dunnicliff seconded

CARRIED

Cr Dunnicliff moved that Council:

2. Pursuant to and in accordance with Section 123 of the *Local Government Act 1999* and Regulation 6 of the Local Government (Financial Management) Regulations 2011 and having considered all submissions in accordance with Section 123(6) of the *Local Government Act 1999*, adopt the 2025/26 Annual Business Plan as presented.

3. Pursuant to, and in accordance with Section 123 of the *Local Government Act 1999* and Regulation 7 of the Local Government (Financial Management) Regulations 2011, the Council adopt a budget comprising the following Financial Budget Statements for 2025/26 as presented having considered the budget in conjunction with, and determined it to be consistent with, the Council's Annual Business Plan:

Budgeted Statement of Comprehensive Income
 Budgeted Cash Flow Statement
 Budgeted Balance Sheet
 Budgeted Statement of Changes in Equity
 Budgeted Uniform Presentation of Finances
 Budgeted Financial Indicators

4. In accordance with Section 167(2)(a) of the *Local Government Act 1999*, adopt for the financial year ending 30 June 2026, the most recent valuations of the capital value of land by the Valuer-General available to the Council that are to apply to land in the area of the Council for rating purposes, with the total of the valuations being \$8,308,047,380.
5. Sections 152(1)(c)(i), 153(1)(b) and 156(1)(a) of the *Local Government Act 1999*, declares the following differential general rates on rateable land within its area for the year ending 30th June 2026, based upon the capital value of the land which rates vary by reference to land use categories as per Regulation 14 of the Local Government (General) Regulations 2013 as follows:
 - a) Residential - a differential rate of 0.2992 cents in the dollar
 - b) Commercial Shop - a differential rate of 0.2992 cents in the dollar
 - c) Commercial Office – a differential rate of 0.2992 cents in the dollar
 - d) Commercial Other – a differential rate of 0.2992 cents in the dollar
 - e) Industry Light - a differential rate of 0.2992 cents in the dollar
 - f) Industry Other – a differential rate of 0.2992 cents in the dollar
 - g) Primary Production – a differential rate of 0.2184 cents in the dollar
 - h) Vacant Land – a differential rate of 0.4485 cents in the dollar
 - i) Other - a differential rate of 0.4485 cents in the dollar

6. Pursuant to Section 153(3) of the *Local Government Act 1999* determine that it will not fix a maximum increase in the general rate to be charged on rateable land within its area that constitutes the principal place of residence of a principal ratepayer.

7. Annual Service Charges

- a. Waste Collection Service (2 Bin)

Pursuant to and in accordance with Section 155 of the *Local Government Act 1999*, the Council impose an annual service charge based on the level of usage of the service, on all land to which the Council provides or makes available the prescribed service of the collection, treatment disposal and recycling of waste via Council's two-bin waste management service of \$321.00 in respect of each set of bins, provided on the basis that the sliding scale provided for in Regulation 13 of the Local Government (General) Regulations 2013 will be applied to reduce the service charge payable, as prescribed.

- b. Waste Collection Service (3 Bin)

Pursuant to and in accordance with Section 155 of the *Local Government Act 1999*, the Council impose an annual service charge based on the level of usage of the service, on all land to which the Council provides or makes available the prescribed service of the collection, treatment, disposal and recycling of waste via Council's three-bin waste management service of \$414.00 in respect of each set of bins, provided on the basis that the sliding scale provided for in Regulation 13 of the Local Government (General) Regulations 2013 will be applied to reduce the service charge payable, as prescribed.

c. Community Wastewater Management Systems

Pursuant to and in accordance with Section 155 of the *Local Government Act 1999* the Council impose the following annual service charge based on the nature of the service and varying according to the CWMS Property Units Code in accordance with Regulation 12 of the Local Government (General) Regulations 2013 on all land in the Townships of Penola, Southend, Kalangadoo and Beachport to which it provides or makes available the Community Wastewater Management Systems being prescribed services for the collection, treatment and disposal of waste for the financial year ending 30 June 2026 as follows:

- i. Penola, Southend & Kalangadoo - Occupied Unit \$768.00
- ii. Penola, Southend & Kalangadoo - Vacant Unit \$573.00
- iii. Beachport - Occupied Unit \$871.00
- iv. Beachport - Vacant Unit \$653.00

8. Separate Rates

Limestone Coast Regional Landscape Levy

Pursuant to Section 69 of the Landscape South Australia Act 2019 and Section 154 of the *Local Government Act 1999* in order to reimburse the Council for amounts contributed to the Limestone Coast Landscape Board, the Council declares a differential separate rate for the financial year ending 30 June 2026 based on a fixed charge, varying on the basis of land use categories prescribed by regulation, on all rateable land in the area of the Council and the Limestone Coast Landscape Board:

- i. for land assigned land use category (a), (h) & (i) (Residential, Vacant & Other): \$98.50
- ii. for land assigned land use category (b), (c) & (d) (Commercial Shop, Commercial Office & Commercial Other): \$145.20
- iii. for land assigned land use category (e) & (f) (Industry Light & Industry Other): \$226.50
- iv. for land assigned land use category (g) (Primary Production): \$416.30

9. Minimum Amount Payable by way of Rates 2025/26

Pursuant to Section 158(1)(a) of the *Local Government Act 1999* and in accordance with Section 158(2) of the *Local Government Act 1999* the Council declares that the minimum amount payable by way of rates in respect of any one piece of rateable land in the Council area shall be \$731.00

10. Payment of Rates

Pursuant to Section 181 of the *Local Government Act 1999* the Council declares that all rates declared or payable for the year ending 30 June 2026 will fall due in four equal or approximately equal instalments with the:

first instalment payable on 17 September 2025;
second instalment payable on 3 December 2025;
third instalment payable on 4 March 2026;
fourth instalment payable on 3 June 2026.

11. Rate Rebates

a. Pursuant to Chapter 10, Part 1, Division 5 of the *Local Government Act 1999* the Council grant Discretionary Rebates of Rates in respect of those pieces of land listed in the attachment to this report;

b. Pursuant to Section 182(1) of the *Local Government Act 1999* the Council grants a remission of:

\$120.00 for a 3 bin service; and
\$90.00 for a 2 bin service,

to all ratepayers liable to pay these annual service charges in respect of their principal place of residence who are:

Age Pension recipients;
Disability Support Pension recipients; and
Veteran Gold Card holders,

who are not self-funded retirees, for the purposes of providing relief to such persons for 2025/26 in recognition of increased costs in living, in satisfaction that payment of these annual service charges by these persons in accordance with the *Local Government Act 1999* would cause hardship, provided that such remission is reduced on the same basis as the sliding scale provided in Regulation 13 of the Local Government (General) Regulations 2013 for those ratepayers entitled to the proportionate reduction of the service charge prescribed the sliding scale.

12. Fees and Charges

Pursuant to Section 188 of the *Local Government Act 1999*, that Council adopt the Fees and Charges Schedule 2025/26 attached within the Annual Business Plan as Appendix 4.

13. Rating Policy (Concessions & Rebates)

That Council adopt the Rating Policy (Concession & Rebates) as presented.

Cr Price seconded

CARRIED

Folio 11326

6.2.2 Long-Term Financial Plan 2026-2035

Cr Castine moved that Council:

1. Receive and note the report.

Cr Cox seconded

CARRIED

Cr Cox moved that Council:

2. Pursuant to Section 122 (1a) of the *Local Government Act 1999*, adopt the Long-Term Financial Plan 2026 – 2035, as presented.

Cr Castine seconded

CARRIED**7. URGENT MOTIONS WITHOUT NOTICE****NIL**

Meeting closed at 5.20 pm.

Taken as presented and confirmed.

.....

MAYOR

.....

DATE

6 Matters Arising From The Minutes

No matters have been presented at the point of publishing the Agenda.

7 Adjournments

No adjourned reports are included in this Agenda.

8 Mayoral Communications

8.1 Mayoral Communications

Report Type	Mayoral Report
Author	Mayor Noll
File Reference	GF/9.24.1/2
Attachments	1. Mayoral Communication - August 2025 [8.1.1 - 3 pages]

RECOMMENDATION

That the Mayoral Communications be taken as presented and confirmed.



Mayoral Communication – 12th August 2025

Nangwarry CFS Brigade Community Meeting: I attended the community meeting along with a few new local potential members. Country Fire Service – Region Five South East Managers were also in attendance. A presentation regarding membership requirements was delivered. I also reached out highlighting that the Nangwarry CFS station and its service is vital and a commitment to join the local CFS brigade is a pledge to their community.

Nangwarry Australia Postal Service, stripped from the Community: It is with great disappointment that the postal service for Nangwarry is to be downgraded. Australia Post is walking out of this community. The current postal service private operator is retiring after twenty-five years of dedicated service, and I thank her for her commitment over those years. Residents are very concerned that such an essential service is being stripped from their community. Postal Services in Nangwarry are not a community responsibility it is an essential service provided by Australia Post. This is difficult to understand when in remote and regional South Australia postal services can be delivered to the front gate of properties.

Nangwarry residents are being asked to make alternative arrangements by travelling to other towns to get their mail. This is not good enough, Australia Post you can do better than this.

I have had conversations with Hon Nick McBride Independent MP and Mr Tony Pasin MP in relation to this matter and various Nangwarry residents.

Media Representatives - Tour of Wattle Range Council Service Centre: Media representatives were given a tour of the Council Service Centre. Local Journalist, Mr Fred Smith found the building to be stylish, functional and a great working environment.

Mayor and CEO Forum: CEO Gower and I attended the recent Mayor and CEO Forum. The theme of the forum was “Unlocking Strategy – A United Approach”.

Topics:

- Strategy and Leadership “Working Theory” by Carl Harman.
- Strategy and Leadership “The Space between Us” by James Koch
- Strategy and Leadership “Courage and Ruthless Compassion” by James Koch
- Strategy and Leadership “Mayor and CEO Learnings”

Every leader casts a shadow, so be aware of the fact that people will do what you do – David Novak
A very informative and networking forum.

Millicent and Penola Community Consultation Draft Clinical Service Plan 2025-2035: I attended both sessions put forward by the Limestone Coast Local Health Network. The draft plan was very informative and focused on health services provided within the entire Limestone Coast and how Millicent and Penola Hospitals are best serviced. The plan makes very clear that existing services currently delivered will be maintained. The plan also ensures safe, high-quality and sustainable services are provided. Consultation has been made with the SA Cross Border Commissioner, Ms Kelly-Anne Saffin.

Attended

- **Funeral of the Late Peter John Muhovics:** - 10/7/25
- **Media Tour of Wattle Range Council Service Centre:** - 11/7/25
- **Funeral of the Late Martin Bruce Cameron:** 11/7/25
- **Coonawarra Community Club AGM & Ordinary Business Meeting:** 11/7/25
- **Meeting with Regional Manager Uni SA Mount Gambier Peta Crew:** 14/7/25
- **WRC Special Council Meeting:** - Budget Submissions – 15/7/25
- **Nangwarry Country Fire Service Brigade Community Meeting:** - 16/7/25
- **Funeral of the Late Robert Milne Ferguson:** 18/7/25
- **Public Open Tours of Wattle Range Council Service Centre:** 20/7/25
- **Kalangadoo Hotel – Farewell reception for Fifty-Four Year residents Frank and Elaine Ousey:** 20/7/25



- **Funeral of the Late Valda Muriel Schultz:** 21/7/25
- **Special Wattle Range Council Meeting:** Adoption of the Annual Business Plan, Budget and Long-Term Financial Plan - 22/7/25
- **Mayor and CEO Forum:** Barossa Valley – Theme – “Unlocking Strategy a United Approach” - 25/7/25
- **Hatherleigh Christmas in July Dinner & Celebrating Hatherleigh Hall’s Seventy First birthday:** - 26/7/25
- **Millicent Limestone Coast Local Health Network Community Consultation Session:** – Regional Clinical Service Plan 2025-2035 – 28/7/25
- **Meeting with Local Independent MP:** Hon Nick McBride MP, Member for MacKillop – Discussed Regional Clinical Service Plan, Local Road Construction Project Update, Local Coastal Erosion, Southend and Beachport - 28/7/25
- **Rainbow Council Networking Meeting Apology:** 30/7/25
- **Penola Limestone Coast Local Health Network Community Consultation Session:** Regional Clinical Service Plan 2025-2035: - Consultation has been made with the Cross Border Commissioner Ms Kelly-Anne Saffin – The Limestone Coast Local Health Network services a population over 67,000 people in the Limestone Coast as well as residents from Western Victoria - 31/7/25

- **Meeting with Emma Poland:** CEO of Limestone Coast Local Health Network – 31/7/25
- **Consultation with Cr Agnew:** Australia Post Nangwarry Service – 31/7/25
- **Funeral of the Late Sarah “Kath” Kathleen Kent:** 1/8/25
- **Millicent Market:** Informal engagement with community members – 2/8/25
- **Kalangadoo Farmers Market:** Informal engagement with community members - 2/8/25
- **Adelaide Road, Kalangadoo:** Re Informal engagement with community members – 2/8/25
- **Millicent Gallery SALA Exhibitions:** Limestone Country by Thumbprint Collective – 3/8/25
- **Funeral of the Late Sean Oliver Smyth:** 4/8/25
- **Meeting with Rebecca Tappert, SANFL:** 5/8/25
- **Meeting Suicide Prevention Network:** 7/8/25

9 Deputations

No deputations have been requested at the point of publishing the Agenda.

10 Petitions

No petitions have been presented at the point of publishing the Agenda.

11 Reports From Council Members

No reports have been submitted at the point of publishing the Agenda.

12 Questions With Notice

No Questions with Notice have been received at the point of publishing the Agenda.

13 Questions Without Notice

Questions without Notice from Elected Members may be forthcoming at this point in the Meeting.

14 Reports From Council Committees

14.1 Lake McIntyre Management Committee

Report Type	Reports from Council Committees
Committee	Lake McIntyre Management Committee
File Reference	SR8512
Attachments	1. July 2025 [14.1.1 - 3 pages]

RECOMMENDATION

That the Minutes of the Meeting dated 9 July 2025 of the Lake McIntyre Management Committee be received and noted.

LAKE MCINTYRE MANAGEMENT COMMITTEE

Minutes of the Lake McIntyre Management Committee Meeting held at the South East Family History Group, 1 Mount Gambier Road Millicent, on 9th July 2025 at 7.00pm

1. PRESENT: Dennis Muhovics, Angela Jones, Deirdre Tiddy, Noel and Sheila Boyle, Rosey Pounsett

2. APOLOGIES: Brian McIntyre, Peter Halton

3. CONFLICT OF INTEREST DISCLOSURE – General & Material Conflicts

4. CONFIRMATION OF THE MINUTES:

3.1 Lake McIntyre Management Committee Meeting 11th June 2025

Rosey moved that the minutes be taken as presented and confirmed.

Seconded Noel

CARRIED

5. MATTERS ARISING FROM THE MINUTES:

5.1 Video Live Feed – Ongoing

5.2 Plant Signage – Noel has approached the National Trust for a quote to do the posts to put the signs on.

5.3 Community Land – After a meeting with Ben Gower, Paul Duka, and Peter Halton it was agreed that the Millicent Field Nats, in partnership with the Lake McIntyre Management Committee, should decide on what level of management they would like to commit to regarding the community land block next to the lake. Once this has been agreed and council notified, the administrative procedures can then start to take place.

6. ONGOING OR FUTURE STRATEGIES:

- Website Review
- Boardwalk Repairs and Extension
- Bird Hides
- Roof Signs
- Master Plan

7. CORRESPONDENCE:

8. FINANCIALS:

9. GENERAL BUSINESS:

9.1 Volunteer Activity Hours

Total number of volunteer activity hours 462. More hours than normal due to the storm damage and extra work carried out during the month.

9.2 Bird Survey – At the last bird count there were 34 species counted. Next count date Wednesday 16th 8.00am

9.3 Water Level – 0.4m Same time last year 0.7m

9.4 Any Other Business -

10. JOBS DONE

- 50 years since Council bought McIntyres Quarry
- Planted several trees in the rain – which was wonderful - as part of the Lions Club donation. Holes had been dug previously, and mulch had been stored nearby to help with the growth of the trees.
- Several volunteers came to check on the damage done to Lake McIntyre after the storm and helped to remove several fallen branches blocking the paths and checked that all was O.K. for public safety.
- Council promptly attended the lake to remove a large She-Oak tree that was blocking the path after the storm and narrowly missed a shelter - just over the bridge.
- A volunteer was in attendance to help when a class from Newbery Park school students held an excursion at the lake.
- An area of lawn has been fenced off as leaves of orchids have again appeared.
- A fence to protect hop bushes from wallabies has been strengthened and several stumps and logs placed inside for insect habitat.
- A large cleanup took place on the Monday after the storm to clear fallen twigs and other debris from all areas of the lake, which resulted in 4 ute loads to the transfer station.
- A check was carried out prior to cutting the lawn over the back area for low lying limbs that may have been lowered by the storm.
- Planted another 30 large trees on the 7th of July mainly behind the interpretive centre and on Rendelsham Road area. Trees were part of the Lions club donation and others were grown and donated by Newbery Park School.
- Several large branches overhanging the covered walkway were removed. OK to walk under, but the height caused a danger to pushbike riders.
- Time was spent preparing stakes and wire cages for the newly planted trees.
- Two volunteers carried out extra hours work over several days in the past month to catch up on several outstanding jobs.
- Gate opened and closed every day.

- Area checked for rubbish.
- Water level recorded.

11. SIGHTINGS:

- Common Eastern Froglet (*Crinia Signifera*)
- Southern Brown Tree Frog (*Litoria Ewingii*)

12. GATE ROSTER –

Saturday 12th July - Boyles

Saturday 19th July - Brian

Saturday 26th July - Rosey

Saturday 2nd August – Rosey

Saturday 9th August - TBC

13. NEXT MEETING: Wednesday 13th August 2025

Meeting Closed at 7.40pm

14.2 Greenrise Lake Advisory Committee

Report Type	Reports from Council Committees
Committee	Greenrise Lake Advisory Committee
File Reference	GF/16.14.1/10
Attachments	1. GLAC - Minutes 29 July 2025 [14.2.1 - 6 pages]

RECOMMENDATION

That the Minutes of the Meeting dated 29 July 2025 of the Greenrise Lake Advisory Committee be received and noted.

That a letter of thanks be sent to resigning members Catherine Robinson and Victoria Marshall and that Council offer assistance with the recruitment of more Committee Members.



Wattle Range COUNCIL

GREENRISE LAKE ADVISORY COMMITTEE

MINUTES OF MEETING:

A Meeting of the Greenrise Lake Advisory Committee held at Penola Visitor Information Centre on Tuesday 29 July 2025 at 7pm.

Pete Bissell

.....
PRESIDING MEMBER 2025

DISTRIBUTION LIST:

1. Committee Members:
 1. Peter Bissell (Penola Community Representative)
 2. Victoria Marshall (Penola Community Representative)
 3. Ray Haines (Penola Community/Lions Representative)
 4. Norman Vaughan (Penola Community Representative)
 5. Chris Brodie (Wattle Range Council Representative)
 6. Emma Castine (Wattle Range Council Representative)
 7. Jodi Strother (Penola Community Representative)
 8. Kate Hollick (Penola Community Representative)
2. Wattle Range Council - council@wattlerange.sa.gov.au
3. Peter Halton, Wattle Range Council Director of Engineering Services – peh@wattlerange.sa.gov.au

Minutes– Tuesday 29 July

1. PRESENT: Norm Vaughan, Chris Brodie, Kate Hollick, Pete Bissell, Ray Haines, Victoria Marshall, Peter Halton
2. APOLOGIES: Catherine Robinson, Jodie Strother, Emma Castine
3. CONFLICT OF INTEREST DISCLOSURE – General & Material Conflicts

Nil Recorded
4. CONFIRMATION OF THE MINUTES:
Greenrise Lake Advisory Committee Meeting; Tuesday 6 May 2025
RECOMMENDATION: That the minutes be taken as presented and confirmed.

Moved - Kate Hollick

Seconded – Chris Brodie.
5. MATTERS ARISING FROM THE MINUTES:

See General Business
6. CORRESPONDENCE
 - 6.1 Correspondence in: Resignation letter from Catherine Robinson
Catherines letter was submitted and Catherine was thanked for her input as secretary and a Greenrise committee member
 - 6.2 Correspondence out:

No correspondence out
7. GENERAL BUSINESS
 - 7.1 Thank you to retiring member Catherine Robinson.

Catherine was thanked for her input as secretary and a Greenrise committee member.

7.2 Election of new secretary

Motion: Pete Bissell moved that Chris Brodie accept the role as Secretary

Kate Hollick seconded

CARRIED

Victoria Marshall will also submit her resignation as Victoria is not able to attend working bees.

More committee members and working bee volunteers are required

7.3 Rick Paltridge proposal

The proposal was discussed; the committee will draft a list of objectives and requirements for the proposed area then forward onto council for consideration.

7.4 Kevin Jarrad Signage

The sign is now in place.

7.5 New signage for Greenrise Paths Maps

Kate Hollick submitted a draft plan showing location of paths, seats etc.

The plan is attached to these minutes for improvements including location of BBQs.

Three information signs were discussed,

1. corner Church Street & Julian Street
2. Kevin Jarrod Avenue by the donation box
3. ?

Directional signs showing where paths etc start

The plan will then be forwarded to Peter Halton for a draft sign design.

7.6 Hollows for Bent Wing Bats

Chris Brodie will loan a bat box from Scoble Vineyards and see if Penola Men's Shed can produce copies.

7.7 The Lake McIntyre Group

Pete Bissell to contact Lake McIntyre committee chairperson for a possible meeting in late August.

7.8 5 Year Plan

- South Park Project
- Avenue of trees Greenrise to South Park
- Extra track to Penola south entrance , ponds and Aboriginal signage
- Wetland Area
- Wildlife food area
- Plastic cover for boating signs to preserve the old sign

The committee will meet at South Park to draft plan for paths, planting areas etc, record plan on Strava type map then submit for further improvements.

7.9 Working bees

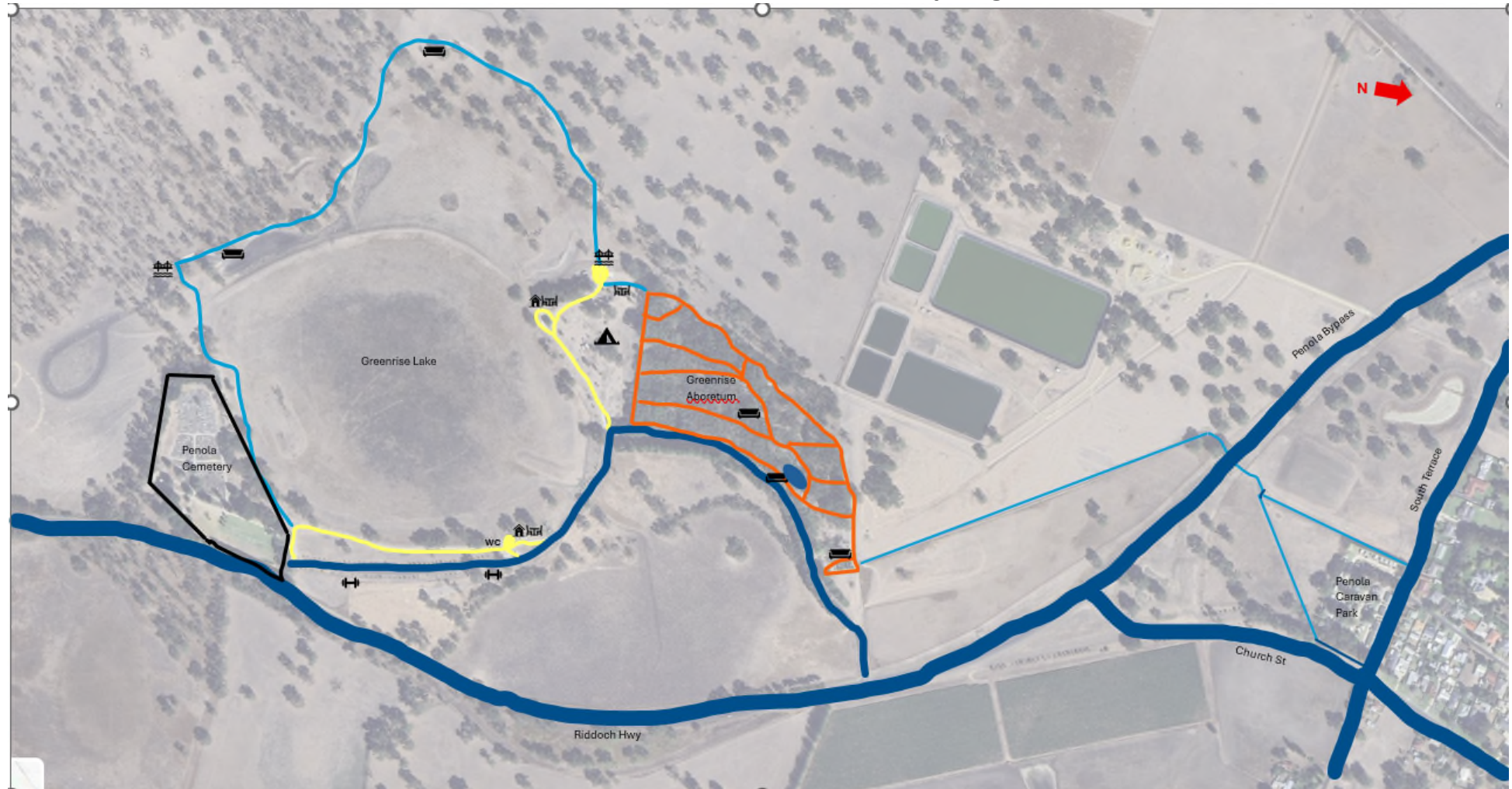
- The path on the western side of Greenrise is slippery, requiring a top dress.
- Arboretum tracks are slippery with Moss.
- The condition of the two bridges need to be checked for safety.

8. Business Arising

MEETING CLOSED – 8.02pm

9. Next Meeting Date – Tuesday 7 October, 7pm

Draft for Greenrise maps sign



- Cnr Church St & South Terrace to Arboretum Entrance 1km (2km Return)
- Penola to Camping Area & Return 3km
- Greenrise Lake Walk 5km Return

	Bitumen Road
	White Metal/Gravel Road
	White Metal/Gravel Walking & Cycling Path
	Bitumen/Gravel Walking & Cycling Path

Activity Time Sheet



This form must be filled out each time volunteers are engaged.

Activity: GREENRISE Date:

DATE	VOLUNTEER'S NAME	TIME ARRIVED	TIME DEPART	ACTIVITY	COMMENTS
25/3/25	Pete Bissett	3.00	4.00 PM	Watering	
1/4/25	Pete Bissett	4.00	5.00 PM	Watering	
4/4/25	Pete Bissett Louise Dickens	12.00	1.00 PM	Remove dead branches to burn pile arborvitae	
5/4/25	Pete Bissett	12.00	1.00 PM	Remove dead branches cemetary side of lake.	
8/4/25	Pete Bissett	11.00	12.00	Watering.	
9/4/25	Pete Bissett	2.00 PM	3 PM.	cleaning up fallen limbs in KJ Avenue.	
13/4/25	Pete Bissett	9.00 AM	10.30 AM	Watering.	
16/4/25	Pete Bissett	10.00	11.30 AM	Watering.	
20/4/25	Pete Bissett	12.00	1.00 PM	Mulching.	
2/5/25	Pete Bissett	9.00	10.40 AM	Watering.	
11/5/25	Pete Bissett	9.40	11.00 AM	Mulching.	
Name of Supervisor and/or Coordinator:		Signed:		Date:	
	Kate Wilkie				Planting new plants.
28/6/25	Pete Bissett Paul Clark	10.00	12.00		
23/7/25	Pete Bissett Louise Dickens	10.00	12.00		Remove trees felled by wind.
28/7/25	Pete Bissett	11.00 2.00 PM	12.00 3.00 PM		Herbicide./weeding.
29/7/25	Pete Bissett	12.00	3.00		Herbicide.

15 Reports From Council Officers

15.1 Chief Executive Officer

15.1.1 Wattle Range Council Strategic Plan

Report Type	Officer Report
Department	Executive
Author	Ben Gower
Disclosure of Interest	No Council Officers or Contractors have declared a Conflict of Interest regarding the matter under consideration.
Current Risk Rating	Not Applicable
Strategic Plan Reference	Theme 4 - Organisational Excellence 4.2 Govern in a responsible and responsive way.
File Reference	GF/18.80.1/1
Attachments	1. Wattle Range Council Strategic Plan 2023-2027 [15.1.1.1 - 26 pages]

Purpose of Report

To update Council on the organisation's progress against the key strategic actions outlined in the Wattle Range Council Strategic Plan 2023-2027 (the Plan), and to seek guidance on any future structure and/or objectives that it would like to be considered in the drafting of its successor.

Report Details

Section 122 of the *Local Government Act 1999* directs councils to develop and adopt plans for the management of its area, which are collectively called strategic management plans. Among other things, these plans must,

- Identify the Council's objectives for the area over a period of at least 4 years.
- Provide assessments relating to the,
 - sustainability of the council's financial performance and position.
 - the extent or levels of service that will be provided.
 - the extent to which any infrastructure will need to be maintained, replaced or developed.
 - anticipated changes with respect to property development and the demographic characteristics of its community
- Identify the principal activities that the council intends to undertake to achieve its objectives
- State the measures that are to be used to monitor and assess the performance of the council against its objectives over the relevant period;

At a Special Meeting held on 31 May 2023, Council adopted the Wattle Range Council Strategic Plan 2023-2027 as a blueprint for its operations over the next 4 years. The Plan is

complemented by a number of Asset Management and Long-Term Financial Plans that are in various stages of cyclical review and adoption.

The Plan is roughly halfway through its lifecycle and is on track (595) to achieve most of what it set out to achieve. It is structured around four key themes, 22 objectives, 52 activities and 79 actions. Each action is assigned to a designated manager from within the Council administration who is responsible for overseeing its implementation.

Of the 79 actions:

- 23 are in progress,
- 41 are perpetual,
- 7 have been completed,
 - Community Visions
 - Telecommunication Infrastructure
 - Millicent Airfield Emergency Management Plan
 - Millicent Library Maintenance Review
 - Council Service Centre
 - Coonawarra Rail Trail
 - ELMO HR
- 4 have been deferred,
 - Main Street Master Plans
 - Environmental Projects (volunteer coastal vegetation)
 - Swimming Facilities Strategic Plan
 - CWMS Ownership Transfer
- 4 have been cancelled,
 - Cemetery Master Plan
 - Millicent Saleyards
 - Roadside Vegetation Plan
 - Millicent Rail Trail

Consideration should now be given to the next iteration of Council's strategic planning cycle to establish future objectives and activities beyond 2027. This will help guide Council's long-term financial planning and assist in assuring that Council will be able to fund its assets and services, both existing and proposed, into the future.

Preliminary guidance is therefore sought on the structure and format of the current Strategic Plan and whether it is the right framework to carry us forward. Guidance is also sought on Council's key focus areas for the future to ensure that we continue to provide the right assets and services for our community and at an affordable price.

To assist with these deliberations, it is proposed that a suitably qualified and experienced strategic management facilitator with a Local Government background be engaged to run a series of thought-provoking workshops with Elected Members, Executives and Managers to challenge the status quo.

Financial Considerations

Budget Allocation	\$20,000.00
Budget Spent to Date	\$0
Budget Variation Requested	\$0

Risk Considerations

There are no known risks related to this report.

Policy Considerations

There are no known policy considerations related to this report.

Legislative Considerations

Section 122 of the *Local Government Act 1999* prescribes the requirement for Councils to develop and adopt plans for the management of its area, which are collectively called strategic management plans.

Environmental / Sustainability Considerations

There are no known environmental or sustainability considerations related to this report.

Communication & Consultation Considerations

There are no known communication and consultation considerations related to this report.

RECOMMENDATION

That Council:

1. Receive and note the report.



Wattle Range
COUNCIL

STRATEGIC PLAN 2023-2027

Public Consultation

Council welcomes feedback and comments in relation to the Strategic Plan.

During the consultation phase submissions were to be addressed to the Chief Executive Officer, Ben Gower and could be made via the following methods:

- Council's website www.engage.wattlerange.sa.gov.au
- Email council@wattlerange.sa.gov.au
- By mail to PO Box 27 Millicent SA 5280, or
- Delivered in person to Council's offices at Millicent, Penola or Beachport.

The Plan was also available at www.engage.wattlerange.sa.gov.au and hard copies were viewed from Council's Millicent office, Millicent Library, and the Visitor Information Centres at Penola & Beachport.

Submissions closed on 10 May 2023.

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Mayor's Message

On behalf of Council, I take pride in presenting the Council's Strategic Plan 2023-2027.

The Plan strives to represent the interests of the entire Wattle Range community and will act as a blueprint for what we will aim to achieve in the ensuing 4 years.

The development process of the Plan has been inclusive and we thank the community for their input and passion in contributing to the development of the Plan.

The Vision - Wattle Range a 'Great Place to Live and Work', sums up what the Council and community believe is the most important aspiration for our area. We are certainly lucky to live in such a diverse area, with coastal access to the west of the Council area, the eastern area bounded by the Coonawarra wine region, and bountiful and prosperous areas throughout.

Without question our natural assets and environment provides us with the lifestyle that so many of us enjoy and protecting this into the future is key to Wattle Range achieving its vision. Likewise, these natural assets and the environment creates business, industry and job opportunities.

Council has in recent times benefited from these opportunities and I am certainly buoyant about future prospects and capitalising on more of these opportunities into the future.

The focus of the Strategic Plan for the next four years is to continue to build on the achievements of the past few years, with continuing emphasis on furthering our communities, through improvement of amenity and implementation of key plans such as the 25-year Strategic Land Use Plan.

This Strategic Plan also concentrates on implementation of major projects such as the construction of the Service Centre Office in Millicent and other major projects such as streetscaping projects within Millicent & Penola and the coastal protection project involving the re alignment of Scenic Drive within Beachport. In addition, Council will continue to deliver a broad range of services across the district.



**Des Noll
MAYOR**

In developing this Strategic Plan, community input has been analysed from both community surveys and public meetings. From these responses there are four (4) key themes / goals that Council will focus on:

1. Community Vibrancy & Presentation
2. Environmentally Sustainable
3. Infrastructure & Asset Sustainability
4. Organisational Excellence

Supporting the themes are a list of objectives, strategies and actions that I look forward to progressing over the life of the Plan.

Elected Members

Mayor



Mayor Des Noll

Corcoran Ward



Cr. John Drew Cr. Peter Dunnicliff Cr. Dennis Muhovics Cr. Moira Neagle Cr. David Walshaw

Kintore Ward



Cr. Richard Cassidy Cr. Sharon Cox

Riddoch Ward



Cr. Chris Brodie Cr. Emma Castine

Sorby Adams Ward



Cr. Deb Agnew Cr. Dale Price

Wattle Range Council comprises a Mayor and 11 Councillors representative of four Wards. The Council is elected for a four year term and meets on a monthly basis.

About Wattle Range

Wattle Range Council extends from the coast to the Victorian border. It incorporates the seaside towns of Beachport and Southend, extending inland to Millicent as the major service centre and easterly across to the historic town of Penola and the world-renowned wine region of Coonawarra.

The Council was formed on 1 July 1997 following the amalgamation of the former district Councils of Beachport, Millicent and Penola.

One of the most diverse and productive rural areas in South Australia, the Council comprises 13 communities, covers an area of 394,602 hectares and is home to 12,127 residents.



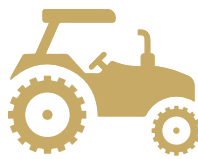
Population
12,127



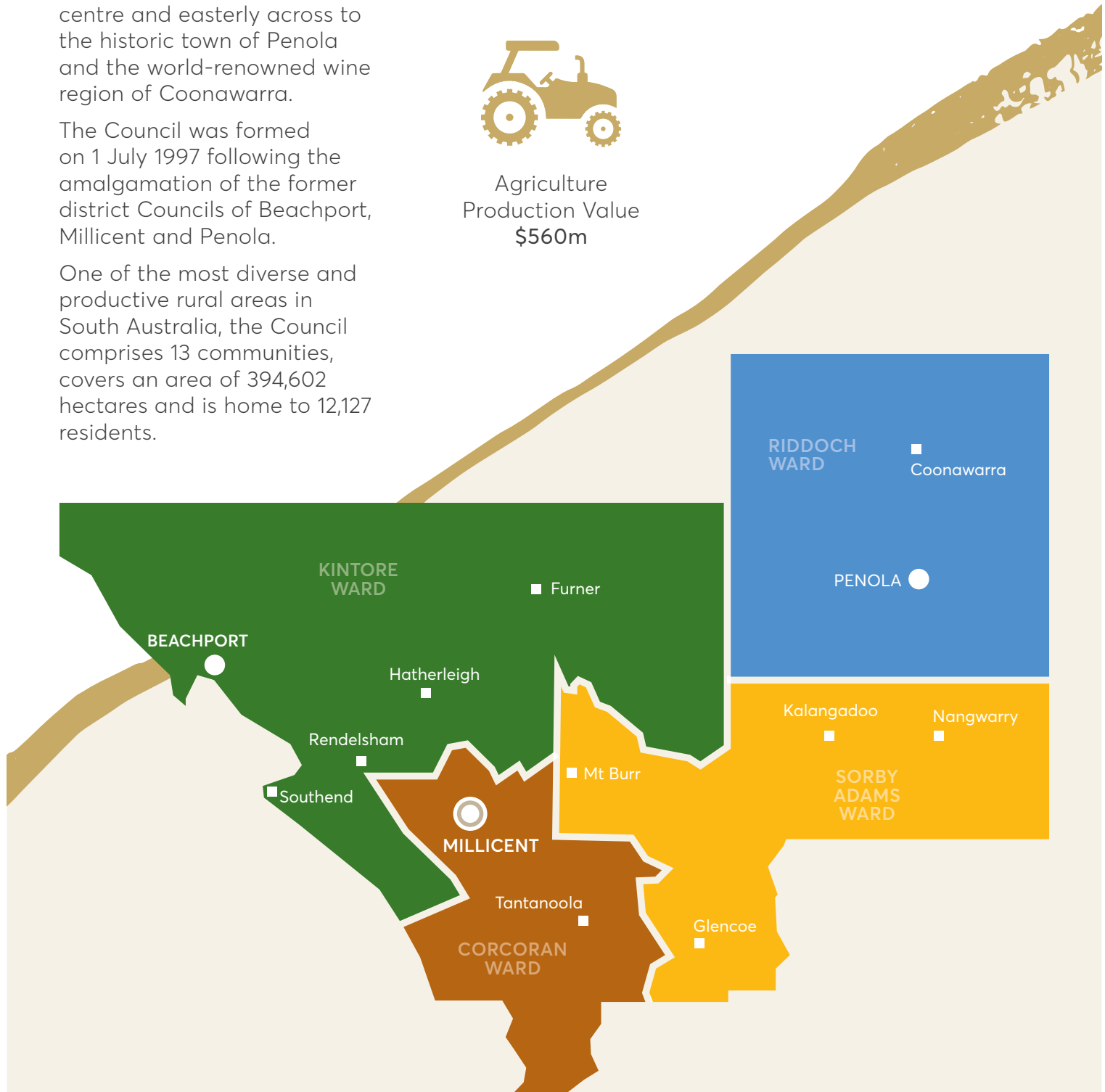
Townships
13



Total Area
394,602 Ha



Agriculture
Production Value
\$560m



Vision

Wattle Range a great place to live and work.



Trust

The glue that binds us all together as a community. Doing what we say we are going to do and being honest and transparent in both our intentions and actions helps build trusted relationships.



Teamwork

The cornerstone of high performing organisations. Embracing the diversity of thoughts and experiences that exist within a team generates a broader range of innovative ideas and leads to better decision making.

Individuals perform better when they are a valued member of a team. They are more confident, they have more fun and they are more productive. We become more resilient when we know someone is watching our back, and we are more likely to cope under stressful or difficult circumstances.



Fun

The importance of enjoying what we do and how we do it should never be underestimated. Having fun at work builds stronger teams and enhances relationships. Recognising and celebrating our successes - no matter how big or small they are - encourages the right behaviours in the workplace and ultimately enhances our performance.

Council Strategic Plan

The Council Strategic Plan is a core document for guiding Council's future direction. The plan takes into consideration Council's strategic planning framework and both the communities' priorities and external considerations such as the State Strategic Plan.

As detailed under Section 122 of the *Local Government Act 1999*, Council's Strategic Plan covers a period of 4 years from 2023-2027.

Council Planning Framework

The Wattle Range Council Strategic Plan forms an integral part of Council's 'planning framework'. The Council Strategic Plan integrates the future asset management requirements for Council, whilst integrating external priorities recognised from community engagement, local township and state government plans.

Funding the Council Strategic Plan is critical to its success and the Long-Term Financial Plan provides the mechanism to assess whether the Council Strategic Plan can be funded. Once in place, the Council Strategic Plan in conjunction with the Long-Term Financial Plan, become the guiding documents for the formulation of the Annual Business Plan and Annual Budget, which is ultimately reported upon in the Annual Report.



Community Engagement

The strategic planning process commenced in March 2020 and has had considerable direct and indirect community input. In total Council received 243 responses from a community survey that gathered responses on a variety of questions to assist Council in determining what issues are affecting the community, and the priorities of where ratepayers and residents would like to see Council revenue spent.

In addition to the survey, community sessions were held September/October 2020 in Penola, Beachport and Millicent to present the results of the community survey and to obtain further context regarding the priorities. In total 79 people attended the sessions.

The consultation was designed to reach a broad demographic and a cross section of the community, to inform the planning process. All information provided was analysed and associated strategies have been developed and incorporated within this plan, where practicable.

From the consultative process the highest priorities raised were:

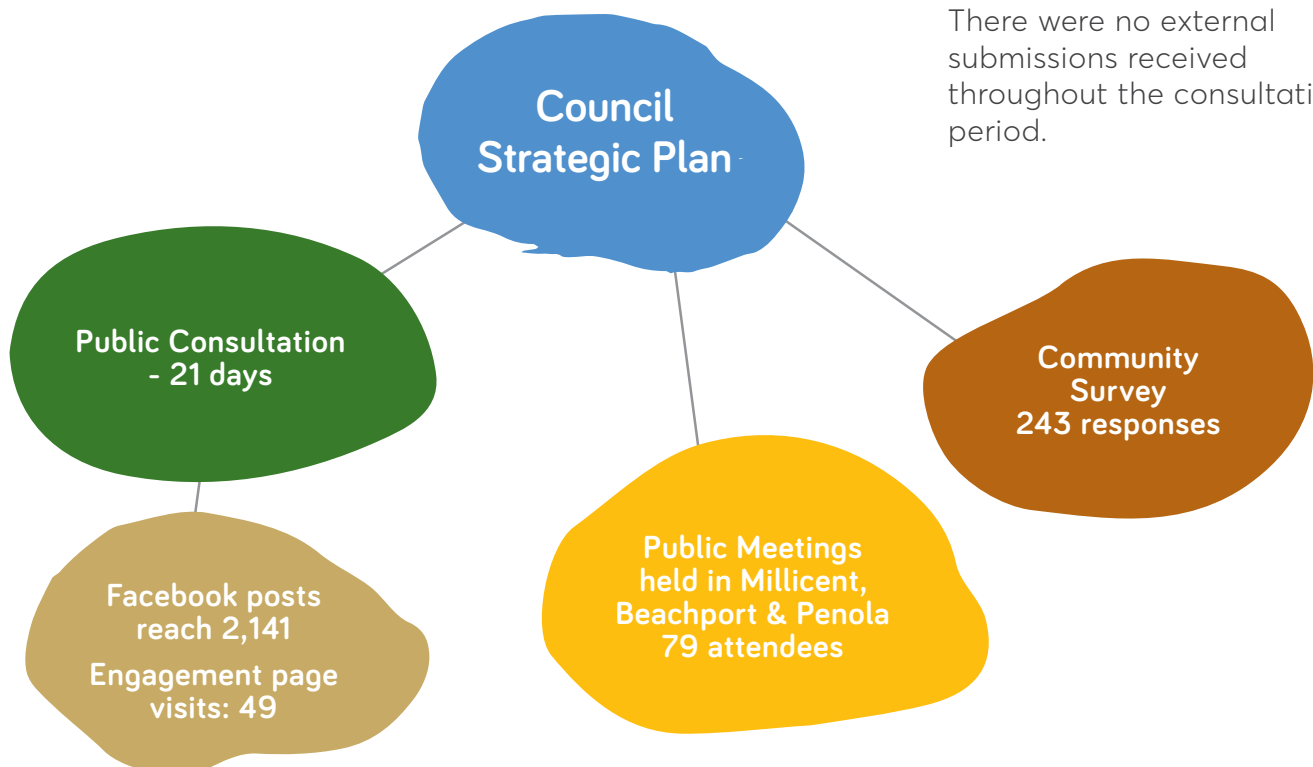
- Youth Development
- Economic Development
- Community Events
- Sealed Roads

Overwhelmingly the community responded that, lifestyle, the environment and natural assets of the area coupled with the primary producing and agriculture opportunities were the Council's greatest strength. Protection of these natural assets was seen as paramount to maintaining this advantage.

The public consultation period for the 2023-2027 Strategic Plan was open for 21 days in accordance with Council's Community Engagement Policy from Tuesday 18 April 2023 to Wednesday 10 May 2023.

The Strategic Plan consultation was advertised in the local print media and on Council's website, community engagement page, and Facebook.

There were no external submissions received throughout the consultation period.



How we have structured the Plan

The Wattle Range Council Strategic Plan sets out what Council aims to achieve over the next four years and gives directions and targets in the future management of our region.

The plan is structured using the following elements:



The themes are the main areas of focus for the Council and relate directly to the achievement of Council's vision to make Wattle Range 'A great place to live and work'.



These are measurable steps that are used to achieve the themes.



A number of strategies or ways to achieve the objective are listed for each theme. These strategies are the means in which Council aims to achieve its objective and key themes.



The key actions identified are instrumental to the achievement of the strategies within the Plan.

SUPPORTING STRATEGIC DOCUMENTS

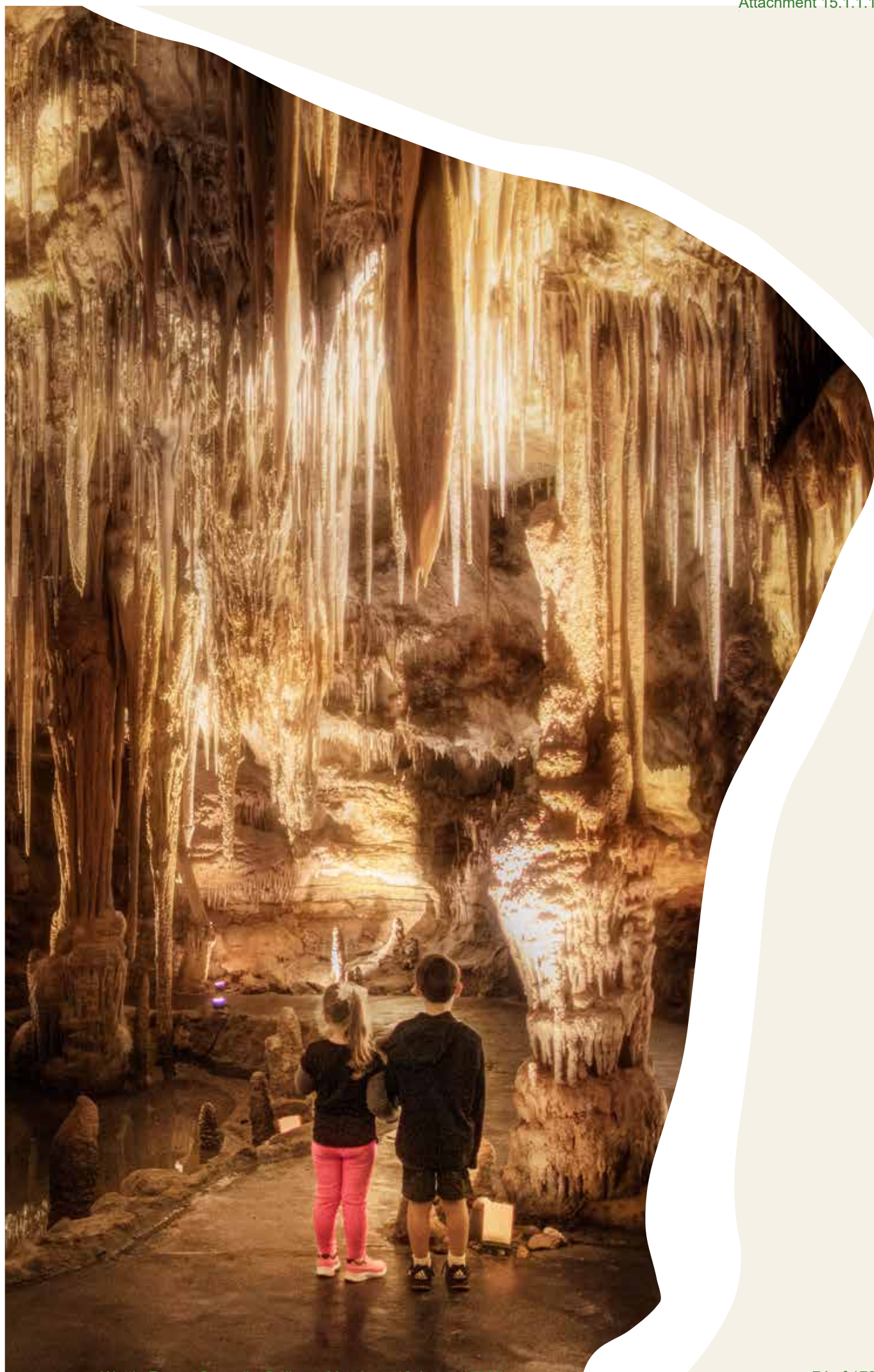
Many strategic documents and long-term plans support each of the themes. These documents provide information, direction and specific actions for the achievement of organisational strategies and goals.

SERVICES

Council dedicates significant resources to the provision of traditional services to the community and these services are essential to meet the objectives of the plan.

MEASURES

Council measures the progress and success through a variety of performance indicators both financial and non-financial. These are detailed to ensure the objectives of the plan are met.



Themes & Objectives

The Wattle Range Council Strategic Plan has four main themes that cover all aspects of Council's business. Invariably the themes are interrelated and in collaboration the four themes will drive Council's ability to achieve its vision.



Theme One

Community Vibrancy & Presentation

Objective: Generate and support community vibrancy through advocacy and maintenance of community services and enhanced public facilities.



Theme Two

Environmentally Sustainable

Objective: Protect the natural assets and infrastructure of the region by leveraging additional environmental programs that will protect the environment for future generations.



Theme Three

Infrastructure & Asset Sustainability

Objective: Provide functional, safe, fit for purpose assets that meet the changing needs of the community.



Theme Four

Organisational Excellence

Objective: A great place to work where innovation and efficiency is expected, and customers are our focus.

Theme ONE: Community Vibrancy & Presentation



OBJECTIVE

Generate and support community vibrancy through advocacy and maintenance of community services and enhanced public facilities.

STRATEGIES & ACTIONS

- 1.1 Maintain and enhance public space areas including parks, public places, car parking, street lighting and streetscapes to provide vibrant, attractive areas.**
- 1.2 Through appropriate planning, develop vibrant, presentable townships throughout the Wattle Range area.**
- 1.3 Continue to provide sustainable, vibrant community facilities.**
- 1.4 Advocate and where possible collaborate for the expansion of healthcare, education, transport, community and welfare services throughout the Wattle Range area.**
- 1.5 Support community events that are sustainable and provide longer term benefit to the community & visitors.**
- 1.6 Promote and support the establishment of strong, sustainable clubs and volunteer organisations throughout the Wattle Range area.**
- 1.7 Support and advocate for improved infrastructure that enhances and creates economic and business opportunities.**
- 1.8 Promote Wattle Range as a tourism destination through provision of appropriate tourist facilities and advocacy.**
- 1.9 Strengthen and support the retention of youth and job creation opportunities for the area.**

ACTIONS

- Develop service standards and master plans for renewal and upgrade of parks and gardens.
- Update the Community Land Register and identify opportunities to develop Crown lands.
- Expand the existing street lighting network and retrofit existing lighting with energy efficient LED.
- Progress the staged implementation of the Millicent and Penola streetscaping projects.
- Advance the development of the Community Township Plans.
- Implement Code Amendments and other actions from the 25 Year Strategic Land Use Plan.
- Continue the development of a scheme to incentivise the upgrade of shop facades.
- Encourage and/or take legal steps to ensure property owners and occupants maintain the appearance of their properties so as not to cause nuisance or loss of amenity to the township or landscapes.
- Continue to evolve Council's libraries into community information, technology and learning hubs.
- Promote and support local arts and culture through Council's art galleries and community art projects.

SERVICES PROVIDED

- Community Development
- Parks & Gardens
- Childcare
- Library
- Planning / Development Services
- Road Maintenance and Construction
- Volunteer Management
- Art Galleries
- Visitor Information Centres

- Review, rationalise and develop a Playground Maintenance and Renewal Plan that is aligned with community needs.
- Progress the staged renewal of the Gladys Smith Early Learning Centre facility.
- Advocate for continued funding and support for the healthcare, education, transport and welfare services for the Council area.
- Encourage community responsibility for events and support where appropriate these events through the provision of Council services.
- Advocate for improved governance and consolidation of sporting clubs into multi-user facilities.
- Advocate for the expansion of telecommunications and green energy infrastructure across the Council area.
- Finalise and implement the Wayfinding Signage Strategy.
- Develop a strategic management plan for Southern Ocean Tourist Park.
- Evolve Council's Visitor Information Centres into community hub facilities.
- Continue to promote opportunities to invest in tertiary education and traineeships within Council.

SUPPORTING DOCUMENTS

- Community Township Plans
- Open Space Plan
- Community Lands Register
- Planning & Design Code amendments
- Wattle Range Council 25-year Strategic Land Use Plan
- Regional Public Health & Wellbeing Plan
- Climate Change Action Plan
- Planning, Development & Infrastructure Act 2016
- Disability Access & Inclusion Plan
- Local Government Act 1999

KEY MEASURES

- The development of service standards and plans for parks & gardens
- Hierarchy of parks and gardens developed
- Update of Community Land Register completed
- LED lights installed and black spot area for lighting identified
- Streetscaping projects commenced and completed
- Township Plans are reviewed for all townships
- Code amendments commenced and completed
- Shop facade program is implemented and reviewed for success
- Property residents assisted/encouraged in maintaining appearance of properties
- Library services funding for technology projects continued
- Annual schedule of art and culture events compiled and funding for attracting major exhibitions supported
- Renewal plan for playgrounds developed
- Staged renewal of the Gladys Smith Early Learning Childcare Centre is continued
- Number of advocacies of healthcare, education, transport and welfare services undertaken
- Number of provisions of support for community events undertaken
- Number of advocacies of cohabitation of sporting clubs
- Number of advocacies for expansion of telecommunications and green energy infrastructure
- Completion of the implementation of the wayfinding signage strategy
- Strategic plan for the Southern Ocean Tourist Park completed
- Investment in Visitor Information Centres supported
- Number of training opportunities provided



Theme TWO: Environmentally Sustainable



OBJECTIVE

Protect the natural assets and infrastructure of the region by leveraging additional environmental programs that will protect the environment for future generations.

STRATEGIES & ACTIONS

- 2.1 Protect Council's natural assets through proactive planning in climate adaptation and structured infrastructure replacement and enhancements.
- 2.2 Maintain strong and positive relationships with Federal and State Government departments, advocating for increased investment in coastal and environmental protection within the Council area.
- 2.3 Minimise the financial impact of waste management on the community and provide a service that meets the current and future needs of the community.

ACTIONS

- Develop and implement a Council specific Climate Action Plan.
- In collaboration with Government agencies, implement actions from the Rivoli Bay study including coastal revetment and renewal works on groyne infrastructure and retreat strategies from at risk coastal locations.
- Install green energy generation and storage to Council's buildings and commence transition of Council's light fleet to hybrid or electric vehicles.
- Actively participate in environmental projects and lobby State Government agencies for additional resources and funding towards these projects.



- Lobby State Government agencies for the construction of a groyne near the Beachport Jetty and minimisation of coastal erosion as a result of outflows from the Southend drain.
- Lobby State Government Agencies to investigate and implement improvement strategies to the flows and health of Lake George.
- Update Council's waste management strategy and advocate for funding to implement the Limestone Coast Infrastructure Plan.
- Design and construct a new waste transfer station at Beachport.
- Lobby the State Government to limit the financial and resourcing impacts of waste management reforms including increases to the Solid Waste Levy.

SERVICES PROVIDED

- Environmental Management
- Environmental Health
- Waste Management

SUPPORTING DOCUMENTS

- Limestone Coast Climate Adaptation Plan
- Rivoli Bay Study
- Community Lands Register
- Community Township Plans
- Climate Adaptation Plan
- Lake George Study
- State Strategic Plan
- Wattle Range Council 25 year Strategic Land Use Plan
- Planning & Design Code Amendments
- Regional Public Health & Wellbeing Plan

KEY MEASURES

- Climate Adaptation Plan developed and implemented
- Implement action plan for renewal of groynes within Rivoli Bay
- Number of installations of green energy and storage infrastructure on Council buildings
- Number of Council light vehicles converted to electricity or hybrid vehicles
- Number of environmental projects participated & partnering in
- Number of advocacies with State Government for construction of a groyne near the Beachport jetty
- Number of advocacies with State Government to minimise coastal erosion effect from the Southend drain
- Number of advocacies with State Government to improve health and flows to Lake George
- Waste Management Strategy is updated
- Number of advocacies with State Government for funding to enact the Limestone Coast Infrastructure Plan
- Waste Transfer Station at Beachport is designed and constructed
- Number of advocacies with State Government to limit the financing and resource impacts of the Solid Waste Levy

Theme THREE: Infrastructure & Asset Sustainability



OBJECTIVE

Provide functional, safe, fit for purpose assets that meet the changing needs of the community.

STRATEGIES & ACTIONS

- 3.1 Create a sustainable stock of assets, with appropriate long term asset planning and optimal use.
- 3.2 Plan and provide for a safe local road network that meets the future and current needs of our community.
- 3.3 Advocate for safe and trafficable network of State Roads.
- 3.4 Plan for and optimise Council's stock of building assets whilst meeting the future and current needs of community.
- 3.5 Plan for the expansion and replacement of Council's stock of footpaths, walkways and trails, to meet the future and current needs of our community.

ACTIONS

- Review, update and implement Asset Management Plans for all Major Asset Classes.
- Develop management plans for cemeteries, swimming pools / lake and airfield.
- Review and implement the operation, irrigation and monitoring plans for all Community Wastewater Management Schemes.
- Ensure that the Millicent Saleyards are maintained to a safe, compliant and sustainable standard.
- Update the Regional Transport Plan.
- Review and update the Roadside Vegetation Plan.
- Review and update the rolling dust mitigation program.
- Advocate and lobby State Government for the upgrade of State owned roads.



SERVICES PROVIDED

- Asset Management
- Road Construction & Maintenance
- Footpath Construction & Maintenance
- Cemeteries
- Halls
- Building Maintenance
- Stormwater
- Community Wastewater Management Schemes
- Kerb & Gutter Construction & Maintenance
- Swimming Pools/Lake
- Public Toilets
- Airfields
- Saleyards

- Conduct a comprehensive review of ongoing maintenance and improve utilisation of the Library and Civic & Arts Building.
- Review, improve, retrofit Council's halls.
- Conclude the design, procurement and construction phases of the new Council Service Centre.
- Review the current public toilet facilities and identify opportunities for expansion, improvements and rationalisation.
- Develop a masterplan for the upgrade of the Engineering Depots.
- Schedule the staged removal of asbestos from all Council buildings.
- In conjunction with State Government agencies, explore linear trail development within the Council area on abandoned railway lands.

SUPPORTING DOCUMENTS

- Asset Management Strategy
- Regional Transport Plan
- Community Township Plans
- Community Lands Register
- Asset Management Plans
- Roadside Vegetation Plan
- State Strategic Plan
- Asbestos Register
- Risk Management Plan
- Planning & Design Code amendments
- Disability Access & Inclusion Plan
- Local Government Act 1999

KEY MEASURES

- Review of asset management plans for all major asset classes completed
- Management plans are developed for cemeteries /swimming pools & lakes /airfield
- Irrigation, operation and management plans for Community Wastewater Management Schemes developed
- Millicent Saleyards are maintained in a safe, compliant and sustainable standard
- Regional Transport Plan is updated
- Roadside Vegetation Plan is reviewed and updated
- Number of dust mitigation treatments completed on rural roads
- Number of advocacies of State Government for the upgrade of State owned roads
- Library and Civic & Arts Building review completed
- Review of Council Halls completed
- Council offices procurement and construction is completed
- Public Toilets review is completed
- Council depots upgrade masterplan is completed and actions implemented
- Staged removal of asbestos from Council buildings completed
- Number of advocacies with State Government to develop the linear trails on abandoned railway lands



Theme FOUR: Organisational Excellence



OBJECTIVE

A great place to work where innovation and efficiency is expected and customers are our focus.

STRATEGIES & ACTIONS

- 4.1 Streamline operational decision-making processes through technology-based improvements.
- 4.2 Govern in a responsible and responsive way.
- 4.3 Increase community input into Council decision making, through adoption of quality community engagement principles and practices.
- 4.4 Optimise Council operation of businesses and assets, to ensure value for money is returned to the community.
- 4.5 Ensure Council has the right people to succeed in delivering outcomes.

ACTIONS

- Develop automated reports, dashboards and workflows that informs decision making and operating efficiency.
- Conclude the transition to the Datascape Enterprise Software Solution.
- Implement emerging Information Technologies such as Internet of Things (IoT) and mobile Information Technology Solutions.
- Strengthen Council's risk management framework through development and review of Council's internal controls, business continuity plan and deployment of a cloud based and mobile friendly risk management reporting system.
- Prepare for the Local Government Elections and develop the training and induction for the newly elected Council.



SERVICES PROVIDED

- Advocacy and Council Leadership
- Community Engagement
- Human Resourcing
- Governance
- Customer Service
- Financial Management
- Risk & Work, Health & Safety
- Emergency Management
- Administration

- Manage and update Council's policies, procedures and delegations of authority as per nominated review cycles.
- Develop, evolve and promote Council's community engagement and communication platforms.
- Investigate options to transfer ownership of non-essential assets to an alternative organisation (public or private) and reinvest capital into other key infrastructure projects.
- Strengthen Council's human resources framework through the implementation of an online reporting tool that delivers performance development reviews, training registers, succession planning and online induction to staff, contractors and volunteers.

SUPPORTING DOCUMENTS

- Asset Management Plans
- Annual Business Plan
- Policies & Procedures
- Community Engagement Guidelines
- Wattle Range Council 25 year Strategic Land Use Plan
- State Strategic Plan
- Long Term Financial Plan
- Risk Management Plan
- Business Continuity Plan
- Internal Controls
- Customer Service Charter
- Community Lands Register
- Community Township Plans
- Planning, Development & Infrastructure Act 2016
- Local Government Act 1999

KEY MEASURES

- Automated reports and dashboards are created and operating
- Datascape Enterprise Software implementation is completed
- Internet of Things (IoT) programs and sensors are installed, and data collated to inform decisions
- Cloud based risk management system deployed
- Local Government Elections are completed and training delivered
- System of review and management of policies & procedures developed
- Website reviewed
- Community engagement software implemented
- Customer Service Charter developed
- Assets identified and options evaluated for transfer of non-essential assets
- Online performance development review system developed
- Online induction for employees, volunteers and contractors developed
- Online training register developed
- Succession plan developed



Funding and Resourcing the Plan

The following is a list of key financial performance indicators that have been adopted to ensure that Council's Strategic Plan is long-term financially sustainable and target ranges have been set to provide financial parameters to each of the indicators.

OPERATING SURPLUS

Council's Target:

To achieve an operational surplus.

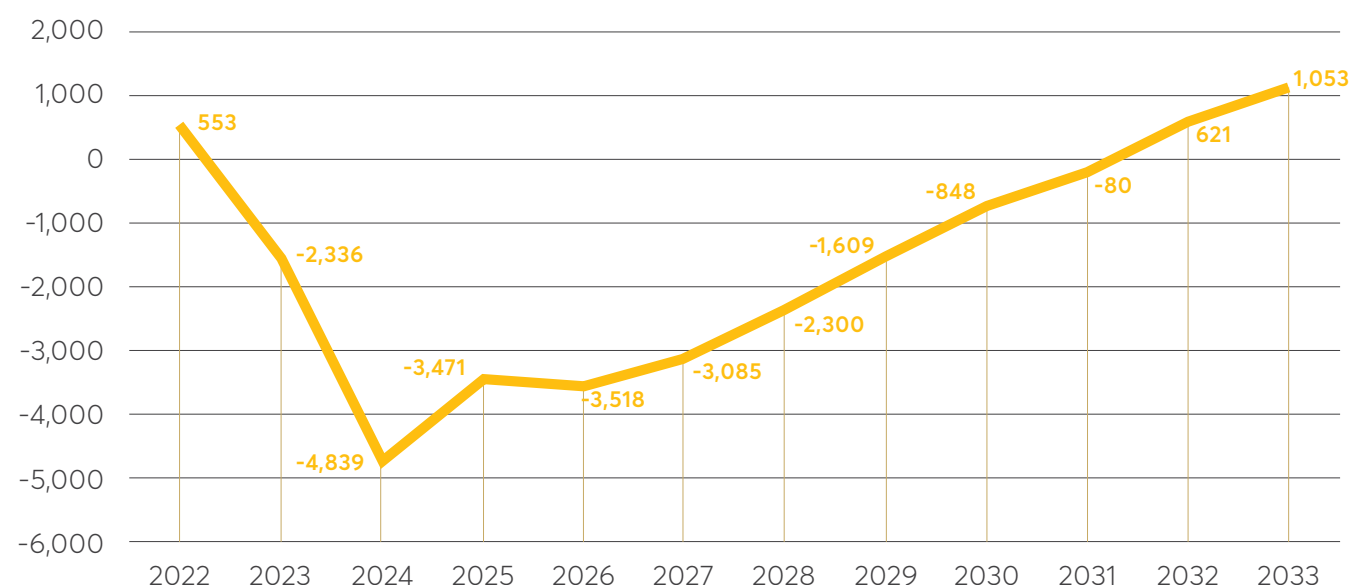
KPI Explanation

An operating surplus (or deficit) arises when operating income exceeds (or is less than) operating expenses for a period (usually a year). A Council's long-term financial sustainability is dependent upon ensuring that, on average over time, its expenses are less than associated income.

Strategic Plan 2023-2027 Forecasted Results - Operating Surplus (Deficit)

Operating	Actual	2nd Budget Update	1st Year	2nd Year	3rd Year	4th Year
	2021-22 \$,000	2022-23 \$,000	2023-24 \$,000	2024-25 \$,000	2025-26 \$,000	2026-27 \$,000
Income	29,659	29,794	29,191	33,344	33,627	34,911
Expenditure	29,106	32,131	34,030	35,815	37,145	37,997
Surplus (Deficit)	553	(2,336)	(4,839)	(3,471)	(3,519)	(3,086)

Operating Surplus \$000



Funding and Resourcing the Plan

OPERATING SURPLUS RATIO

Council's Target:

To achieve on average over time an operating surplus ratio of between 0% - 10%.

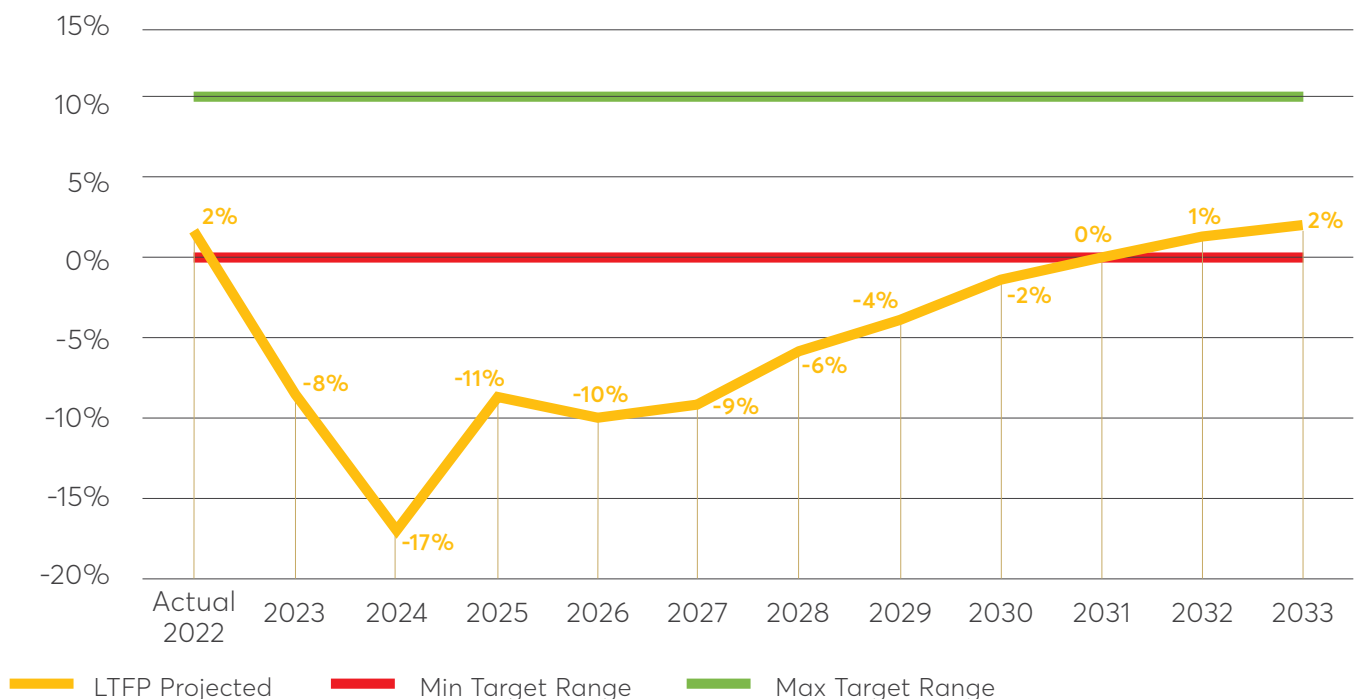
KPI Explanation

The operating surplus ratio is the operating surplus (deficit) expressed as a percentage of operating income. A positive ratio indicates the percentage of operating income available to help fund proposed capital expenditure.

Strategic Plan 2023-2027 Forecasted Results - Operating Surplus Ratio

Operating	Actual	2nd Budget Update	1st Year	2nd Year	3rd Year	4th Year
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Operating Surplus (Deficit) Ratio	2%	-8%	-17%	-11%	-10%	-9%

Operating Surplus Ratio



Funding and Resourcing the Plan

NET FINANCIAL LIABILITIES RATIO

Council's Target:

To achieve a Net Financial Liabilities Ratio between 0% - 100% of operating income.

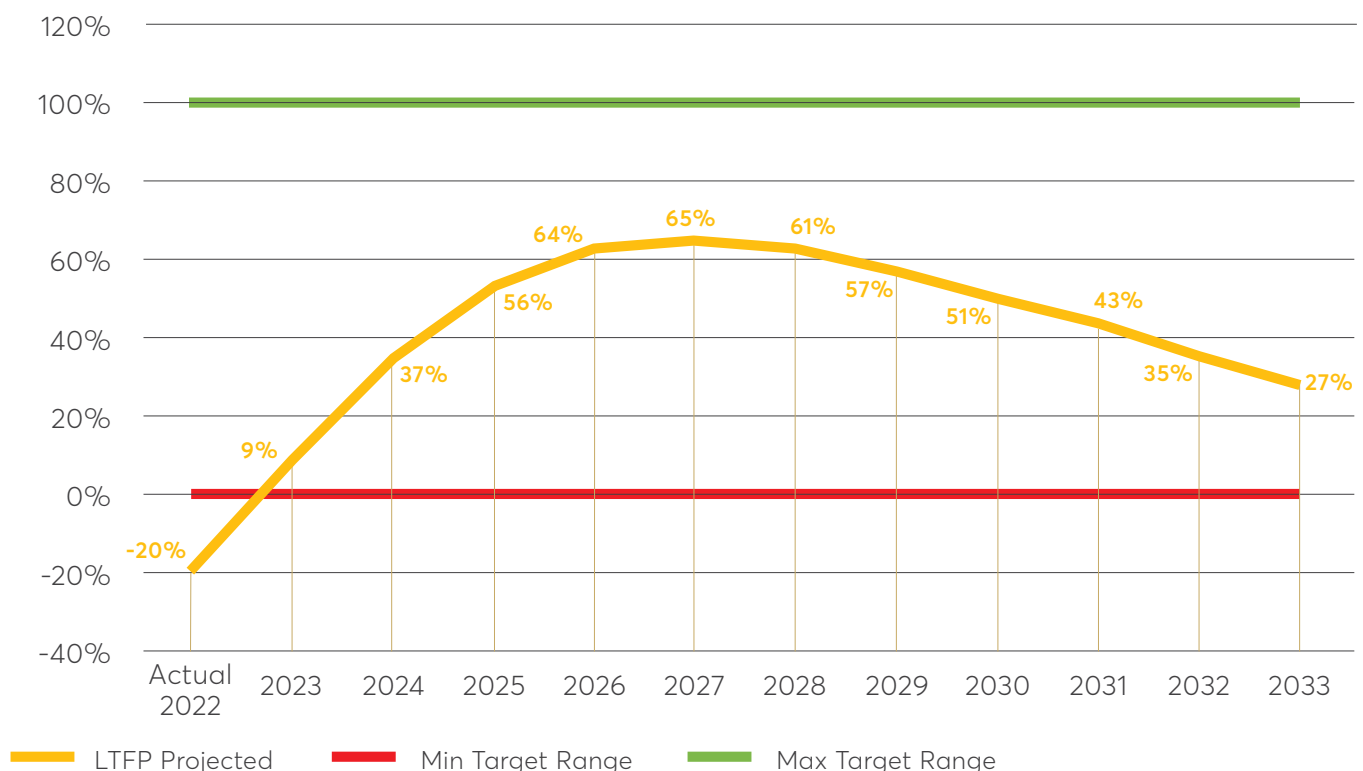
KPI Explanation

Net Financial Liabilities equals total liabilities less financial assets (excluding equity accounted investments in Council businesses). The Net Financial Liabilities Ratio is calculated by expressing Net Financial Liabilities at the end of a financial year as a percentage of operating income for the year. If the ratio falls, over time, this indicates that the Council's capacity to meet its financial obligations from operating income is strengthening.

Strategic Plan 2023-2027 Forecasted Results – Net Financial Liabilities Ratio

Operating	Actual	2nd Budget Update	1st Year	2nd Year	3rd Year	4th Year
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Net Financial Liabilities Ratio	-20%	9%	37%	56%	64%	65%

Net Financial Liabilities Ratio



Funding and Resourcing the Plan

ASSET RENEWAL FUNDING RATIO

Council's Target:

To achieve an Asset Renewal Funding Ratio between 80% - 110% of the asset renewal & replacement expenditure optimised in the "I&'s".

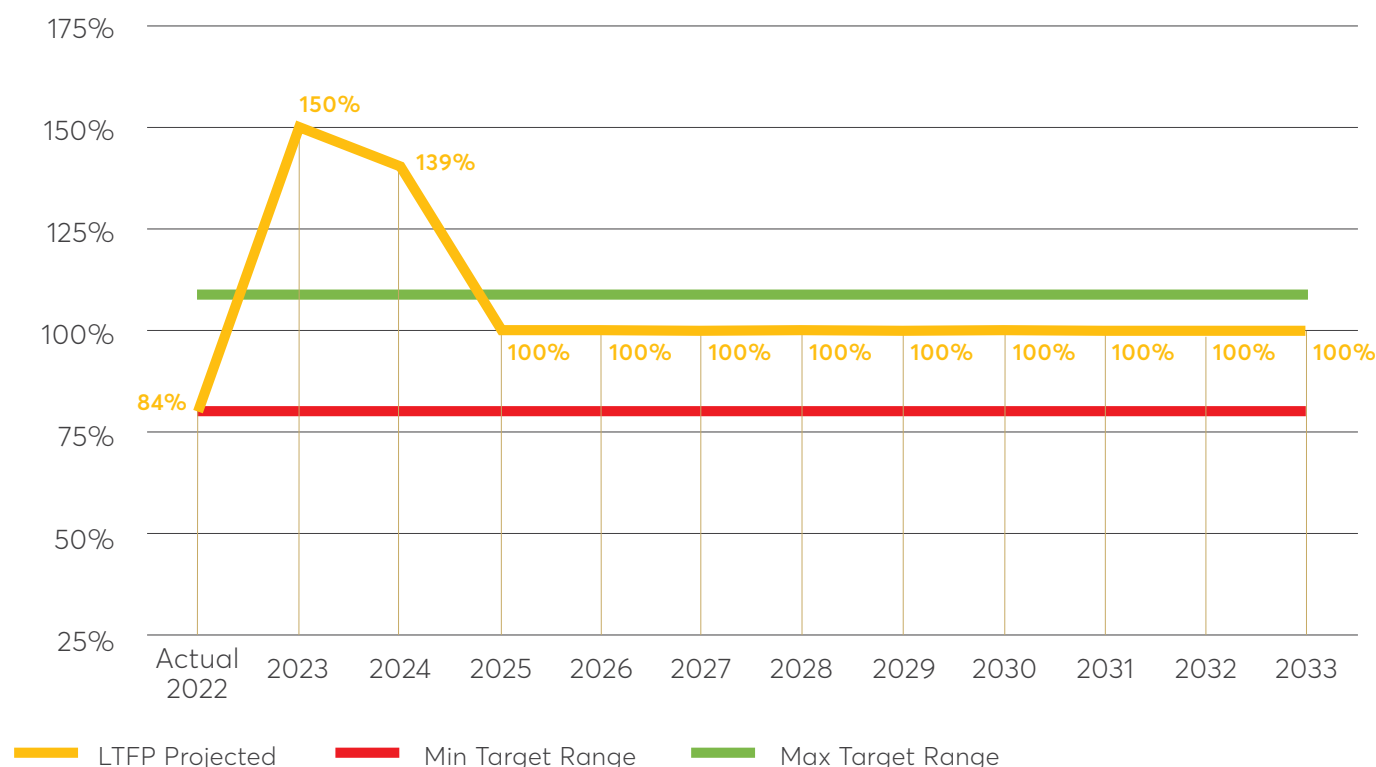
KPI Explanation

This ratio indicates the extent to which existing non-financial assets are being renewed and replaced, compared with the asset renewal and replacement expenditure identified as warranted in a Council's Infrastructure and Asset Management Plan (I&). It is calculated by measuring capital expenditure on renewal or replacement of assets for a period, divided by the optimal level of such expenditure proposed in a Council's I&.

Strategic Plan 2023-2027 Forecasted Results – Asset Renewal Funding Ratio

Operating	Actual	2nd Budget Update	1st Year	2nd Year	3rd Year	4th Year
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Asset Renewal Funding Ratio	84%	150%	139%	100%	100%	100%

Asset Sustainability Ratio



Uniform Presentation of Finances

The Uniform Presentation of Finances is a high-level summary of both operating and capital investment activities for Council.

The statement is a useful comparative document for benchmarking purposes with other Councils as well as an informative document that assists Council in determining the net movement in its Net Financial Liabilities annually.

A net lending result reduces a Council's accumulated level of Net Financial Liabilities whereas if a net borrowing (bracketed) result occurs, it adds to the level of Net Financial Liabilities.

Uniform Presentation of Finances	Actual	2nd Budget Update	1st Year	2nd Year	3rd Year	4th Year
	2021-22 \$,000	2022-23 \$,000	2023-24 \$,000	2024-25 \$,000	2025-26 \$,000	2026-27 \$,000
Net Outlays from Operations						
Operating Income	29,659	29,794	29,191	32,344	33,627	34,911
<u>Less</u> Operating Expenses	29,106	32,131	34,030	35,815	37,145	37,997
Operating Surplus / (Deficit)	553	(2,336)	(4,839)	(3,471)	(3,518)	(3,085)
<u>Less</u> Net Outlays on Existing Assets						
Capital Expenditure on Renewal and Replacements of Existing Assets	4,521	7,336	6,935	4,627	4,554	4,497
<u>Less</u> Depreciation, Amortisation and Impairment	(6,470)	(6,537)	(6,729)	(6,773)	(6,849)	(6,885)
<u>Less</u> Sale of Replaced Assets	(163)	(204)	(190)	(115)	(274)	(216)
Total Net Outlays on Existing Assets	(2,112)	595	16	(2,262)	(2,569)	(2,604)
<u>Less</u> Net Outlays on New and Upgraded Assets						
Capital Expenditure on New and Upgraded Assets	3,740	5,594	3,896	6,772	3,873	2,007
<u>Less</u> Amounts specifically received for New and Upgraded Assets	(407)	(143)	(405)	(437)	(1,400)	(1,187)
<u>Less</u> Proceeds from Sale of Surplus Assets	(1,184)	0	(200)	(200)	(200)	(200)
Total Net Outlays on New & Upgraded Assets	2,149	5,451	3,291	6,135	2,273	620
Net Lending / (Borrowings)	516	(8,382)	(8,145)	(7,344)	(3,222)	(1,101)

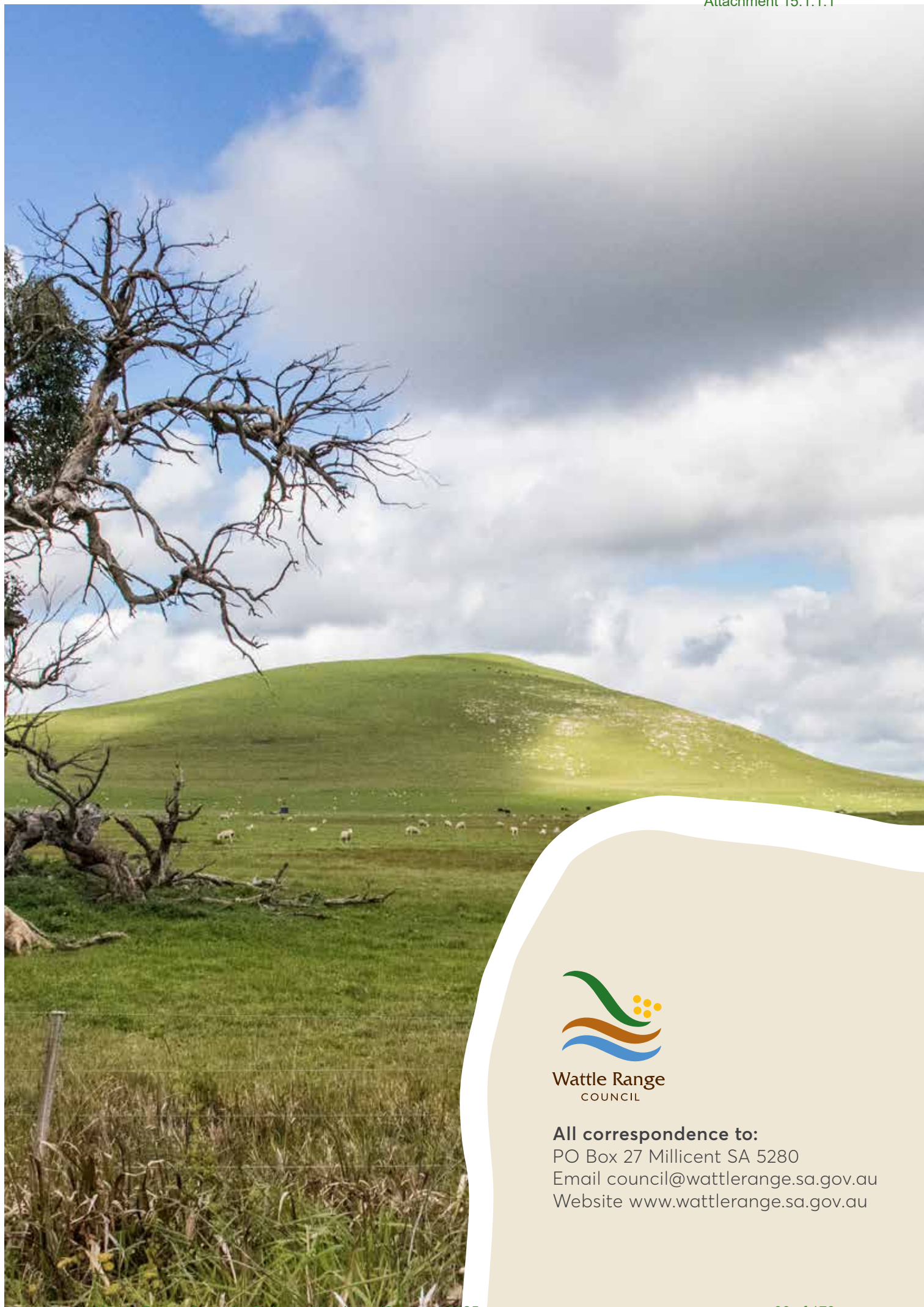
Conclusion

Upon assessment of the key financial indicators, the strategies, and activities included within this Plan are able to be funded over the forward period.

When evaluating the impact to Council's key financial indicators, it is clear that Council will continue to meet its targets for Net Financial Liabilities and Asset Renewal Funding Ratio in the short and longer term. Conversely, the Operating Surplus (Deficit) & Ratio in the shorter term is trending adversely, however; in the longer term, Council will return to a better than break even position.

Whilst Council's debt levels are expected to peak at 65% Net Financial Liabilities in 2028, Council has further financial capacity to increase debt and fund this over the Plan's period of operation.

It is envisaged that major investment on key projects such as the Council Service Centre, Streetscaping projects within Millicent and Penola, and coastal infrastructure projects at Beachport can be funded over the plan period; and asset renewals will be funded and maintained within the key target range for the period of the plan.



Wattle Range
COUNCIL

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Website www.wattlerange.sa.gov.au

15.2 Director Corporate Services

15.2.1 Monthly Financial Performance Report

Report Type	Officer Report
Department	Corporate Services
Author	Grant Garandi
Disclosure of Interest	No Council Officers or Contractors have declared a Conflict of Interest regarding the matter under consideration.
Current Risk Rating	Not Applicable
Strategic Plan Reference	Theme 4 - Organisational Excellence 4.2 Govern in a responsible and responsive way.
File Reference	GF/7.73.1/4
Attachments	1. Datascope July - 2025 [15.2.1.1 - 3 pages]

Purpose of Report

Council consideration of the Monthly Financial Performance Report.

Report Details

The attached Financial Performance report for the year to 31 July 2025 shows that the Council is currently within its approved 2025/26 budget based on current expenditure and income trends.

The 2025/26 Financial Performance Report provides a snapshot of Council's financial performance for the period to 31 July 2025. The report includes the year-to-date actual expenditure and income for both operating and capital comparative to the adopted 2025/26 budget. In addition, the report also provides an update of the Key Financial Indicators used to measure Council's Financial Sustainability.

Operating Expenditure and Revenue

The attached Income Statement shows that after the completion of one month of the 2025/26 financial year, Council is within its overall budget parameters and is expected to remain so at year end when accounts are completed.

Capital Expenditure

Council's current capital budget is \$10.73M of which \$1.68M has been spent or committed for expenditure.

Balance Sheet

Council budgeted to borrow funds in 2025/26, and the current drawdown balance of the Cash Advanced Debenture Loans is \$3.282M and Current fixed loan principal balance is \$2.394M. Council's overall loan liability is \$5.676M.

Financial Considerations

Budget Allocation	Refer to Attachment
Budget Spent to Date	Refer to Attachment
Budget Variation Requested	Refer to Attachment

The financial implications are as detailed in the attached report.

Policy Considerations

Information reflected in this report forms part of Council's 2025/26 Annual Business Plan and Budget, which is required to be reviewed periodically by Council, in accordance with the *Local Government Act 1999* and Local Government (Financial Management) Regulations 2011.

Legislative Considerations

There are no known legislative considerations related to this report.

Environmental / Sustainability Considerations

There are no known environmental or sustainability considerations related to this report.

Communication & Consultation Considerations

There are no known communication and consultation considerations related to this report.

RECOMMENDATION

That Council receive and note the 2025/26 July Financial Performance Report.



WATTLE RANGE COUNCIL
2025/26 MONTHLY BUDGET REPORT

31-July-2025

OPERATING ACTIVITIES

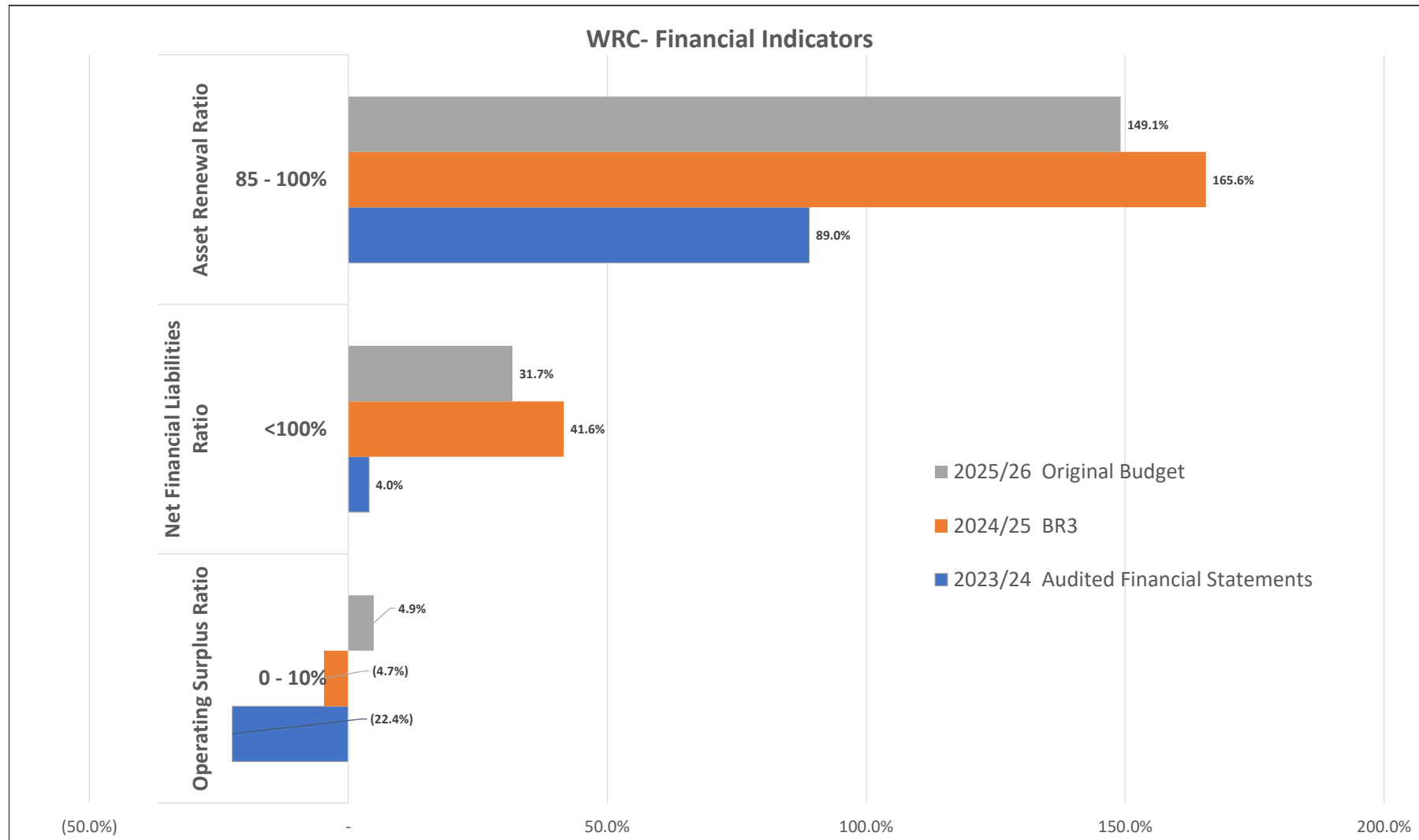
Annual Plan Budget		YTD	YTD	YTD	YTD	NOTE
		2025/26	2025/26	2025/26	2025/26	
		BUDGET \$'000	ACTUAL \$'000	VARIANCE \$'000	VARIANCE %	
2025/26 \$'000	OPERATING INCOME	A	B	C=A-B		
	24,815 Rates	24,814	24,758	(57)	0.2%	
	353 Statutory Charges	29	8	(21)	71.2%	1
	14,756 User Charges	1,181	219	(962)	81.5%	1
	6,685 Grants Subsidies and Contributions	3,342	-	(3,342)	100.0%	4
	2 Investment Income	0	1	1	-	
	252 Other Income	21	4	(17)	79.7%	1
	46 Reimbursements	4	32	28	(729.2%)	3
46,909	Total Operating Income	29,392	25,022	(4,370)	14.9%	
OPERATING EXPENSES						
	17,165 Wages and Salaries	1,558	1,117	441	(28.3%)	1 & 2
	19,168 Materials, contracts & other expenses	1,317	391	926	(70.3%)	1
	404 Finance Costs	22	24	(1)	6.0%	
	7,856 Depreciation, amortisation and impairment	655	-	655	(100.0%)	3
44,593	Total Operating Expenses	3,552	1,531	2,021	(56.9%)	
OPERATING SURPLUS/(DEFICIT) BEFORE CAPITAL AMOUNTS						
2,316		25,840	23,491	(2,349)	(9.1%)	
CAPITAL ACTIVITIES						
Net Outlays in Existing Assets						
(6,789)	Capital Expenditure on renewal and replacement of Existing Assets	817	230	588	(71.9%)	1
7,856	Depreciation, Amortisation and Impairment	(655)	-	(655)	(100.0%)	1
241	Proceeds from Sale of Replaced Assets	20	-	20	(100.0%)	1
1,308		183	230	(47)	(25.5%)	
Net Outlays on New and Upgraded Assets						
(3,937)	Capital Expenditure on New and Upgraded Assets	76	11	66	(86.1%)	1
-	Amounts received specifically for New and Upgraded Assets	-	-	-	-	
-	Proceeds from Sale of Surplus Assets	-	-	-	-	
(3,937)		76	11	66	(86.1%)	
(313)	Net Lending / (Borrowing) for Financial Year (A-B-C)	25,580	23,251	(2,330)	(9.1%)	



WATTLE RANGE COUNCIL
2024/25 MONTHLY BUDGET REPORT
AS AT
31-July-2025

NOTES

#	Description	Status	Action Required
1	Some timing issues between the forecasted budget and actuals.		No Action Required
2	YTD budget includes Income Protection insurance which was not paid in July.		No Action Required
3	Depreciation to be allocated when the Financial Statements have been signed off by Council's Auditors.		No Action Required
4	50% of 2025/26 Financial Assistance Grants (FAG) prepaid in 2024/25.		Adjust BR1



15.2.2 Beachport New Year's Eve Dry Area 2025

Report Type	Officer Report
Department	Corporate Services
Author	Megan Tilley (Administration Manager)
Disclosure of Interest	No Council Officers or Contractors have declared a Conflict of Interest regarding the matter under consideration.
Current Risk Rating	Low
Strategic Plan Reference	Theme 1 - Community Vibrancy & Presentation 1.5 Support community events that are sustainable and provide longer term benefit to the community & visitors.
File Reference	GF/3.71.12/1
Attachments	1. Proposed Beachport Dry Areas 2526 [15.2.2.1 - 5 pages]

Purpose of Report

To consider an application for the declaration of relevant Dry Areas for Beachport for the Christmas and New Year period.

Report Details

Council is required to make application to Consumer and Business Services to seek a dry area in Beachport for the forthcoming New Year's Eve festivities. The dry area is a declared area where the consumption and/or possession of alcohol is prohibited. Establishing a dry area is a regulatory process that is required to be submitted for review in sufficient time prior to the event period.

The declaration of a dry area in Beachport under the provisions of the *Liquor Licensing Act 1997* has been sought by Council for many years to coincide with the New Year's Eve festivities. In previous years, the designated dry area has been essential for the Beachport Police who through application of the dry zone are given enhanced scope to reduce public intoxication and anti-social behaviour within the township between the Christmas and New Year's Eve period.

During 2019, the Liquor Licensing legislation was amended to allow for Council's to declare short term dry zones (periods of less than 48 hours) without the need to seek a formal application through Consumer and Business Services.

However, any long-term declarations (over 48 hours) require the formal application process and must be lodged four months prior to the dry area taking effect. Long term dry areas are approved by the Minister by notice in the Government Gazette following a recommendation by the Liquor Licensing Commissioner.

In 2020, amendments were made following extensive consultation to the time period specifically relating to Area 1 to allow all areas to be declared as a long-term dry area under 1 single application.

Council was not made aware of any issues following the conduct of the dry zone during the 2024/25 period and therefore no changes are being sought for the forthcoming declaration of a dry area for the 2025/26 Christmas/New Year period.

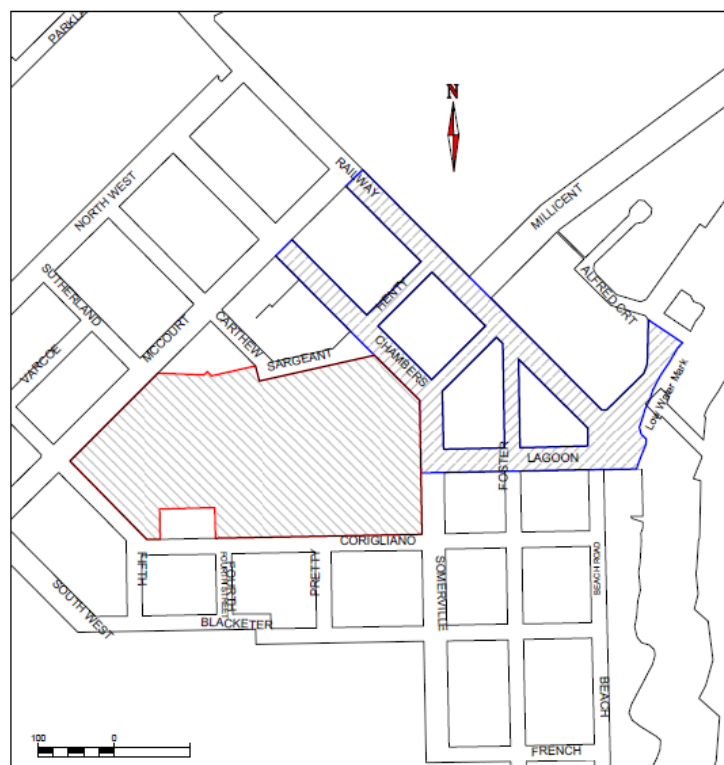
It is recommended that Council support in principle the following proposal for the implementation of a long-term dry area in Beachport during the 2025/26 Christmas New Year Period:

Beachport Area 1 – Area marked red (Centennial Park – Lagoon area). There are two separate periods that relate to this area as follows:

- From 12.01 am to 7.00 am on each day from 26 December to 31 December (inclusive); and
- From 7.01 am on 31 December to 12.00 pm on 2 January.

Beachport Area 2 – Area marked blue (Beachport Town Centre – incorporating portions of Railway Terrace, Chambers Street, Lagoon Road, Foster Street, Somerville Street and Beach Road). The period that relates to this area as follows:

- From 12.00 pm (noon) on 26 December to 12.00 pm (noon) on 2 January.



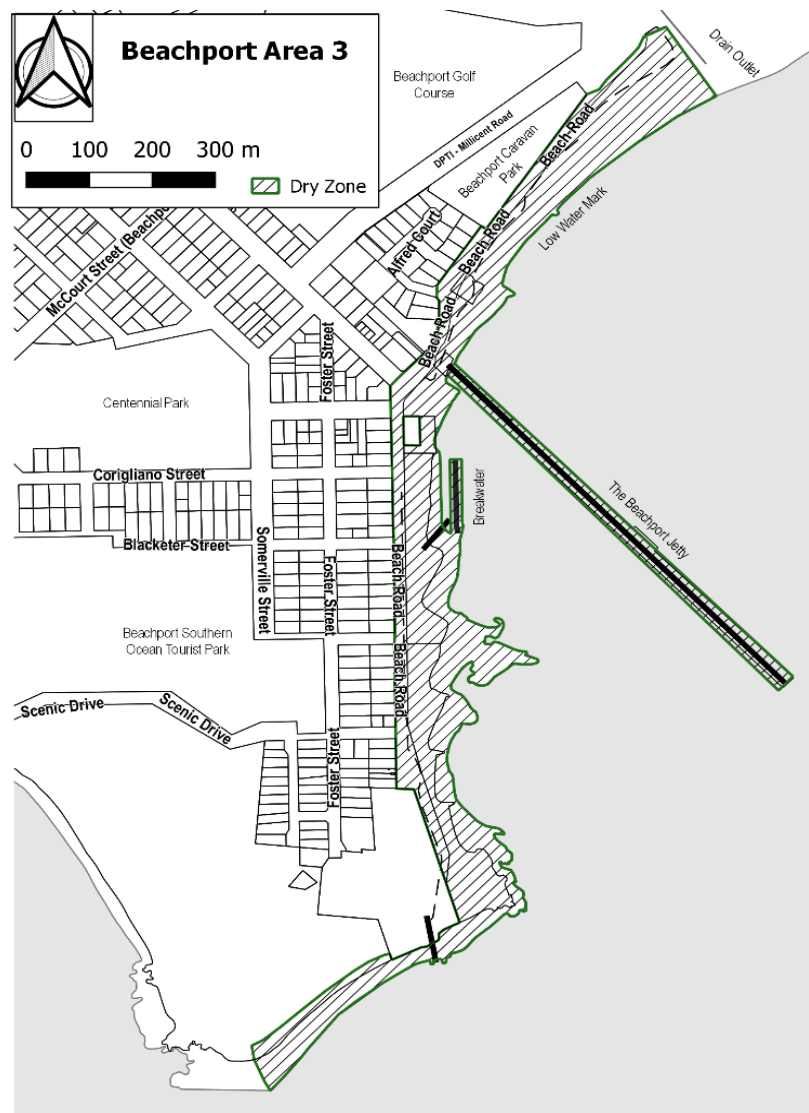
In addition to the above long-term dry area, in 2022/23 a new short-term dry area was applied over the foreshore area between Glenns Point and the Lake George outlet for a period of 24 hours commencing from 12.00 pm (noon) 31 December to 12.00 pm (noon) 1 January. This had resulted from concerns raised by local Police regarding alcohol related issues experienced outside of the declared dry area zones in previous years.

Feedback received from representatives of the local Police indicate that this measure continues to be beneficial in assisting with public safety.

Therefore, it is also recommended that Council continue to support the following proposal for the implementation of the following short-term dry area in Beachport during the 2025/26 Christmas New Year Period:

Beachport Area 3 – Area marked green (Beachport Foreshore area) –

- From 12.00 pm (noon) on 31 December 2025 to 12.00 pm (noon) on 1 January 2026.



As part of any formal application, Council is required to obtain written support from the Member for MacKillop, Nick McBride MP, the Officer in Charge of the local Police Station and details of public consultation which should include consultation with relevant service providers to address displacement issues.

Financial Considerations

Budget Allocation	Nil
Budget Spent to Date	Nil
Budget Variation Requested	Nil

There are no known financial considerations related to this report.

Policy Considerations

There are no known policy considerations related to this report.

Legislative Considerations

This application is made under Section 131 of the *Liquor Licensing Act 1997*.

Environmental / Sustainability Considerations

There are no known environmental or sustainability considerations related to this report.

Communication & Consultation Considerations

Written support for Council's application will be sought from the Local Member of Parliament and Officer in Charge of the Millicent and Beachport Police as part of the formal application. Relevant notification relating to both the short-term and long-term dry areas will be placed in local papers and other relevant media sources following the declaration. Public signage will also be erected during the declared period.

RECOMMENDATION

1. That Council apply to the Office of Consumer and Business Services and Liquor and Gambling Commissioner pursuant to the *Liquor Licensing Act 1997* for the establishment and operation of the following long term dry areas in the Beachport township: -
 - 1a. Centennial Park (Beachport Area 1) –
 - between the hours of 12.01 am and 7.00 am each day during the period 26 December 2025 (Boxing Day) to 31 December 2025; and then
 - 7.01 am on 31 December 2025 to 12.00 pm (noon) on 2 January 2026; and
 - 1b. Beachport Township (Beachport Area 2) –
 - between the hours of 12.00 pm (noon) on 26 December 2025 (Boxing Day) to 12.00 pm (noon) on 2 January 2026.
2. That Council pursuant to Section 131 (1ab) of the *Liquor Licensing Act 1997* declare the following a short-term dry area in the Beachport township:
 - 2a. Beachport Foreshore (Beachport Area 3) –
 - between the hours of 12.00 pm (noon) on 31 December 2025 to 12.00 pm (noon) on 1 January 2026.

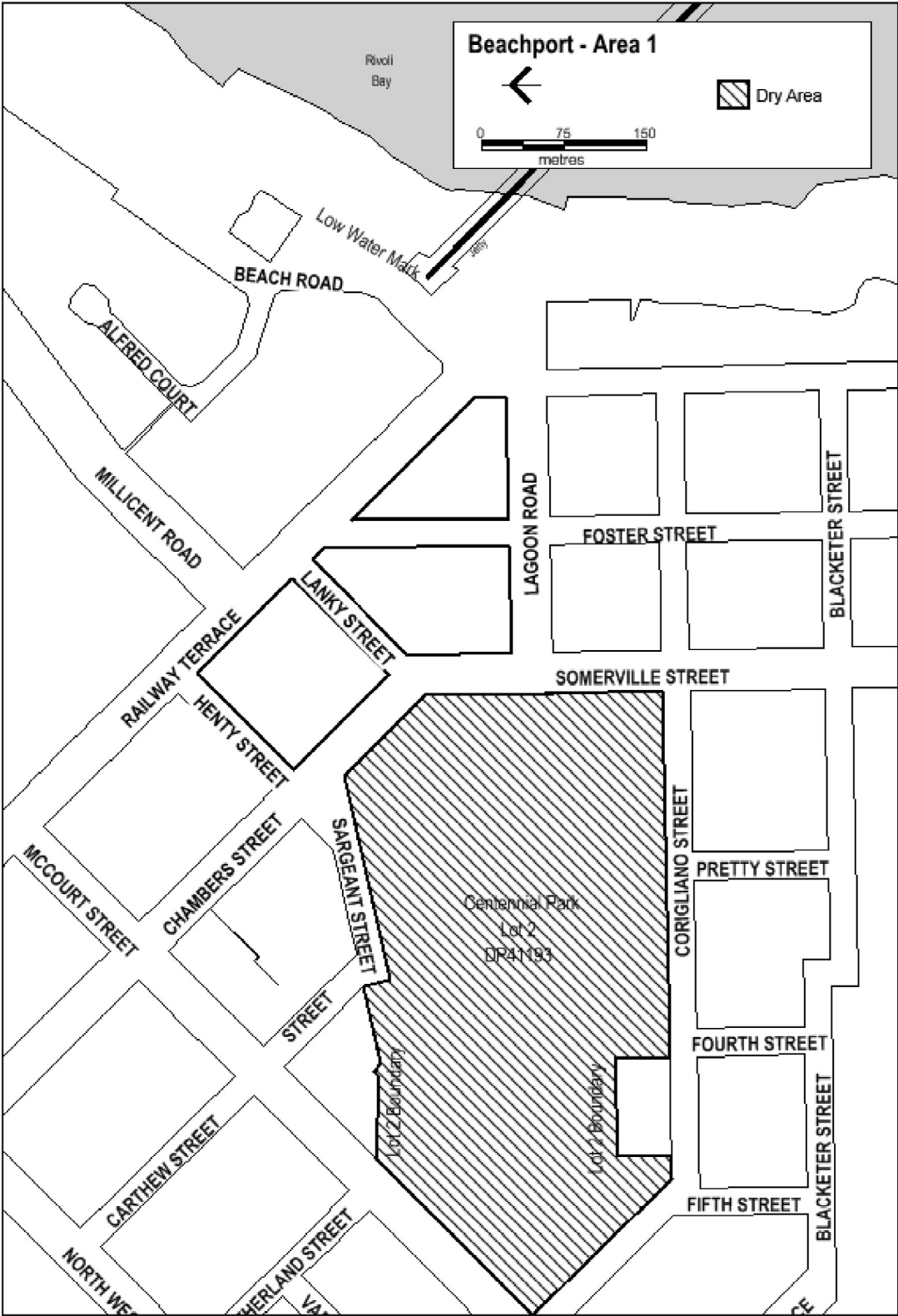
Proposed Beachport Long Term Dry Areas 2025/26

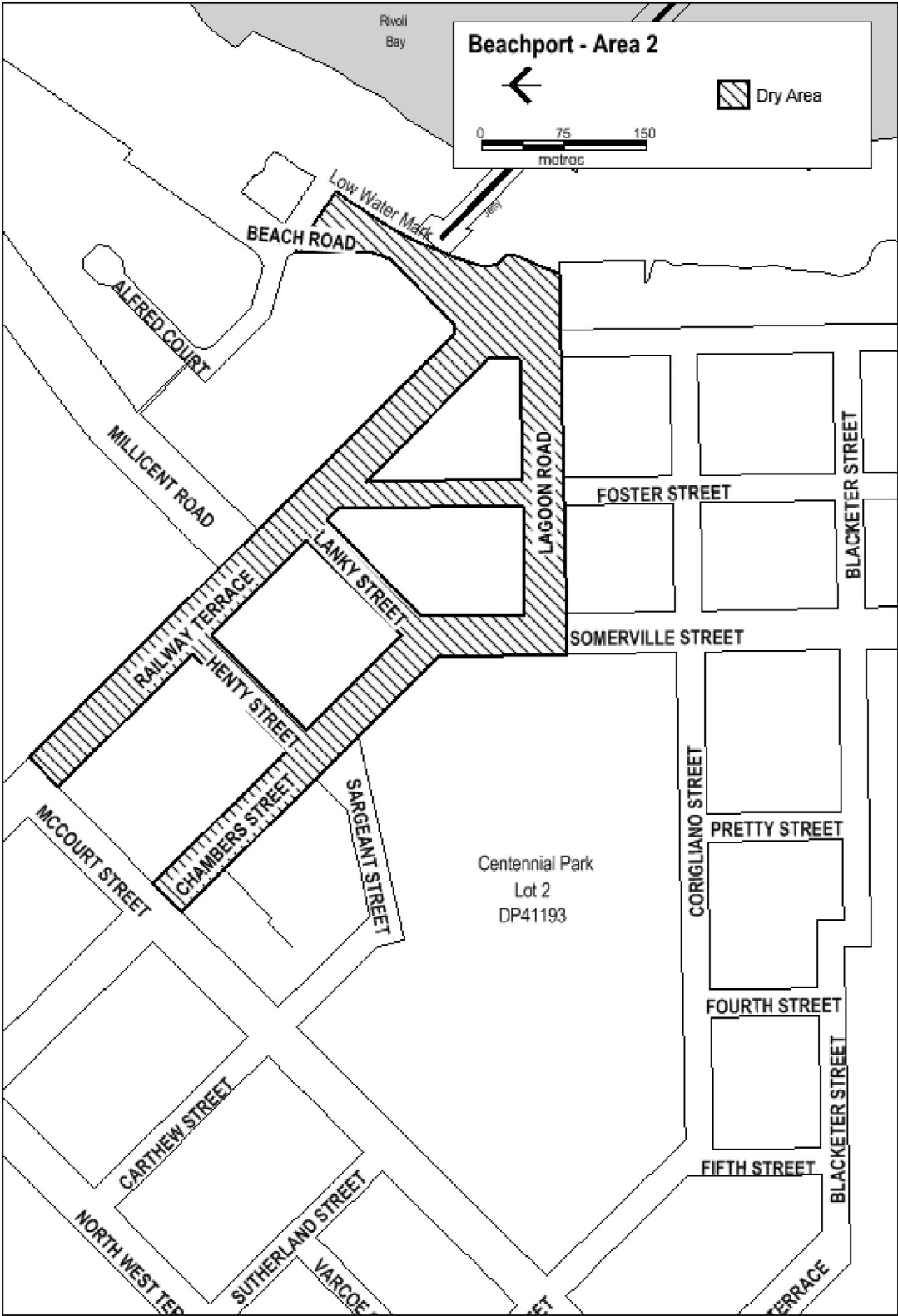
Schedule – Beachport Area 1

1. **Extent of prohibition**
The consumption of liquor is prohibited and the possession of liquor is prohibited.
2. **Period of prohibition**
 - From 12.01 a.m. to 7.00 a.m. on each day from 26 December 2025 to 31 December 2025 (inclusive);
 - From 7.01 a.m. on 31 December 2025 to 12.00 p.m. (noon) on 2 January 2026.
3. **Description of area**
The area in Beachport, generally known as Centennial Park, comprising Lot 2, DP 41193.

Schedule – Beachport Area 2

1. **Extent of prohibition**
The consumption of liquor is prohibited and the possession of liquor is prohibited.
2. **Period of prohibition**
 - From 12.00 p.m. (noon) on 26 December 2025 to 12.00 p.m. (noon) on 2 January 2026.
3. **Description of area**
The area in and adjacent to Beachport comprising the following roads and other areas:
 - (a) Railway Terrace between the south-eastern boundary of McCourt Street and the north-western boundary of Beach Road;
 - (b) Chambers Street and Somerville Street between the south-eastern boundary of McCourt Street and the southern boundary of Lagoon Road;
 - (c) Lagoon Road between the eastern boundary of Sommerville Street and the western boundary of Beach Road;
 - (d) Henty Street;
 - (e) Lanky Street;
 - (f) Foster Street between Railway Terrace and the southern boundary of Lagoon Road;
 - (g) the area commencing at the point at which the prolongation in a straight line of the southern boundary of Lagoon Road intersects the low water mark on the western side of Rivoli Bay, then westerly along that prolongation to the western boundary of Beach Road, then generally northerly, north-easterly and northerly along that boundary of Beach Road to the southern boundary of Alfred Court, then along the prolongation in a straight line of that southern boundary of Alfred Court to the low water mark on the western side of Rivoli Bay, then generally south-westerly along the low water mark to the point of commencement.





Proposed Beachport Short Term Dry Area 2025/26

Schedule – Beachport Area 3

1. Extent of prohibition

The consumption of liquor is prohibited and the possession of liquor is prohibited.

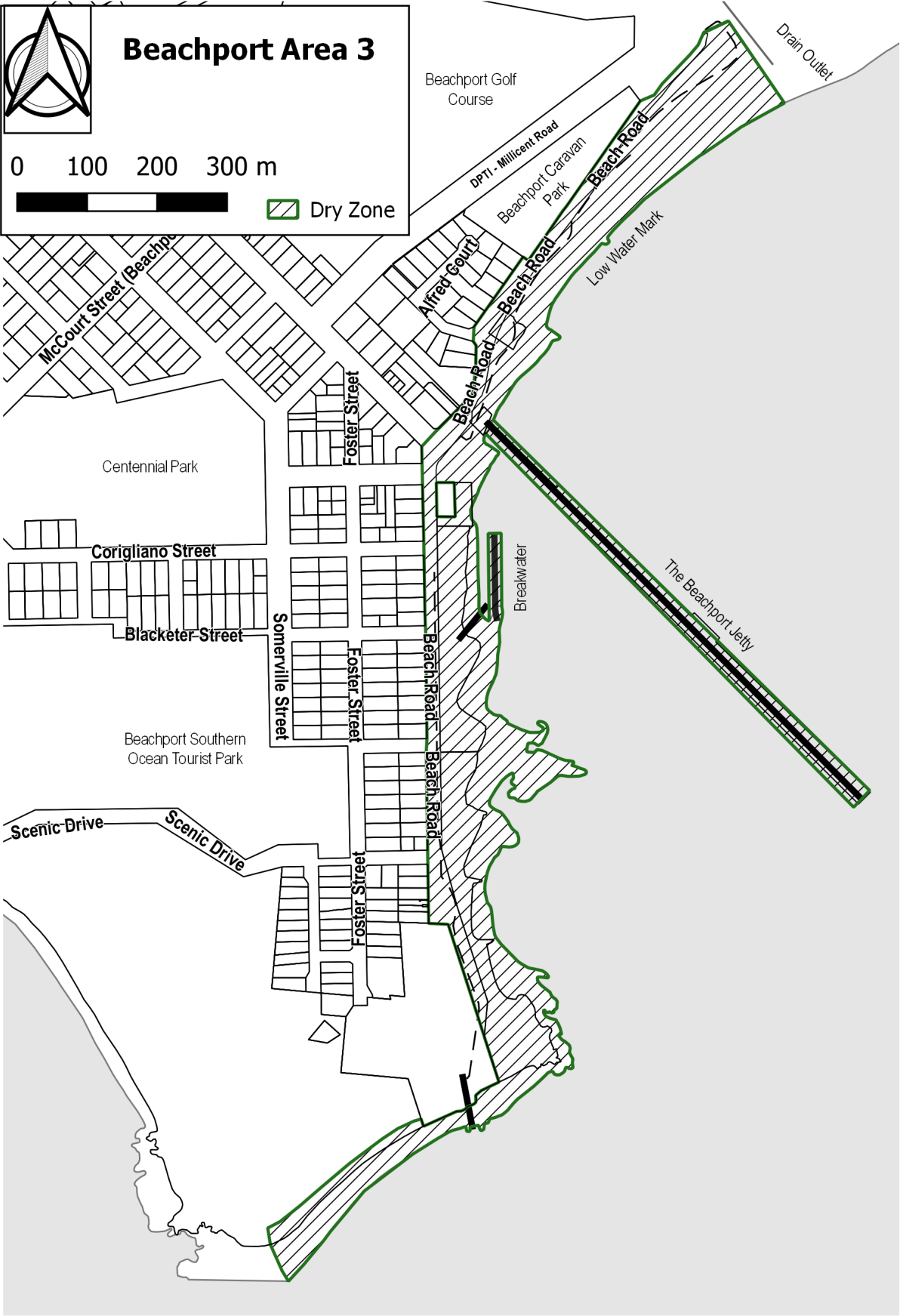
2. Period of prohibition

- From 12.00 p.m. (noon) on 31 December 2025 to 12.00 p.m. (noon) on 1 January 2026.

3. Description of area

The area in Beachport comprising the following roads and other areas:

- a) Beach Road between the property boundaries and low water marker, from the Lake George Outlet up to and including Glenn Point.
- b) The Beachport Jetty
- c) All breakwaters/groins and Beachport Boat Ramp off Beach Road



- a. Continue to operate the Truck Wash facility on a 'watch and act' basis for a period of 12 months.
- b. Cease all stock transfers through the Millicent Saleyards facility immediately.
- c. Sell the double height elevated loading ramp and any other yarding infrastructure that is yet to be installed.
- d. Request that a report be tabled to Council regarding the cost to demolish and remove the yards, ramps, overhead gantry's, saleyards office, weighbridge office, weighbridge scales and other ancillary infrastructure items that are surplus to Council's needs.
- e. Request that a report be tabled to Council outlining future options for the saleyard's lands including property boundary realignments, and recommendations for retention, lease or sale of surplus lands.
- f. Request that a report be tabled to Council outlining the feasibility of developing a "green waste to compost" facility, at the existing saleyards site.
- g. Discontinue the operation of the Section 41 - Millicent Saleyards Advisory Committee.

A subsequent report was tabled to the Ordinary Council meeting on the 10th of December 2024 which provided an update on the above actions and more specifically the future use options for the land.

The current status of the above items are outlined below:

- a. COMPLETED - the 12-month review has been completed, and the truck wash is currently operating at 86% of pre-closure levels.
- b. COMPLETED - stock transfers have ceased.
- c. IN PROCESS – The double height stock ramp has been listed for sale but to date there has been limited interest to purchase the ramp expressed.
- d. DEFERRED – The report will be tabled, pending outcomes of the Expression of Interest for the Saleyards Land.
- e. IN PROCESS - Initial report tabled on options for the former Saleyards Land, next step is to initiate an Expression of Interest (EOI) process, which is the purpose of this report.
- f. NOT COMMENCED - Not progressed at this stage.
- g. COMPLETED – The Section 41 Millicent Saleyards Advisory Committee has been wound up.

In relation to Item (e) the 10 December 2024 Ordinary Council Meeting report outlined steps to be undertaken to progress the Expression of Interest (EOI) process for the balance of the Saleyards land that was surplus to Council's requirements.

In summary the report outlined that prior to any EOI process commencing, the surplus area needed to be clearly defined. Noting this, Council officers identified a portion of Community Land that abutted Lake McIntyre that may require a boundary realignment. This land was previously grazed as part of the greater saleyards land .

Council resolved to commence a Community Land Revocation process over this portion of land, for the purposes of attaching it to the surplus land for the EOI process.

At the 11 February 2025 Ordinary Council meeting, Council considered a report on this portion of Community Land and resolved to proceed with the revocation process. After considering feedback from the revocation public consultation process, Council resolved at the Ordinary Council Meeting 13 May 2025 to retain the portion of Allotment 2 Saleyards Road, Millicent as Community Land. The land has subsequently been removed from the surplus Saleyards Land area.

With the Community Land revocation process now concluded, the EOI process for the balance of the Saleyards Land can now progress. Council officers have identified two distinct

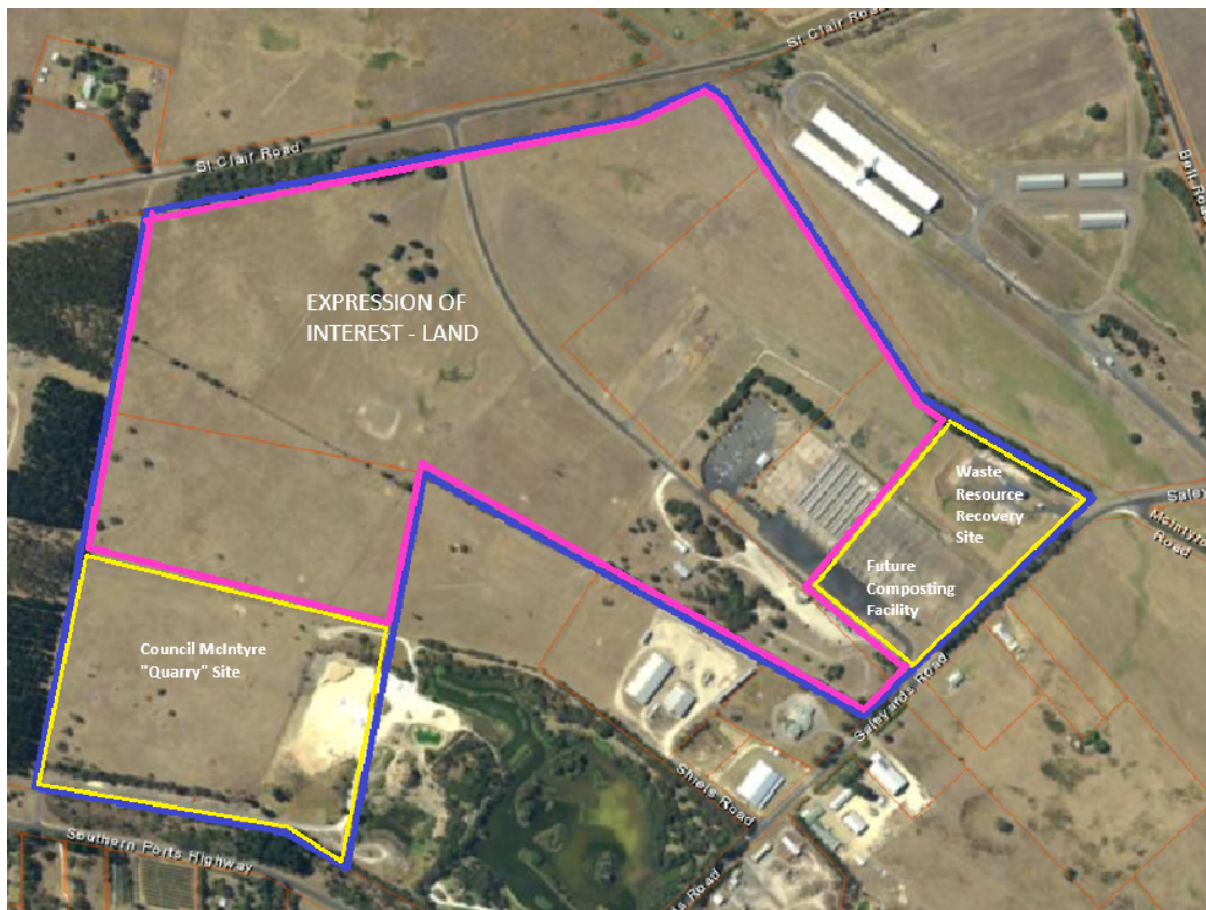
areas to maintain ownership of, being the existing Council Lake McIntyre Quarry site and the other being an area incorporating the Millicent Waste Resource Recovery Site that includes allowance for a future composting facility. Both areas are marked in “yellow” below.

The Waste Transfer Station and Future Composting Facility area will be required for future growth considerations. Council’s current free mulching service is envisaged to be relocated to this area. Consideration has also been given to the development of a potential composting facility on the former sheep yards adjacent to the transfer station, and the area will also cater for any future requirements for the impounding of stock and vehicles.



The quarry area highlighted above is also of operational significance to Council. The most current assessment of future use for this area forecasts that there is in the order of 50+ years of remaining quarrying life and the area will continue to be a valuable source of high-quality road making material over this time.

The balance of the land marked in “pink” below totalling approximately 58 Hectares is surplus to Council’s requirements. The land is zoned Strategic Employment and is ideally located for future industrial development.



The surplus land traverses portions of all 4 allotments and has a mix of uses and infrastructure contained within it. This includes the truck wash infrastructure, the Rider Safe leased training area and associated storage container facility, livestock yarding pens, effluent drain, gantries, walkways and weighbridge, cattle crush, ramps and lifters, livestock loading areas, office area, farming paddocks, various fencing and irrigation. It also contains a hay shed, workshop and shedding, shipping container, pump shed and pump and the former canteen and agent offices building.

In respect to the truck wash and Rider Safe operations these will be identified in the EOI as income stream opportunities. Both functions could be relocated to alternate sites.

In respect to current Council operations within the surplus area, Council currently utilises portions for general storage and some other miscellaneous uses such as, storage of abandoned vehicles, impoundment of stock and green waste storage for mulching purposes. These operations can be incorporated into the area delineated for “future composting facilities”.

To date Council has received a small number of unsolicited enquiries from potential buyers since the closure of the Saleyards. The focus of the EOI process will be to consider all options and proposals for the “Subject Land” and give consideration to criteria such as future employment opportunities generated, the proposed use for the site and any conditions or terms that are included within the proposal.

In addition, it is envisaged that the EOI will consider a mixture of tenure and ownership models such as outright ownership and or leasing of the land or sections of it. Consideration will also be given to joint venture approaches.

It is envisaged that the EOI will be released for an initial three-month period (90 Days) to allow appropriate time for responses to be completed and compiled for Council consideration in the latter part of 2025.

Financial Considerations

Budget Allocation	N/A
Budget Spent to Date	N/A
Budget Variation Requested	\$0

Risk Considerations

There are no known risk considerations related to this report.

Policy Considerations

Community Engagement Policy

Legislative Considerations

There are no known legislative considerations related to this report.

Environmental / Sustainability Considerations

There are no known environmental or sustainability considerations related to this report.

Communication & Consultation Considerations

Consultation steps will include public consultation being undertaken in accordance with Council's Community Engagement Policy.

RECOMMENDATION

That Council:

1. Receive and note the report.
2. Approve the progression of an Expression of Interest document for the future use of the surplus land denoted in "pink" below.

15.3 Director Development Services

15.3.1 Southern Ocean Tourist Park - Marketing

Report Type	Officer Report
Department	Development Services
Author	Director Development Services
Disclosure of Interest	No Council Officers or Contractors have declared a Conflict of Interest regarding the matter under consideration.
Current Risk Rating	Not Applicable
Strategic Plan Reference	Theme 2 - Economic Prosperity 2.5 Promote Wattle Range as a tourism destination through provision of appropriate tourist facilities and advocacy. Theme 5 - Organisational Excellence 5.2 Govern in a responsible and responsive way. 5.5 Ensure Council has the right people to succeed in delivering outcomes.
File Reference	GF/7.81.4/10
Attachments	Nil

Purpose of Report

To seek Council approval for a planned calendar of core marketing promotions and to outline additional flexible promotional offers to be used at the Southern Ocean Tourist Park (SOTP).

Report Details

In response to seasonal fluctuations, changing travel behaviors, and increased regional tourism competition, a proactive marketing approach is necessary to maximise occupancy and engagement at the Council-owned Southern Ocean Tourist Park.

Following an audit of previous SOTP marketing efforts and a comparative analysis of successful campaigns run by Belgravia Leisure, Big 4, Discovery Parks, and G'Day Parks, a structured promotional calendar has been developed for Council consideration.

All proposed promotions will be executed in alignment with the Wattle Range Council's Strategic Tourism Marketing Plan and will be informed by guiding principles from the South Australian Tourism Commission's campaign (currently *Simple Pleasures*) and the Limestone Coast Local Government Association's Destination Development Plan.

3. Example Core Promotions Calendar

Month	Theme/Focus	Target Audience	Campaign Content	Promotion/Deal	Platform
August	Winter Retreats	Grey Nomads, Couples	Scenic winter coast, hot drinks, local eats	Stay 4, Pay 3 (off-peak)	Facebook Instagram
September	Spring Awakening	Young Families	Nature walks, wildflowers, pet-friendly stays	Kids stay free weekends	Facebook Instagram
October	Long Weekend Escapes	Working Families	Beachport for Labour Day	10% off cabins	Facebook Instagram
November	Coastal Calm	Solo Travelers	Mindfulness and quiet time by the ocean	Free late checkout	Instagram
December	Festive Feels	All Ages	Christmas caravan decoration comp	Book 7 nights, get 1 free	Facebook Instagram
January	Summer Peak	Families, Teens	Fishing, activities and events in park	Peak rates, giveaways	Facebook Instagram
February	Couples Getaway	Young Couples	Sunsets, romance packages	Stay 3, Pay 2 midweek	Instagram
March	Autumn Trails	Nature Seekers	Walking and cycling trail features	Free firewood or local produce on arrival	Facebook Instagram
April	Easter Holidays	Families, Kids	Easter egg hunt, community BBQ	Kids BBQ free	Facebook Instagram
May	Mothers Month	Mums & Daughters	Wellness weekends	Gift on arrival for mums	Facebook Instagram
June	Cosy Cabins	Grey Nomads	Indoor games, winter warmth	Midweek stays discounted	Facebook Instagram

4. Supplementary Promotions (Flexible, to be used as needed)

These additional promotions are aligned with proven tactics from regional parks and may be used in conjunction with key events or during booking slumps:

Promotion	Rationale
Flash Sales (48-hour bookings)	Drives urgency and fills last-minute availability (used by Discovery Parks & Big 4)
Loyalty Rewards (Stay 10, Get 1 & Pay 3 stay 4)	Encourages return stays, especially among Grey Nomads
Refer-a-Friend Discounts	Incentivises word-of-mouth marketing
Rainy Day Movie in Rec Room	Family-friendly value during wet weather
Pet-Friendly Promotions	High engagement content, particularly with Instagram audiences
Upgrade Incentives	Offer powered site upgrades at unpowered rates (quiet seasons)
Partner Deals (local cafes, tours)	Bundle local experiences to enhance visitor spend and support local economy

Further analysis will be undertaken using historical occupancy data from the Southern Ocean Tourist Park and regional economic indicators sourced through Spendmapp. This analysis will inform future promotional planning by identifying key visitation periods, economic contribution by visitor segment, and opportunities to align marketing efforts with broader economic development objectives. Findings will be incorporated into ongoing campaign refinement and reported to Council as part of Quarterly Development Services Performance Reports.

Financial Considerations

The majority of promotions involve minimal cost and are managed within existing operational budgets for the Southern Ocean Tourist Park. The intent of the 'deals' is to entice stays that would not have ordinarily occurred, so despite a deal involving giveaways or a discount to Council's usual schedule of rates, the overall profit and economic activity from visitation outweighs the cost. Small incentives (e.g. local produce packs or Mother's Day arrival gifts) will be funded via the caravan park's existing promotional budget and procured locally where possible to support regional suppliers.

Risk Considerations

Refer to Risk Register – Tourism Services.

Policy Considerations

There are no known policy considerations related to this report.

Legislative Considerations

There are no known legislative considerations related to this report.

Environmental / Sustainability Considerations

There are no known environmental or sustainability considerations related to this report.

Communication & Consultation Considerations

There are no known communication and consultation considerations related to this report.

RECOMMENDATION

That Council:

1. Receive and note the report.
2. Endorse the implementation of a core promotional calendar and the use of supplementary promotional offers for the Southern Ocean Tourist Park.

15.4 Director Engineering Services

15.4.1 Monthly Project Status Report

Report Type	Officer Report
Department	Engineering Services
Author	Craig Turner, Program Manager
Disclosure of Interest	No Council Officers or Contractors have declared a Conflict of Interest regarding the matter under consideration.
Current Risk Rating	Medium
Strategic Plan Reference	Theme 1 - Community Vibrancy & Presentation 1.1 Maintain and enhance public space areas including parks, public places, car parking, street lighting and streetscapes to provide vibrant, attractive areas. 1.2 Through appropriate planning, develop vibrant, presentable townships throughout the Wattle Range area. 1.3 Continue to provide sustainable, vibrant community facilities. Theme 3 - Infrastructure & Asset Sustainability 3.1 Create a sustainable stock of assets, with appropriate long term asset planning and optimal use. 3.2 Plan and provide for a safe local road network that meets the future and current needs of our community. 3.4 Plan for and optimise Council's stock of building assets whilst meeting the future and current needs of community. 3.5 Plan for the expansion and replacement of Council's stock of footpaths, walkways, and trails, to meet the future and current needs of our community. Theme 4 - Organisational Excellence 4.2 Govern in a responsible and responsive way.
File Reference	GF/7.73.1/4
Attachments	1. July 25 [15.4.1.1 - 3 pages]

Purpose of Report

To provide an update on the status of Council's Capital Program.

Report Details

Following the approval of the 2025/26 Financial Budget, Council is delivering a total of 95 projects, 77 new (\$10.73M) and 18 carry forward projects (\$1.15M) with a total value of \$11.88M.

As of 31st July 2025, \$720k or 6% has been expended (or committed). Of this, 0% of the projects have been completed, 19% are in delivery, 4% are in the procurement phase and 77% are not yet started.

Major Projects

Council Service Centre – Project is now complete with all staff comfortably working from the new office. The public open day was a great success with many positive comments received on the day. Minor issues that may arise will now be communicated back to Mossop's to be addressed based on priority during the twelve-month defect liability period.

Southern Ports Highway – Work has begun on the first stage of the Southern Port's Highway from the Beachport outlet to Burkes Island Road. Signage has been placed at either end with speed limit signage and stop lights on site to control traffic. Slashing of the roadside has been completed for the first stage to allow space for machinery to manoeuvre including pruning of the Norfolk pine trees.

SA Profiling has been engaged and has successfully run the machine across the road surface for the first stage 1 of the project chewing up the bitumen and fabric into a suitable reusable shoulder material.

Fortnightly project meetings have begun with the project management group and initial meetings with Department of Infrastructure & Transport (DIT) have commenced to ensure compliance with the required hold points and ongoing inspections.



SA Profiling reduction machine



Stage 1 works Southern Ports Highway

Projects that have progressed since the last report period

Beachport – Depot Upgrade – The Project is now complete, staff have moved into the shed and set up work areas, shelving and work benches. The staff room/office has been fully furnished utilising excess furniture from old offices. The container and old transportable lunchroom and toilets have also been removed from site.



Beachport depot

Millicent – RSL Building Renewal – Contractors have begun the repairs to the front of the RSL building. Scaffold was in place to maintain access for stonework repairs. Painting has been deferred to await warmer conditions. The recent weather has delayed work slightly with estimated completion September 2025.



RSL Hall repairs

Beachport – Footpath Lighting Millicent Road – South Australian Power Networks (SAPN) has installed four new LED lights at the Railway Terrace end of Millicent Road by the Visitor Information Centre. Officers have ordered another three free standing LED light towers to be installed further towards the caravan park entrance. A series of solar bollards have also been installed further along the path to providing some low-level lighting for walkers.



SAPN lighting

Beachport – Church Renewal – Council's Building Servicers Officers continue work on the termite damaged Beachport Church located to the front of the Beachport Cinema. The project has been somewhat challenging due to the extensive damage caused to a large amount of the timber support framing.

Various Plant Renewals

- Sealed Road Maintenance Truck (Flocon) is on order, expected delivery four months
- Isuzu Crew Cab P4031- in Brisbane due for delivery end July 2025
- Vehicle replacements for P291 and P286 have been ordered



BOMAG - Stabilizer/Recycler – Arrived

Financial Considerations

Budget	\$11.88M
Budget Spent to Date (including commitments)	\$720k

Risk Considerations

Risk Assessment: Medium

Assessed as a reputational risk with moderate severity with a likelihood of possible. Risk reduction action is a fortnightly review with Engineering Services to monitor the status on each project and a detailed monthly report for Council.

Policy Considerations

There is no known policy considerations related to this report.

Legislative Considerations

There are no known legislative considerations related to this report.

Environmental / Sustainability Considerations

There are no known environmental or sustainability considerations related to this report.

Communication & Consultation Considerations

A series of media releases have and will continue to be prepared for Capital Works projects to keep the community informed about their progress.

RECOMMENDATION

That Council receive and note the report.

WATTLE RANGE COUNCIL 2025/2026 CAPITAL BUDGET								
WO#	Project Name	Description	Type	Project Status	Budget	FY26 Actual	FY25 Actual	% Complete
WO.2199	Cat Impounding Facility, Millicent	Seeking to transform cleaning storage shed located directly next to the pound into a cat holding facility.	New	Delivery	\$7,000		\$568	65%
WO.2201	Beachport Footpath Lighting on Millicent Road,	Installation of solar light towers to light the footpath in Beachport. Estimated to be \$7,500 per light and installation 50m apart.	New	Delivery	\$44,933	\$9,050	\$21,748	90%
WO.1448	Beachport Boat Ramp	Provision of replacement pontoons and new gang plank and handrail	Renewal	Delivery	\$53,240		\$51,231	90%
WO.2190	Wayfinding Tourism Signage	Implementation of standard Wayfinding capability for the broad range of tourism assets on offer in the Council area	New	Delivery	\$99,740		\$112,910	75%
WO.1474	Centennial Park Beachport- Stormwater pump	Installation of new concrete weir and stormwater pump in the Centennial Park Wetlands	Renewal	Procurement	\$157,619		\$28,365	30%
WO.2323	Electrical Switch Boards	Switch board renewals type 2 (customs house and cinema both at beachport) and airport and penola	Renewal	Delivery	\$20,000		\$68	10%
WO.2325	Road Traffic School	Lighting and wiring Upgrade	Renewal	Delivery	\$20,000		\$916	30%
WO.2333	Rendelsham Hall	Lighting work	Renewal	Delivery	\$10,000		\$182	10%
WO.2342	Norfolk Pine Jubilee Park	Installation of up lights in the Norfolk pine in Jubilee park	New	Delivery	\$15,000	\$500	\$5,412	75%
WO.2336	Beachport Church	Renewal of timber at Beachport Church	Renewal	Delivery	\$10,000	\$96	\$1,106	50%
WO.2322	GSELC Back Fence	Replacement of back fence	Renewal	Delivery	\$1,200		\$1,200	10%
WO.2326	Millicent RSL	Millicent RSL building renewal works	Renewal	Delivery	\$40,000		\$20,743	50%
WO.2360	Tantanoola Post Office	Tantanoola Post office building renewal works	Renewal	Delivery	\$60,000	\$5,550	\$41,053	90%
WO.2362	Beachport Museum	Fire Wall Upgrade in Tractor shed	Renewal	Delivery	\$90,000		\$87,472	95%
WO.2361	Border Road Lake Mundi	Border Road Lake Mundi Renewal works (west Wimmera)	Renewal	Not Started	\$110,000		\$0	0%
WO.2377	Tantanoola Playground	Remove and reinstate to Lions Park Millicent	Renewal	Delivery	\$100,000	\$4,674.00	\$44,374	90%
WO.2349	Renewal Work Community Waste Water Southend	Renewal Work Community Waste Water Southend	Renewal	Delivery	\$40,000		\$7,700	80%
WO.2192	Scenic Drive Beachport	Road Design scenic drive beachport	Renewal	Delivery	\$280,000		\$295,228	50%
WO.2295	Renewal Work Community Waste Water Beachport	Renewal Work Community Waste Water Beachport	Renewal	Not Started	\$16,700	\$0		0%
WO.2297	Renewal Work Community Waste Water Kalangadoo	Renewal Work Community Waste Water Kalangadoo	Renewal	Not Started	\$3,402	\$0		0%
WO.2410	Penola CWMS	Pump Station controllers	Renewal	Not Started	\$120,000	\$0		0%
WO.2412	Beachport CWMS	Pump Station controllers replacement	Renewal	Not Started	\$80,000	\$0		0%
WO.2519	Plant & Equipment	P291 - 2021 Everest Trend wagon auto (S604CJX)	Renewal	Procurement	\$73,000	\$0		10%
WO.2520	Plant & Equipment	P293 - 2021 Toyota GX Kluger wagon S968CEZ	Renewal	Not Started	\$73,000	\$0		0%
WO.2521	Plant & Equipment	P297 - 2021 Toyota Kluger GXL AWD hybrid auto wago	Renewal	Not Started	\$73,000	\$0		0%
WO.2522	Plant & Equipment	P294 - 2021 Toyota Rav4 AWD Cruiser Hybrid wagon S	Renewal	Not Started	\$50,000	\$0		0%
WO.2523	Plant & Equipment	P283 - Toyota 2019 Hilux dual cab (S926BYI)	Renewal	Not Started	\$45,000	\$0		0%
WO.2524	Plant & Equipment	P286 - Ford Ranger 2020 PU XL dual cab 2WD (S135CF	Renewal	Procurement	\$50,000	\$0		10%
WO.2525	Plant & Equipment	P289 - Ford Ranger PU XL super cab 4x4 3.2ltr wit	Renewal	Not Started	\$50,000	\$0		0%
WO.2526	Plant & Equipment	P4048 - Big Dog Zero Turn Mower	Renewal	Not Started	\$16,800	\$0		0%
WO.2527	Plant & Equipment	P4085 - Toro Groundsmaster 7200 traction mower (wi	Renewal	Not Started	\$58,000	\$0		0%
WO.2528	Plant & Equipment	P4086 - Toro Groundsmaster 7200 traction mower (wi	Renewal	Not Started	\$58,000	\$0		0%
WO.2529	Plant & Equipment	P4091 - Toro Ground Master 4010 cab mower serial n	Renewal	Not Started	\$150,000	\$0		0%
WO.2530	Plant & Equipment	P278 - 2018 Toyota Hiace LWB Van (S807BWH)	Renewal	Not Started	\$57,000	\$0		0%
WO.2531	Plant & Equipment	P260 - Toyota Hilux Single Cab Workmate T/Top (S05	Renewal	Not Started	\$40,000	\$0		0%
WO.2532	Plant & Equipment	P263 - Ford Ranger PU XL Crewcab 4WD (S768BOS)	Renewal	Not Started	\$50,000	\$0		0%
WO.2533	Minor Plant	Minor Plant purchases	New	Not Started	\$25,000	\$0		0%

WO#	Project Name	Description	Type	Project Status	Budget	FY26 Actual	FY25 Actual	% Complete
WO.2534	Childcare - GSELC	refurbishment of central area	Renewal	Not Started	\$150,000	\$0		0%
WO.2535	Mt Burr football clubrooms renewal	STAGE 1 Hall Renewal	Renewal	Not Started	\$50,000	\$0		0%
WO.2536	Millicent Museum	Transportable building renewal	Renewal	Not Started	\$85,000	\$0		0%
WO.2537	Penola VIC	Renewal of airconditioning in information room	Renewal	Not Started	\$10,000	\$0		0%
WO.2538	Kalangadoo Hall	replace rotted window and external door frames	Renewal	Not Started	\$30,000	\$0		0%
WO.2539	Beachport Museum	renewal of external stonework	Renewal	Not Started	\$10,000	\$0		0%
WO.2540	Millicent RSL Hall	Install new toilets at Millicent RSL Hall,	Renewal	Not Started	\$110,000	\$0		0%
WO.2541	Childcare	renewal of shade sail	Renewal	Not Started	\$10,000	\$0		0%
WO.2542	Penola Swimming Pool	light tower renewal (Penola)	Renewal	Not Started	\$40,000	\$0		0%
WO.2543	Nangwarry Swimming Pool	resurfacing of pools - Nangwarry	Renewal	Not Started	\$70,000	\$0		0%
WO.2544	Mt Burr Playground	Renewal of shade sails (x2) at playground	Renewal	Not Started	\$20,000	\$0		0%
WO.2545	SOTP -	SOTP -renewal of cabins deck * 6, pipe maintenance	Renewal	Not Started	\$40,000	\$0		0%
WO.2546	SOTP -	SOTP - Hand railing replacement/painting for cabin	Renewal	Not Started	\$5,000	\$0		0%
WO.2547	SOTP -	SOTP - Hand railing replacement/painting for cabin	Renewal	Not Started	\$5,000	\$0		0%
WO.2548	SOTP -	SOTP - Hand railing replacement/painting for cabin	Renewal	Not Started	\$5,000	\$0		0%
WO.2549	BEACHPORT CHURCH	Repair termite damaged timbers	Renewal	Not Started	\$36,000	\$0		0%
WO.2550	Millicent Domain	Solar Lighting - Replace *2	Renewal	Not Started	\$5,000	\$0		0%
WO.2551	Pump stations	Replacement of pump station pumps as needed base on failure	Renewal	Not Started	\$10,000	\$0		0%
WO.2552	Renewal of underground infrastructure	Pipes and valves over 15 years	Renewal	Not Started	\$50,000	\$0		0%
WO.2553	Roads RESEALS	SEALED RESEALS	Renewal	Not Started	\$950,000	\$0		0%
WO.2562	Roads RESHEETS	UNSEALED REESHEETS	Renewal	Not Started	\$1,200,000	\$0		0%
WO.2564	Kerbs (IAMP Renewals)	RENEWALS	Renewal	Not Started	\$284,000	\$0		0%
WO.2566	Footpaths (IAMP Renewals)	RENEWALS	Renewal	Not Started	\$127,000	\$0		0%
WO.2568	Annual Computer Replacement (Public)	Public	Renewal	Not Started	\$5,500	\$0		0%
WO.2569	Annual Computer Replacement	Staff	Renewal	Not Started	\$35,000	\$0		0%
WO.2570	Southend Coastal Erosion	Undertake upgrade progress works	Renewal	Delivery	\$1,800,000	\$0		25%
WO.2571	Footpath	18 Clarke Street Penola - Coonawarra Rail Trail	New	Not Started	\$8,500	\$0		0%
WO.2572	Millicent Library	Office Photocopier	Renewal	Not Started	\$3,545	\$0		0%
WO.2573	SOTP Playground	Upgrade to commerical standard	Renewal	Not Started	\$40,000	\$0		0%
WO.2574	AED Devices	Purchase and install to council assetts	New	Not Started	\$76,500	\$0		0%
WO.2575	Upgrade wireless links	Childcare, Depot & Millicent VIC to the Civic Centre	Renewal	Not Started	\$16,500	\$0		0%
WO.2576	SOTP	Upgrade Waste Compound	New	Not Started	\$75,000	\$0		0%
WO.2577	Penola Greenrise	New Fence at Greenrise Paddocks	Renewal	Procurement	\$20,000	\$0		10%
WO.2578	Civic Centre Bird Proofing	Undertake roof top bird proofing	Renewal	Not Started	\$85,000	\$0		0%
WO.2579	Millicent Air Strip	Switchboard Upgrade	New	Not Started	\$30,000	\$0		0%
WO.2580	Beachport Cemetery	Irrigation installation	New	Not Started	\$50,000	\$0		0%
WO.2581	Way Finding	Phase 2 (second year)	New	Not Started	\$100,000	\$0		0%
WO.2582	Millicent Lions Club	Footpath Project at Millicent Lions Park	New	Not Started	\$137,000	\$0		0%
WO.2583	Street light blackspots	Church street	Renewal	Not Started	\$42,000	\$0		0%
WO.2584	Civic and Arts	Ceiling Replacement	Renewal	Not Started	\$50,000	\$0		0%

WO#	Project Name	Description	Type	Project Status	Budget	FY26 Actual	FY25 Actual	% Complete
WO.2585	Millicent Library	Facade Repair	Renewal	Not Started	\$30,000	\$0		0%
WO.2586	GSELC Child Care Centre	Office Photocopier for (GSELC)	Renewal	Not Started	\$3,545	\$0		0%
WO.2587	Office Photocopier for Beachport VIC	Replacement for old one	Renewal	Not Started	\$3,545	\$0		0%
WO.2588	Office Photocopier for Penola VIC	Replacement for old one	Renewal	Not Started	\$3,545	\$0		0%
WO.2589	Upgrade of end of life A0 wide format scanner	Replacement for old one	Renewal	Not Started	\$14,500	\$0		0%
WO.2590	Millicent McLaughlin Park	Off Lease Fence	New	Not Started	\$30,000	\$0		0%
WO.2591	Road upgrades	Various Roads as per priority list	Renewal	Not Started	\$300,000	\$0		0%
WO.2592	Millicent Depot	Security Upgrade	New	Not Started	\$6,500	\$0		0%
WO.2593	Millicent RSL	Carpet Replacment in Committee room RSL Hall	Renewal	Not Started	\$5,000	\$0		0%
WO.2594	Admella Drive Muggelton - Construction		Renewal	Not Started	\$45,000	\$0		0%
WO.2595	Beachport VIC	Sliding Door Replacement	Renewal	Not Started	\$30,000	\$0		0%
WO.2596	Millicent VIC	Key Fob System	Renewal	Not Started	\$6,000	\$0		0%
WO.2597	Penola Footpath	Church Street - Arthur Street to Young Street Penola	Renewal	Not Started	\$100,000	\$0		0%
WO.2598	Penola Pump Station		Renewal	Not Started	\$76,014	\$0		0%
WO.2599	Beachport Pump Station		Renewal	Not Started	\$46,876	\$0		0%
WO.2600	Stormwater sump pump renewals		Renewal	Not Started	\$40,000	\$0		0%
WO.2601	Pit renewals		Renewal	Not Started	\$20,000	\$0		0%
WO.2489	Southern Ports Highway		Renewal	Delivery	\$3,000,000	\$390,396		5%
Count	95		TOTAL		\$11,884,704	\$410,266	\$720,276	6%

15.4.2 Former Millicent Council Office - George Street, Millicent

Report Type	Officer Report
Department	Engineering Services
Author	Peter Halton
Disclosure of Interest	No Council Officers or Contractors have declared a Conflict of Interest regarding the matter under consideration.
Current Risk Rating	Extreme
Strategic Plan Reference	Theme 1 - Community Vibrancy & Presentation 1.1 Maintain and enhance public space areas including parks, public places, car parking, street lighting and streetscapes to provide vibrant, attractive areas. 1.3 Continue to provide sustainable, vibrant community facilities. Theme 3 - Infrastructure & Asset Sustainability 3.1 Create a sustainable stock of assets, with appropriate long term asset planning and optimal use. 3.4 Plan for and optimise Council's stock of building assets whilst meeting the future and current needs of community.
File Reference	GF/7.7.3
Attachments	1. Old Council Office - Final Condition Report [15.4.2.1 - 17 pages]

Purpose of Report

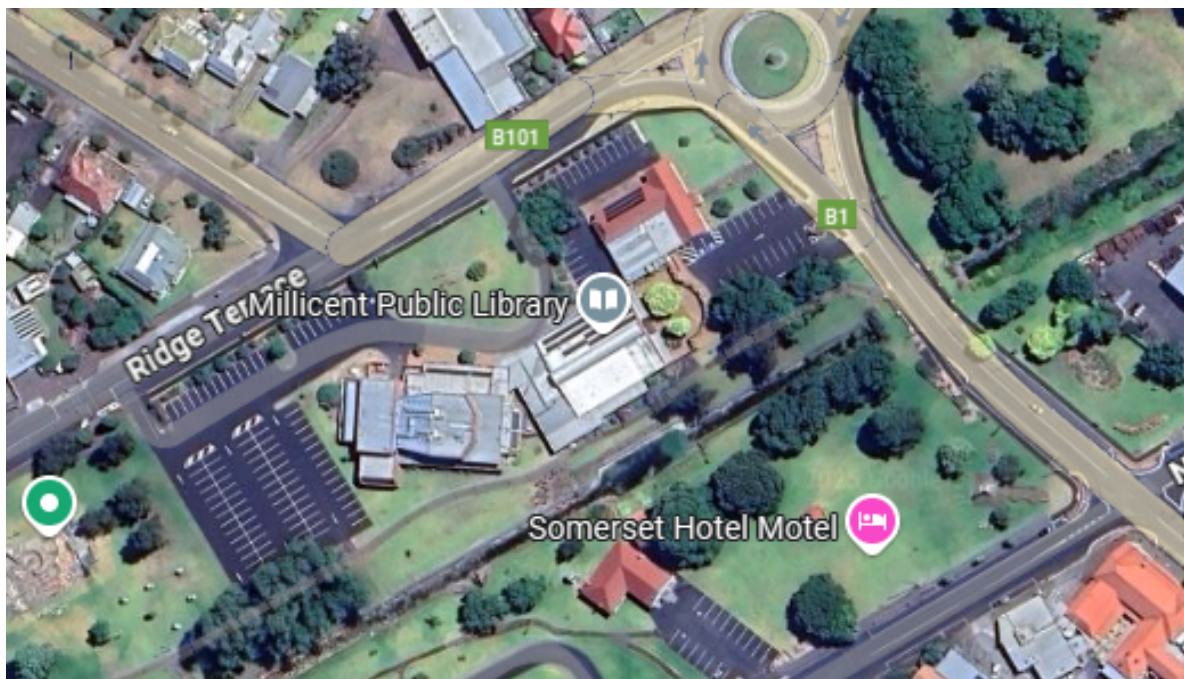
To seek Council's direction on the future of the former Council Office located on the corner of George Street and Ridge Terrace Millicent.

Report Details

The former Council Office was originally built in the 1930's as a school and has been repurposed as both a Library and Council Office since the Department for Education vacated it in the 1970's. The building is vacant once again following the Council's transition to its newly constructed Council Service Centre at 12 North Terrace Millicent.

The old building is surplus to Council's needs and can either be refurbished and offered for lease; mothballed; or demolished. It cannot be sold as it is located on public land.

A building condition assessment has been prepared by Mr Daryl Sexton (attached) to assist Council in its deliberations. Mr Sexton was appointed to complete this work due to his extensive experience as an accredited building surveyor (since 1992), qualified civil engineer (since 1978) and a 45-year technical career that included executive management appointments at Glenelg Shire (1988 to 1994) and the City of Mount Gambier (1994 to 2017).



The report includes a thorough assessment of the building and summarises that it does not meet a range of current building standards. The building needs substantial capital investment in water proofing, disability access and energy efficiency if it is to be retained and repurposed. The assessment has determined that Council would need to spend \$1.7M to bring the building back to a standard that is appropriate for public use. Instead, it recommends that the building be demolished and that the site be landscaped to improve the aesthetics of the Library, Civic and Arts Centre and the northern entrance to the town.

Should Council seek to retain the building, consideration should be given to the ongoing operating costs associated with its retention, and how this would be funded. Below is a breakdown of the 2024/25 operating costs which totalled \$116,654 for the year.

Cleaning	\$36,702
Depreciation	\$49,553
Electricity	\$7,802
Fire Services	\$70
Insurance	\$6,827
Maintenance	\$11,169
Pest Control	\$670
Waste Collection	\$3,861

Future operating costs would depend on the type, scale and frequency of any potential future use, which is difficult to determine as Council has not received any unsolicited expressions of interest to lease the building. If Council were to spend the proposed \$1.7M to refurbish the building, it would take over 30 years to recover the costs through a commercial lease.

The alternative would be for a community group to lease the building on a peppercorn arrangement. In this instance, not only would Council need to consider the capital renewal cost, it would also need to allocate on-going funds for some of the annual operating costs of the building.

The building is also in a community facility zone which means that its potential use as a shop, restaurant or office would require planning consent.

Financial Considerations

Budget Allocation	\$0
Budget Spent to Date	\$0
Budget Variation Requested	\$300,000

Risk Considerations

This report presents two main risks to Council. One being a medium reputational risk in the form of negative local media coverage for demolishing a local community building that has little to no heritage value. The other is the extreme financial risk associated with retaining and renewing an unbudgeted asset that is surplus to Council's needs with no feasible way of recuperating those funds in the future.

Policy Considerations

There are no known policy considerations related to this report.

Legislative Considerations

There are no known legislative considerations related to this report.

Environmental / Sustainability Considerations

There are no known environmental or sustainability considerations related to this report.

Communication & Consultation Considerations

Council has a hierarchy of community engagement pathways that include collaborating, involving, consulting and informing. Based on the financial risk profile associated with retaining the building, it is recommended that Council simply inform the community of its decision if it intends to demolish the building.

RECOMMENDATION

That Council:

1. Receive and note the report.
2. Demolish the former Council Office on George Street, Millicent and inform the community of its decision.
3. Refer \$300,000 to the 2025/26 budget to undertake the demolition and landscaping of the site.

Former Wattle Range Council Office

George Street, Millicent

Condition Report



Prepared by:

Daryl Sexton, BE(Civil), Accredited Building Surveyor

July 2025

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Introduction:

Wattle Range Council has requested a report into the condition of the now vacant, former Council Office in George Steet, Millicent.

It is understood Council is about to consider the future of this building and the options include doing nothing, some form of community use, commercial use, or demolition.

The building was originally a school house, constructed in 1935 and became the Council office in 1967. It is constructed primarily of Mount Gambier limestone with a metal roof.

The former main Council office is approximately 620 square metres in area.

An inspection of the building was undertaken by the author on Thursday 3rd July 2025 and this also included talking to some Council staff members, including maintenance building staff.

On balance, it is the conclusion of this report that retaining the building for any future use will require a substantial capital investment in the key areas of waterproofing, disability access and provision of accessible facilities and significant improvement in the energy efficiency of the building.

The purpose of this report is to assist Council with its deliberations.

Executive Summary:

As a public building, owned and operated by a local council, there is a general community expectation that Council buildings will be maintained in good condition and are “fit for purpose” at all times. This includes any building which may be occupied and used by non-Council personnel.

It is recommended that the building be demolished and the site landscaped to provide an open vista for the Civic Centre and Library.

Inspection Findings - Overview

The external walls are generally in reasonable condition. Some timber windows need replacing and the flat section of roof (covering the extended building area adjacent to the Civic Centre and Library building) was not visible during the inspection but advice from maintenance staff is that it is very flat, has some poorly designed slope changes and is rusting under flashings. This roof has a history of leaking.

The original pitched roof (over the original L shaped building clad with red colorbond corrugated roofing iron) appears to be in fair condition but new gutters and downpipes are required.

Internal spaces are cramped generally, with evidence of moisture in some walls and evidence of roof leakage.

There are 9 separate air conditioning units attached to the external walls.

The building has inadequate accessible facilities, including toilets, access ramps and hand rails and no tactile indicators anywhere to service the building.

Natural ventilation is generally lacking in the building.

The building is in poor condition in places and fair condition elsewhere. An extension to the original "L" shaped building increased the usable floor space but also included a flat roof structure that has been the cause of a lot of water ingress issues.

The current internal layout (eg compactus room, internal toilets, offices with no external wall exposure), narrow walkways and doorways will likely be an impediment to future use.

For the building to be continue to be used, it will require patch, paint and repair to walls, ceilings and timber trim areas. Areas of moisture damage in the walls will need to be treated and then repaired. New male and female sanitary facilities and general building access arrangements will be required (this will be a major expense) and significant improvement to the building's energy efficiency will be highly desirable, because as it is, occupation by community groups will impose significant operational expense on them (or Council) and a private tenant

would be very weary of operational cost for the ad hoc air conditioning arrangements currently in place.

External Fabric:

The external fabric is limestone (typically double leaf) in reasonable condition. The sides of the building that get access to the sun are generally in better condition than the south west side that is predominantly in shade. The stone work below the damp proof course is showing signs of moisture damage. The external paintwork to the walls in in good condition.

Two timber framed windows that are exposed to the weather on north west wall (facing Ridge Terrace) require replacement.



Rotted window sills and window frame

The south west wall (facing the Civic Centre and Library building) has a cement sheet façade that is ugly and in poor condition.



Poor facade

Several sub floor vents are partially covered (and some near main entry doors may be completely covered) and this will likely have longer term implications for internal timber floors (eg on set of dry rot).



Substantially covered sub floor vent.

The gutters and downpipes are nearing the end of their life, with at least two sections needing urgent replacement.



Gutter and downpipe require urgent replacement there is a similar example near the main entry doors

The pitched roof over the original L shaped school house appears to be in reasonable condition. The unsited flat roof/s over the extended building area needs major work (possibly including new roof framing to improve roof run off) and new sheeting.

The drainage of the paved pathway adjoining the south west wall should be checked to ensure rainwater is draining away from the building for the entire length of the building.

It should be noted that there is a physical connection between the office building and the Civic and Arts Centre and this will need to be allowed for if demolition is the preferred way forward.

The path network in the immediate vicinity of the office building has many issues that are essentially non-conformances with AS1428 (Disability Standard).

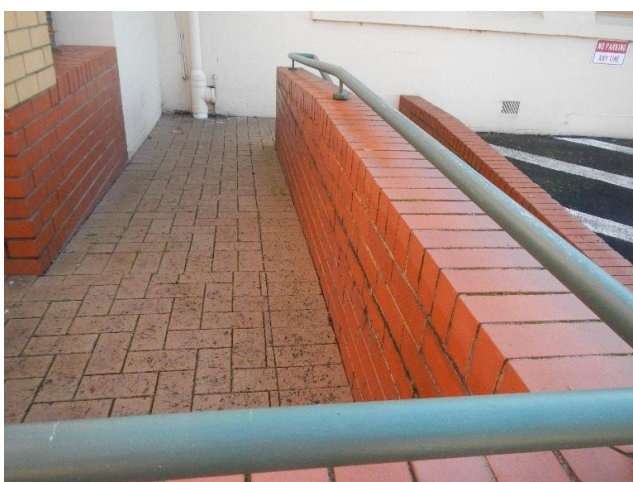
Disability access issues are a long way past the timeframes given by legislation for building owners to address and are therefore urgent if the building is to be reoccupied.

Examples of non-conformances include:

- Steep ramps
- Non-complying hand rails
- Narrow ramps
- Lack of tactile indicators.



Ramp is too steep and equipped with non-complying hand rails.



Non-complying hand rail?



Ramp is too steep, too narrow and has non-complying hand rails

Internal Fabric:

The internal spaces and internal surface areas of the building are combination of ad hoc spaces (small open office areas, individual office spaces, separate file and copier spaces, kitchen and sanitary facilities) serviced by a series of narrow corridors that are not efficiently interconnected.

Internal ceilings include original plaster and lath, modern sheet plaster and suspended ceiling panels. The condition varies from fair to poor (noting large sections have water staining).

Wall finishes include stone, plasterboard, timber panelling and brick. Some areas are quite moist indicating water damage and will require repair prior to repainting. The full extent (and hence cost) will only be known when works commence.

Floor coverings (predominantly commercial carpet tiles) are in reasonable condition throughout. Kitchen floor covering is in poor condition and requires replacing. Toilet floors in the centre area of the building have highly glazed tiles and inappropriate for the use of the space due to their slipperiness (particularly if wet).

This building is substantially non-accessible (apart from front door entry to leading to the customer service counter) and will require a substantial upgrade to comply with Australian Standard AS1428. This will include, but not limited to new accessible sanitary facilities, compliance with corridor minimum width and door widths, replacement of all external non-complying hand rails and installation of tactile indicators.

The building also contains asbestos.



Substantial ceiling damage due to water leaks – there are several similar areas in the building



Evidence of roof leakage – note the differing ceiling types.



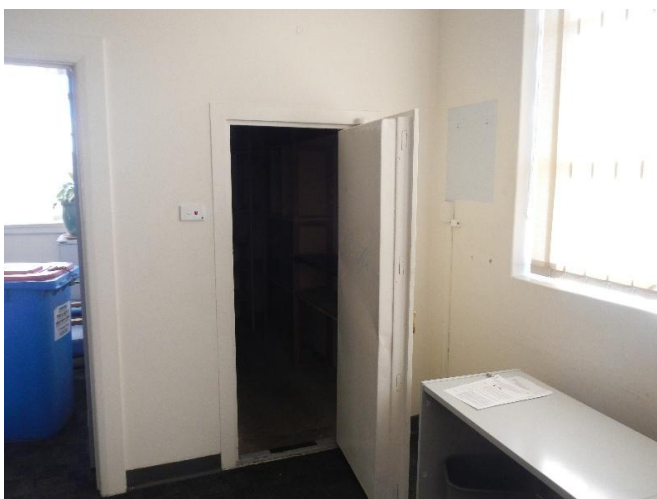
Water damage to internal wall – due to moisture rising from below floor level.



Moisture damage to toilet wall – this extends to the brick wall adjacent to the pan.



The only accessible toilet in the building is in an inappropriate location (not readily accessible) and has non-compliant access via narrow doorway. The toilet pan is no longer code compliant.



The strong room presents a level of risk to occupants and ideally would be removed if the building is to remain.

Energy Efficiency:

Achieving high levels of energy efficiency has been a major focus of Building Code amendments over recent years and for commercial buildings there are extensive (and complex) requirements to improve building performance contained in Section J of the National Construction Code, Volume 1, 2022.

Whilst these provisions are not applied retrospectively, a building that becomes the subject of a Development Approval that involves building works may require the energy efficiency to be addressed to some extent.

Putting aside legislative compliance, the energy efficiency of this building, is at best, poor.

Stone buildings are very cold (unless subjected to continuous heating) and often feel damp.

The building is serviced by 9 separate air conditioning units and from observation, “balancing” the air conditioning in some spaces is impossible. Some of the wall mounted units are trying to heat and cool spaces that are not clearly defined and/or separated and effectively work against each other. Experience shows that people all have different expectations (for a variety of reasons) on the appropriate temperature and satisfying all occupant is very difficult.

It is not known if there is any ceiling insulation in the building.

If the building is to be retained, and as a responsible community leader, Council arguably has an obligation to reduce the energy requirements of this building prior to any further occupation.

This is potentially a major cost, and how it is done will depend on how the building is to be used. For example, if the building has a number of community groups, each with their dedicated space, the users will likely require a system dedicated to their individual occupancy space only. A commercial occupier may require a different outcome.

The building has 39 solar panels which are a positive to the net energy balance.

A full energy audit would be highly desirable to identify where improvements can be made and the indicative cost of implementation.

Conclusion:

This building, in its current condition is not fit for further occupation until substantial improvements are made in critical areas.

All building owners were given a ten-year period to bring their buildings into compliance with disability standards. The grace period ended several years ago, and it certainly went some way to improving disability access to buildings generally.

However, in the last few years the disability requirements have increased and a dignity test has also been introduced. In simple terms, a person with a disability of any sort is to be treated the same way as a person without a disability and this includes access to all areas and use of facilities that are in commonly used areas.

The location of the accessible toilet in the building fails the dignity test on location. The new office facility is an excellent example of what is now expected.

The ongoing operational costs of the building will likely remain high due to power consumption, maintenance (particularly in trying to eliminate water ingress issues) and annual patch, paint and repair typical of older buildings.

Vacant buildings deteriorate very quickly and this report concludes that the building should be either renovated to address all the deficiencies noted in this report, or the building be demolished.

Options:

Option 1

Repurpose the building for either a community or commercial use.

Typically, community groups find these types of buildings very desirable but lack the resources to undertake (or contribute to) capital upgrades and struggle to meet operational costs.

Whether the building has any commercial value is more difficult to understand and would require advice from professional organisations that work in this field.

No matter what path Council pursues with respect to reoccupation, there are number of significant issues to be addressed.

The indicative activities and costs to repurpose the building are attached in Appendix 1.

The anticipated cost to repurpose the building is in the order of \$1.7m.

Option 2

Demolish the building and landscape the area to provide a new entry and vista which would emphasise the adjacent Civic Center and Library.

The indicative costs to demolish the building and landscape the site is in the order of \$100,00 to \$150,000.

Recommendation:

The building be demolished and the site landscaped to provide an open vista for the Civic Centre and Library

Appendix 1:

Required Activates and Indicative Costs to Repurpose the building for Community or Commercial Use.

Activity	Indicative Cost (\$)
1. Undertake a complete Disability Review.	\$40,000
2. Allowance to implement recommendations of Disability review, including;	
• New toilets and shower	\$300,000
• New ramps and handrails	\$100,000
• Improve internal circulation spaces for wheel chairs, alteration to internal layout to improve “spaces	\$400,000
3. Undertake an Energy Efficiency Review.	\$40,000
4. Allowance to implement Energy Efficiency Strategy	\$500,000
5. Repairs to water damaged ceilings and walls	\$50,000
6. Replace the roof to the extended section of the building, including altering roof framing to reduce leakage. Remove and replace external façade.	\$60,000
7. Replace timber windows (Ridge Road facing wall)	\$5,000
8. Replace gutters and downpipes	\$7,000
9. Alter paving to fully expose sub floor vents	\$5,000
10.Allowance for asbestos removal	\$25,000
11.Contingency	\$200,000
Total	\$1,732,000

16 Correspondence

16.1 Local Government and Public Health

Report Type	Correspondence
Correspondent	Professor Nicola Spurrier PSM Chief Public Health Officer Public Health Division
File Reference	SR8500
Attachments	1. Mayor Des Noll [16.1.1 - 2 pages]

RECOMMENDATION

That the correspondence from Professor Spurrier dated 4 July 2025 regarding initiatives that are underway to help bolster the public health system be received and noted.

OFFICIAL



Government of South Australia

SA Health

Ref: A6738621

Mayor Des Noll
Wattle Range Council
PO Box 27
Millicent SA 5280
council@wattlerange.sa.gov.au

Chief Public Health Officer
Public Health Division

Citi Centre Building
11 Hindmarsh Square
Adelaide SA 5000
PO Box 287 Rundle Mall
Adelaide SA 5000
DX 243
Tel 08 8226 7100
ABN 97 643 356 590
www.sahealth.sa.gov.au

Dear Mayor

RE: LOCAL GOVERNMENT AND PUBLIC HEALTH

A number of recent events have encouraged me to reach out to you to seek your support to continue to champion our shared role in public health to protect the South Australian community. As you would know, State and Local Government have historically had a shared responsibility to deliver public health services for the benefit of the community, a partnership that is recognised and enshrined in the *South Australian Public Health Act 2011* (the Act).

This long-standing partnership endures to this day but is not without its challenges. One of the most significant being the provision of misinformation or disinformation, particularly in relation to public health measures, such as immunisation. Our considerable advances in public health that have reduced death and suffering can be rapidly undone when the community's confidence in these measures is undermined.

However, one of the many strengths of the South Australian public health system is the ability for State and Local Government to work together to achieve better public health outcomes. As a leader in your community, I would like to share with you some important initiatives underway that will help bolster the public health system to address the current and future challenges we face.

The South Australian Public Health Plan

The next iteration of the South Australian Public Health Plan is under development and Local Government is a critical stakeholder in this process. My vision for this plan is for it to be a plan for all South Australia, reflecting the current state of public health in South Australia, and outlining key actions for us all to progress to help protect, promote, and preserve health.

The South Australian Public Health Council is supporting me in this process, and I am delighted that the Council has strong representation from Local Government to ensure the Plan speaks to our enduring partnership.

The plan will help inform future iterations of your Regional Public Health Plans made under the Act, and the results of past regional public health plan reports are a key information source for the Plan.

I look forward to providing you all with further information as the plan progresses.

Our Immunisation System

Vaccines have a long history and demonstrated effectiveness against a range of infectious diseases. Australia has a robust system for the delivery of immunisation to the community that is the envy of many countries around the world. This system is based on strong evidence, safety being paramount, and transparency around effectiveness and adverse events. Unfortunately, we are seeing the resurgence of a number of vaccine preventable diseases internationally and here in Australia and a contributing factor is misinformation/disinformation.

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Local Government is a critical element of the immunisation system and has a proud, almost century-long tradition, both in terms of delivering immunisation services, e.g., through the School Immunisation Program and local council immunisation clinics, as well as supporting the practice of immunisation across their communities. This role in supporting immunisation is reflected in the Act as one of the core public health functions of Local Government here in South Australia. Support for immunisation can take many forms, and the provision of reliable and evidence-based information is a key aspect of this support to build understanding and trust. In this regard, the [SA Health immunisation webpage](#) is a great resource for those seeking more information on vaccination programs in South Australia.

I am delighted to advise you, that along with welcoming pharmacists as vaccine providers for all-age flu vaccines, for the remainder of the 2025 influenza vaccination program, Local Government immunisation providers will be eligible to receive an SA Health funded service delivery payment of \$20.05 for each dose of influenza vaccine administered to children aged 6 months to less than 5 years of age who are eligible for a NIP Influenza program dose in 2025. I trust that this will assist in your commitment to community immunisation programs.

Please contact our Immunisation Section team on 1300 232 272 should you or the communities you lead have any questions or concerns about immunisation so that we can collectively support this vital public health measure.

Our Environmental Health Workforce

Building and sustaining a strong environmental health workforce is an essential part of South Australia's public health system to ensure both Local and State Government can meet their legislated responsibilities and the expectations of the community. The environmental health workforce is subject to shortages locally, nationally, and internationally, and these shortages are keenly felt in our regional areas.

To explore what can be done to help address these shortages, an environmental health workforce roundtable will be convened in September 2025 to hear from stakeholders, including Local Government, educators, and professional bodies about the current situation and to help collectively identify potential responses.

An example of a response is that Flinders University has secured funding to explore the potential role of local cadetships in regional councils to help build capacity, improve the prospects of skills retention, and ensure equitable service provision for these communities. It is this type of innovative approach that is required to help collectively tackle this longstanding issue.

In closing, I would like to thank you and your Council for all the important work you do for our community to support their health and wellbeing. I look forward to continuing to work with you and would welcome any opportunity to speak directly with you or your Council on the matters that concern you.

Yours sincerely



PROFESSOR NICOLA SPURRIER PSM
Chief Public Health Officer
Public Health Division

4/7/2025

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16.2 The Honourable Jing Lee MLC

Report Type	Correspondence
Correspondent	Hon Jing Lee MLC
File Reference	SR8683
Attachments	1. Letter to Mayor - Wattle Range Council (1) [16.2.1 - 1 page]

RECOMMENDATION

That the correspondence from The Honourable Jing Lee MLC dated 16 July 2025 regarding her new political platform – Jing Lee – Better Community be received and noted.



The Honourable Jing Lee MLC

Member of the Legislative Council | Parliament of South Australia

16 July 2025

Mayor Noll
Wattle Range Council
Via email: mayor@wattlerange.sa.gov.au (cc CEO)

Dear Des,

I hope this letter finds you well.

It has been a great honour to serve South Australians in Parliament for the past 15 years. I have always recognised that Local Government in South Australia is crucial for the well-being and development of communities, as it's the closest level of government to residents, directly impacting their daily lives through essential services and community development initiatives.

With that in mind, I thought it timely to provide you an update about my work since I became an Independent Member of the Legislative Council in January 2025. It is with excitement and humility that I take this opportunity to introduce my new political platform, namely **JING LEE – Better Community**. The new political party incorporates my name (Jing Lee), carrying an identity that builds on my 15 years of extensive community representation, along with my unique skills, knowledge, and parliamentary experience. The second part of my party's name is in sync with my passion and commitment to work with the people of South Australia for a "better community".

Throughout my political career, I have been honoured to serve in various senior leadership roles, both in Government and Opposition. With a solid background in economic development, community initiatives and extensive parliamentary experience, I am committed to working collaboratively with all levels of government and stakeholders to drive positive agendas to create impactful outcomes for our community.

I value the opportunity to work with you to support your council's vision and strategies to creating vibrant, thriving, and resilient communities.

As a Member of the Legislative Council who represents the whole State of South Australia, I welcome any update about key issues and strategic directions of your Council – please keep me informed about your community projects and initiatives so that I can support your Council in serving our community as an elected representative of State Parliament.

Thank you for your significant contributions to South Australia and I look forward to continuing working together with you to shape a better and stronger future for our beautiful State.

Yours sincerely,

The Honourable Jing Lee MLC
Member of the Legislative Council
Leader of Jing Lee – Better Community



17 Motions On Notice

No Motions on Notice have been presented at the point of publishing the Agenda.

18 Urgent Motions Without Notice

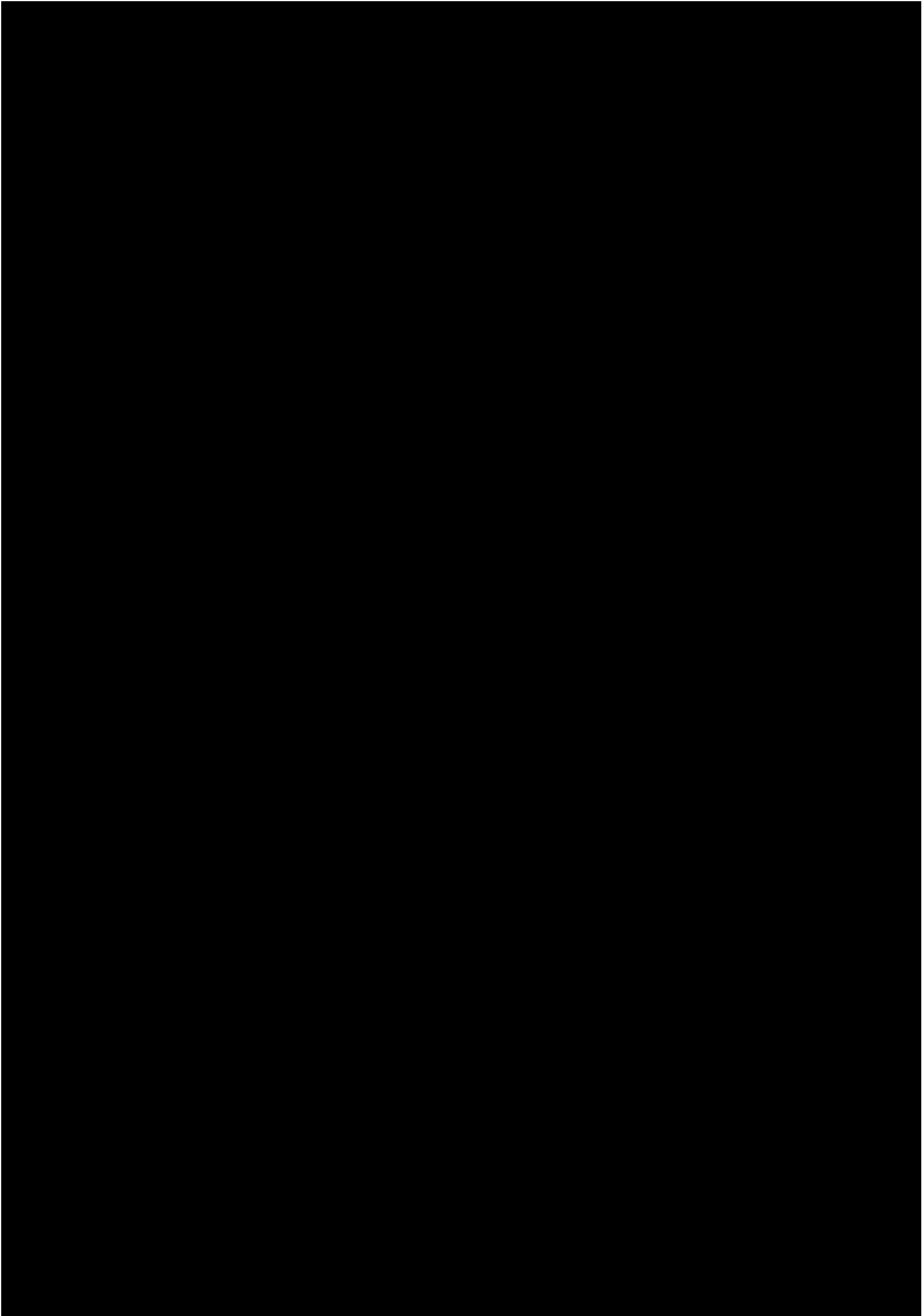
Urgent Motions without Notice may be raised at this point of the Meeting.

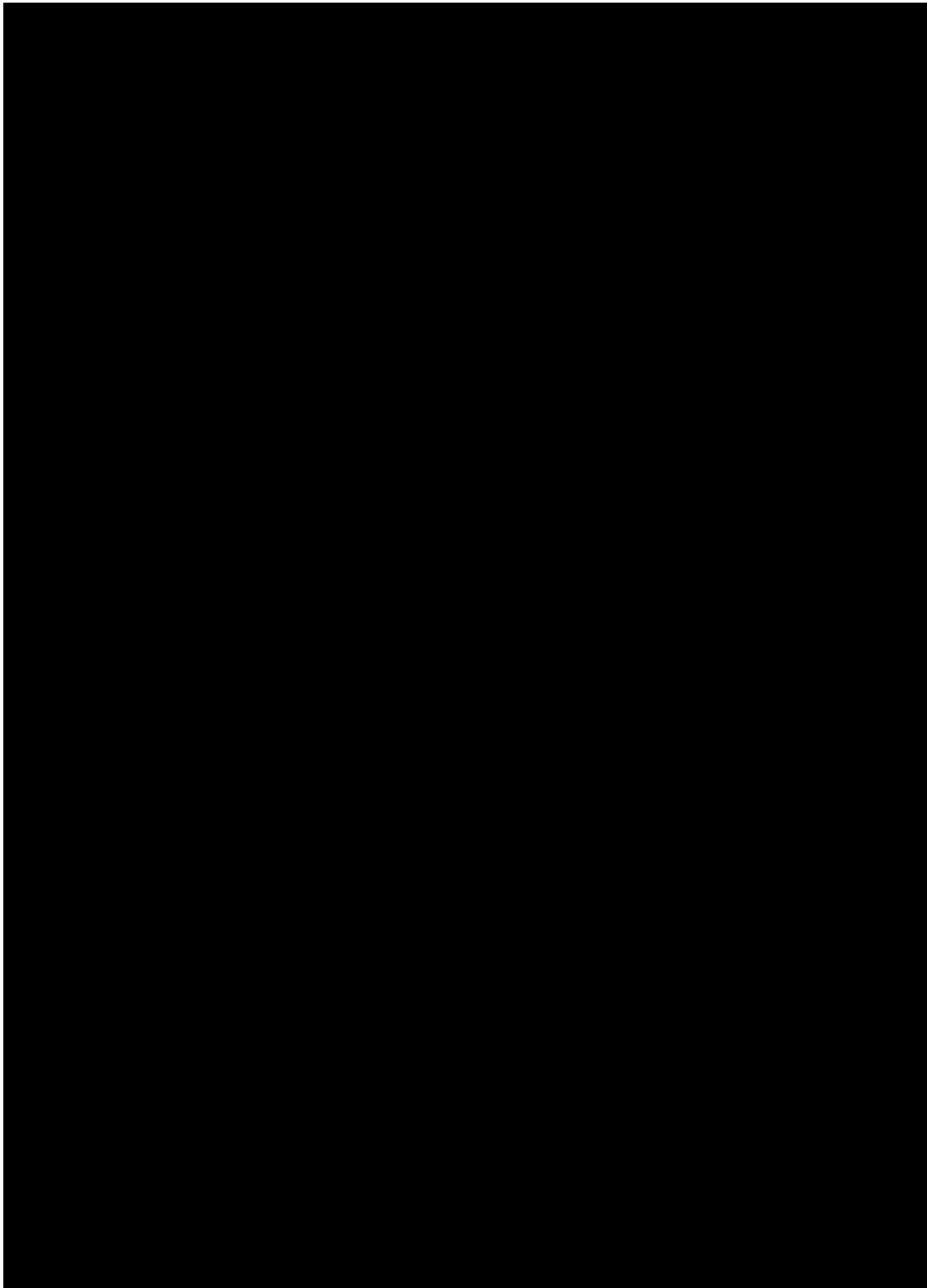
19 Items For Consideration In Confidence

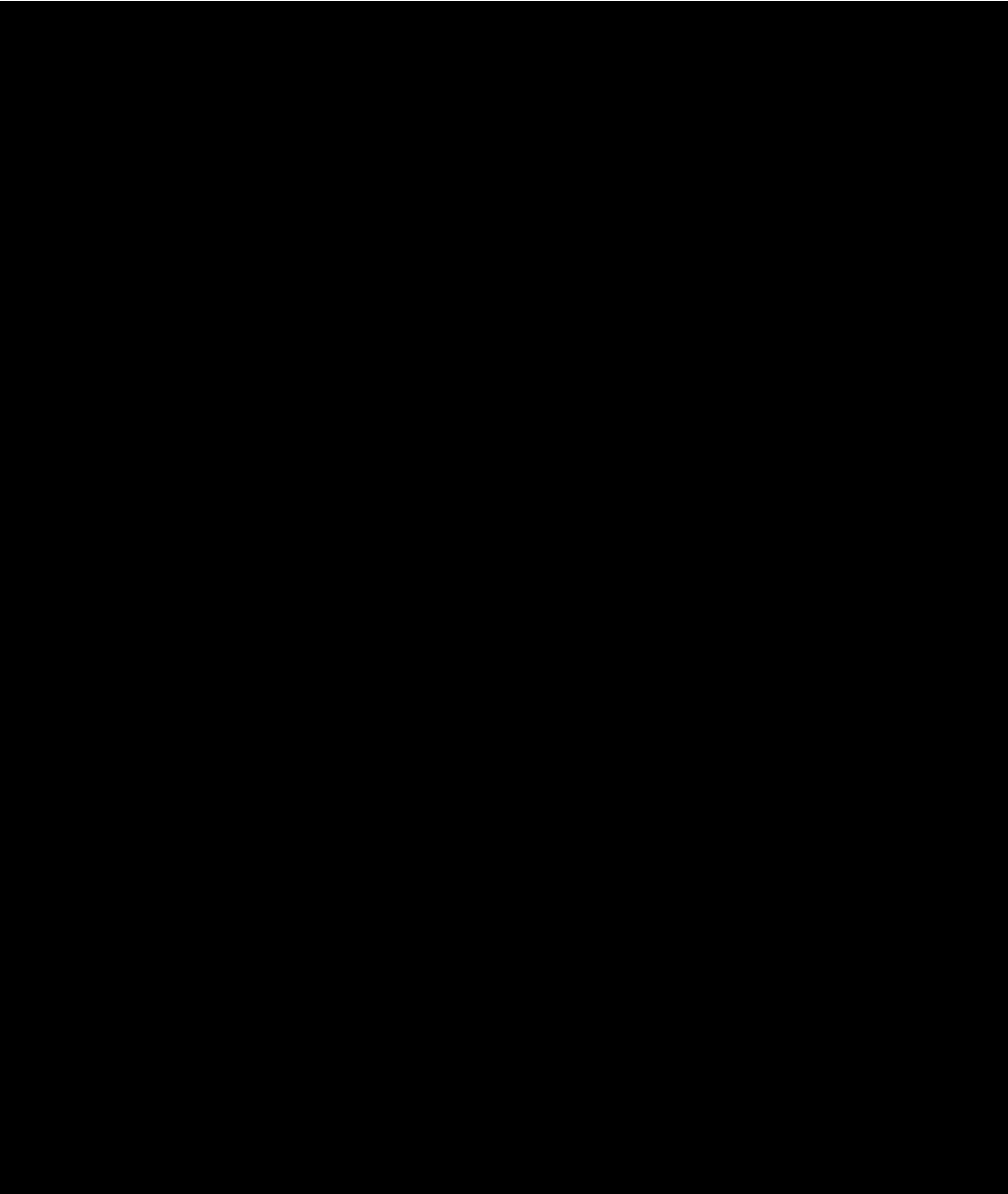
CONFIDENTIAL

19.1 Confidential - Fire Safety Notice - Update

Report Type	Officer Report - Confidential
Department	Development Services
Author	Emma Clay
Disclosure of Interest	No Council Officers or Contractors have declared a Conflict of Interest regarding the matter under consideration.
Current Risk Rating	High
Strategic Plan Reference	Theme 1 - Community Vibrancy & Presentation 1.8 Promote Wattle Range as a tourism destination through provision of appropriate tourist facilities and advocacy.
File Reference	GF/15.3.2







RECOMMENDATION

That:

1. Pursuant to Sections 90(2) and 90(3)(b) of the *Local Government Act 1999* the Council orders that the public be excluded from attendance at the part of this meeting relating to Item 19.1, excepting the following persons:

- Mr BJ Gower – Chief Executive Officer
- Mr PA Duka – Director Corporate Services
- Mr PA Halton – Director Engineering Services
- Ms EF Clay – Director Development Services
- Ms C Allen – Executive Assistant / Minute Taker

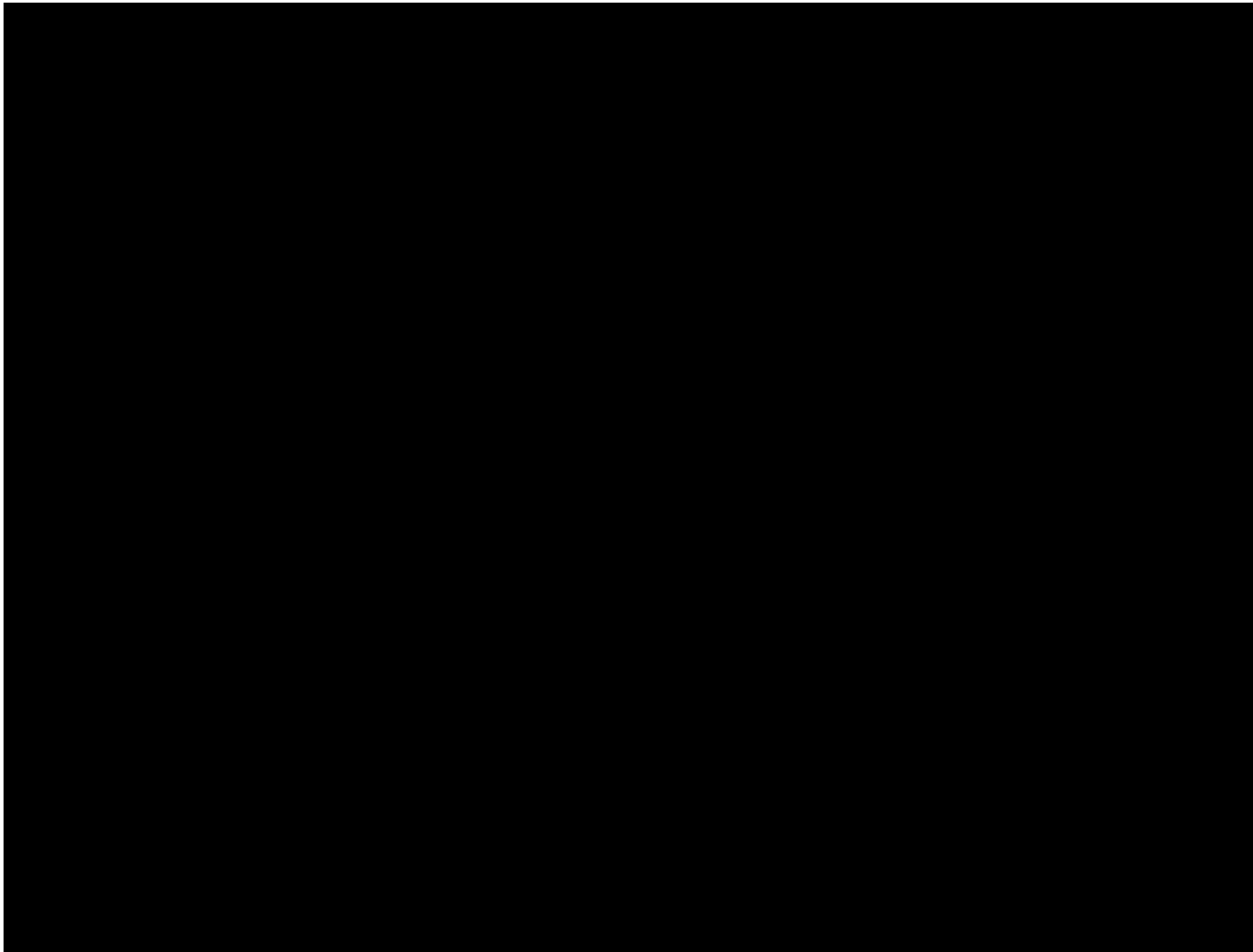
To enable the Council to consider Item 19.1 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 19.1:

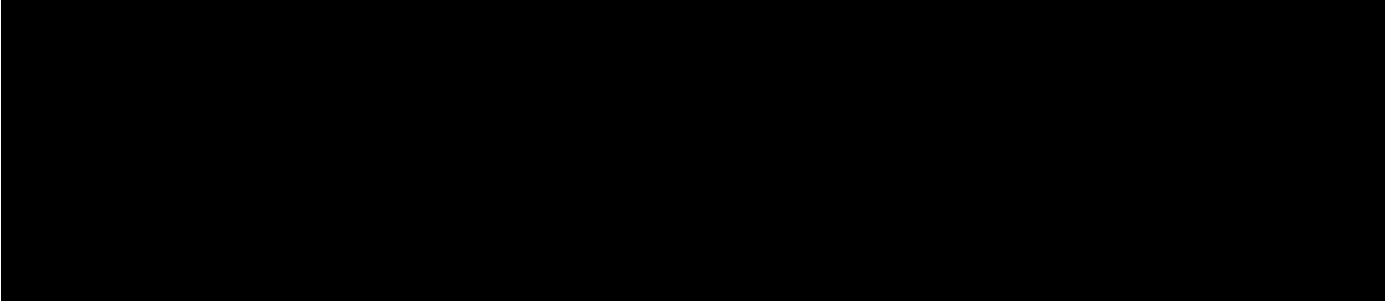
(b) Information the disclosure of which:

- (i) 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
- (ii) would, on balance, be contrary to the public interest.

Specifically, the present matter relates to the Southern Ocean Tourist Park.

2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

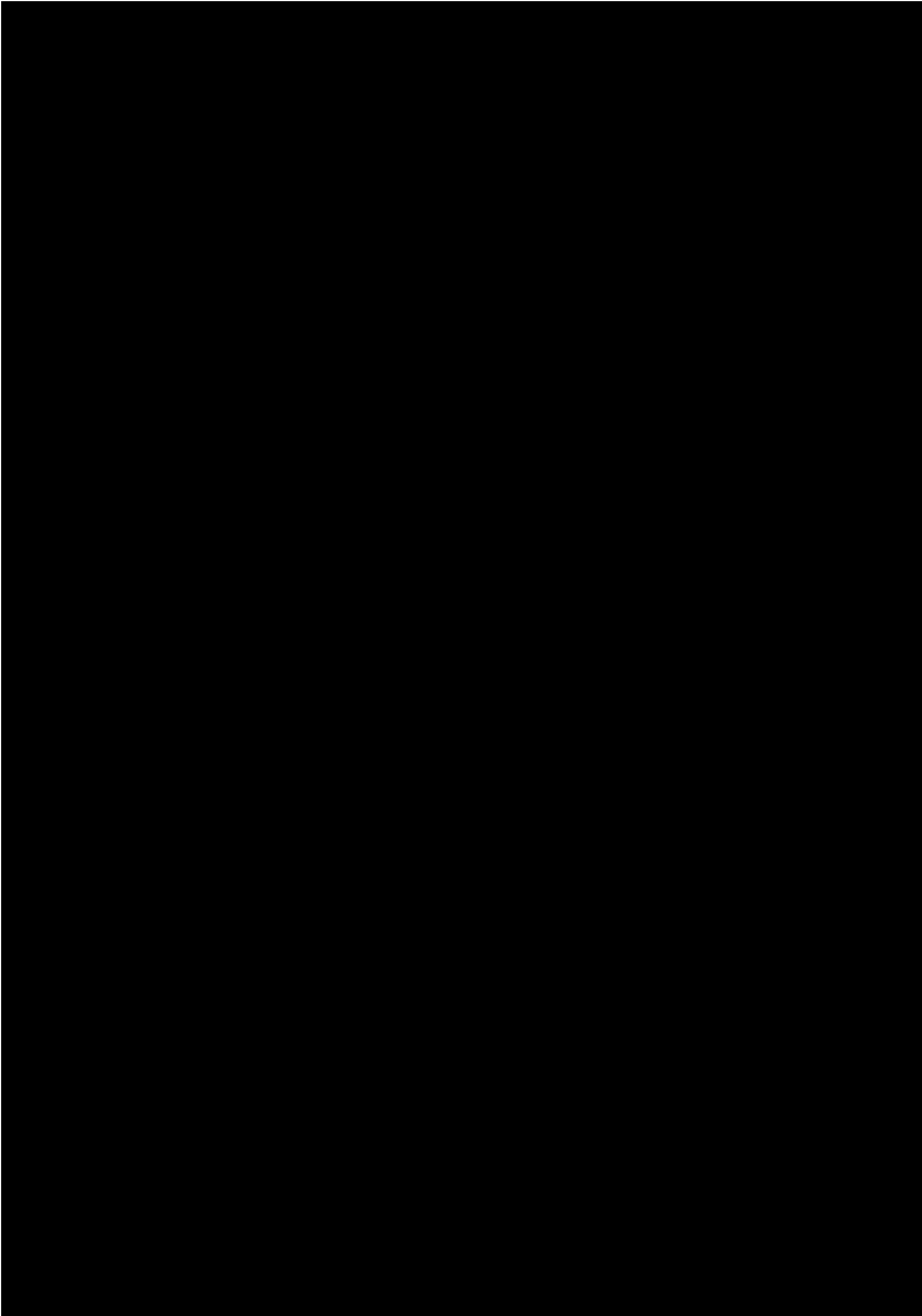


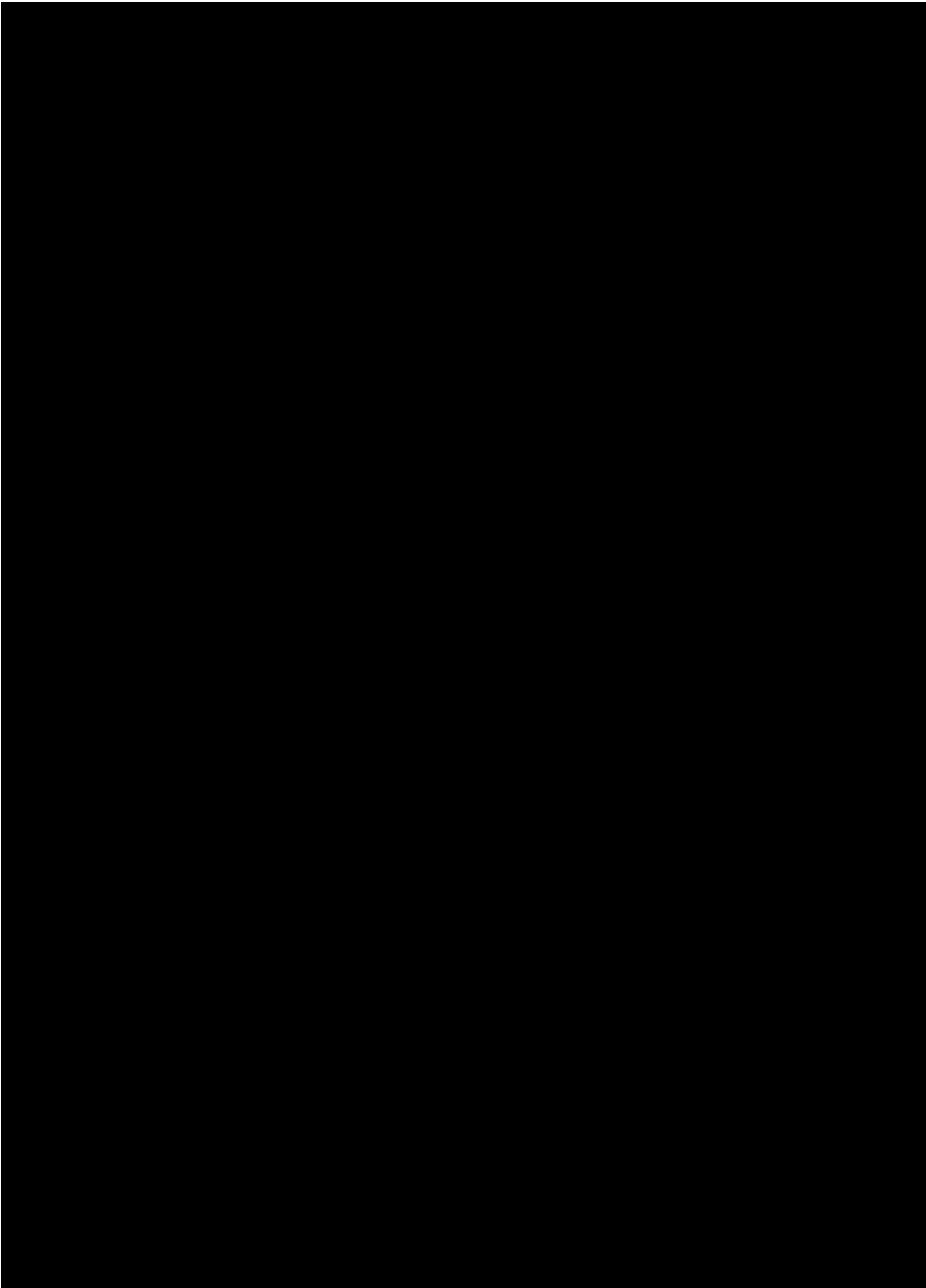


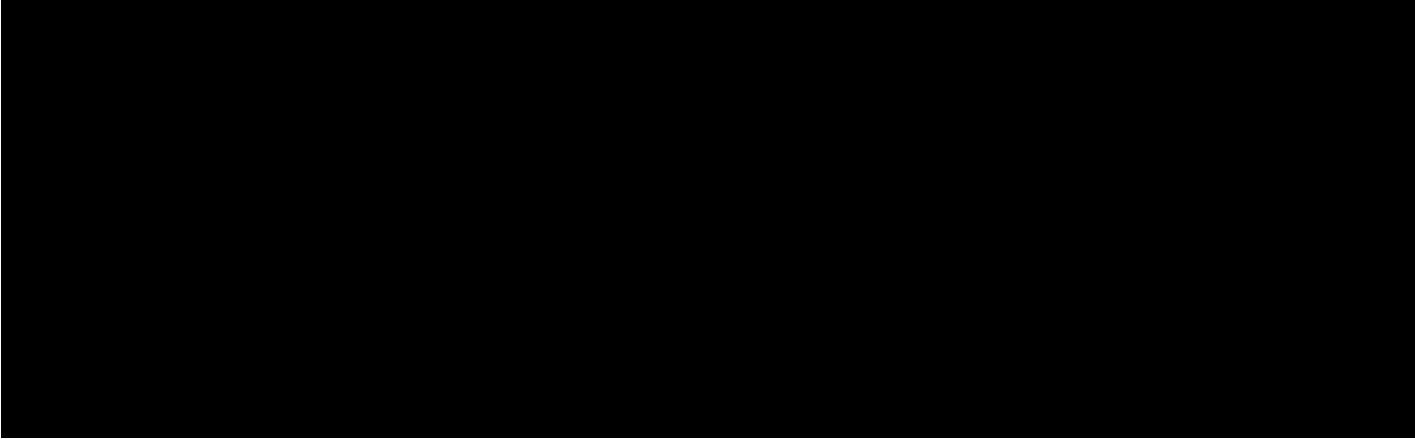
CONFIDENTIAL

19.2 Confidential - Tender Report ENG:002.25/26 - Green Waste Mulching Services

Report Type	Officer Report - Confidential
Department	Engineering Services
Author	Sahra Rowhani-Farid
Disclosure of Interest	Craig Turner has declared a Conflict of Interest in this matter under consideration as he has previously worked for Van Schaik's Bio Gro.
Current Risk Rating	High
Strategic Plan Reference	Theme 2 - Environmentally Sustainable 2.3 Minimise the financial impact of Waste Management on the community and provide a service that meets the current and future needs of the community.
File Reference	GF/7.81.4/194
Attachments	Nil







RECOMMENDATION

That:

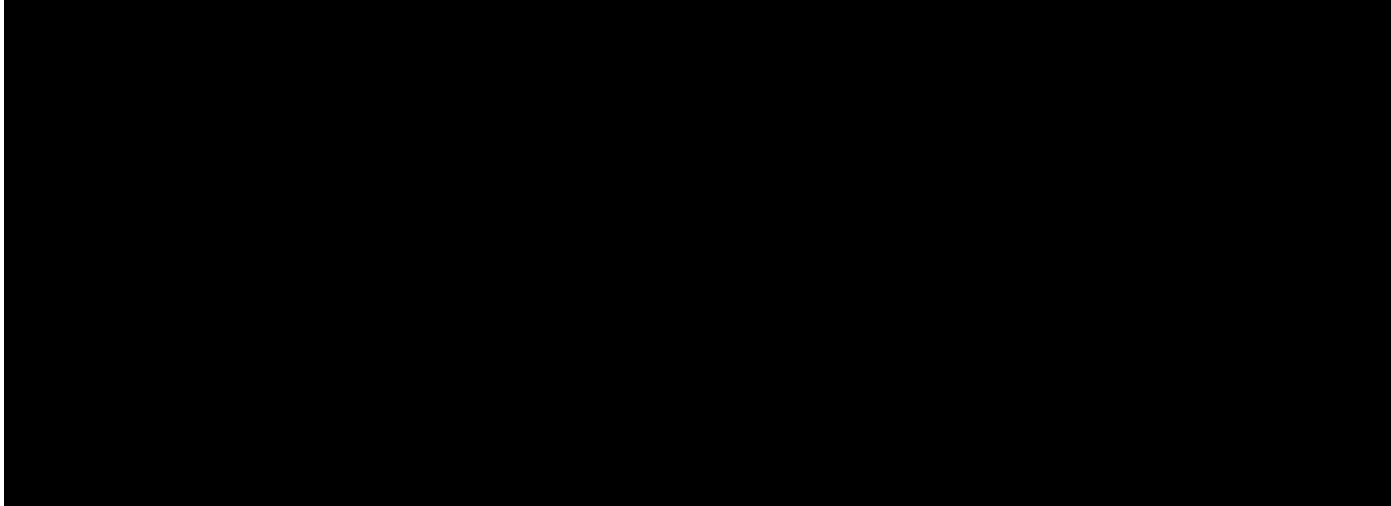
1. Pursuant to Sections 90(2) and 90(3)(k) of the *Local Government Act 1999* the Council orders that the public be excluded from attendance at the part of this meeting relating to Item 19.2, excepting the following persons:

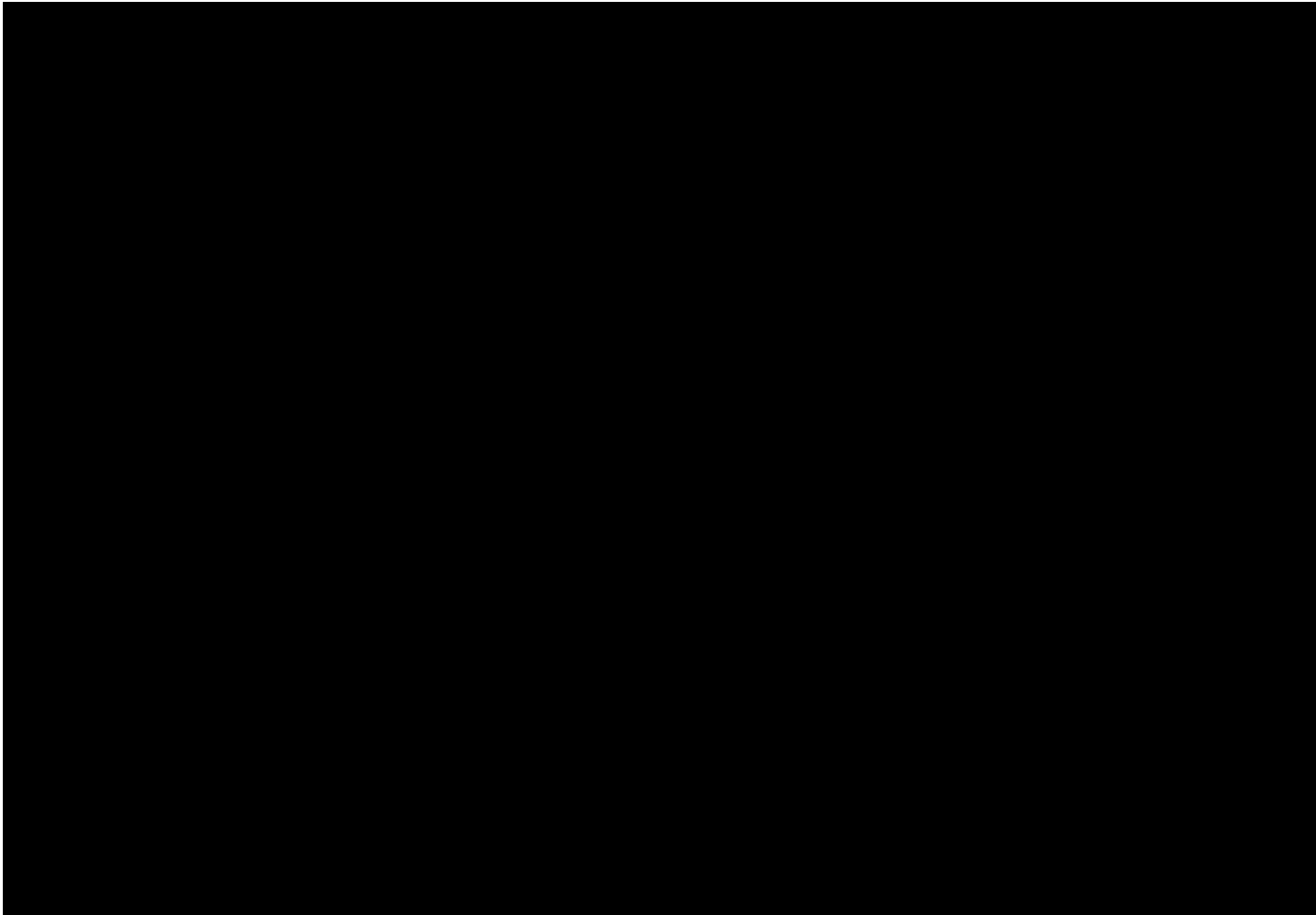
- Mr BJ Gower – Chief Executive Officer
- Mr PA Duka – Director Corporate Services
- Mr PA Halton – Director Engineering Services
- Ms EF Clay – Director Development Services
- Ms C Allen – Executive Assistant / Minute Taker

To enable the Council to consider Item 19.2 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 19.2:

- (k) tenders for the supply of goods, the provision of services or the carrying out of works.

Specifically, the present matter relates to Green Waste Mulching Services RFT for WRC.

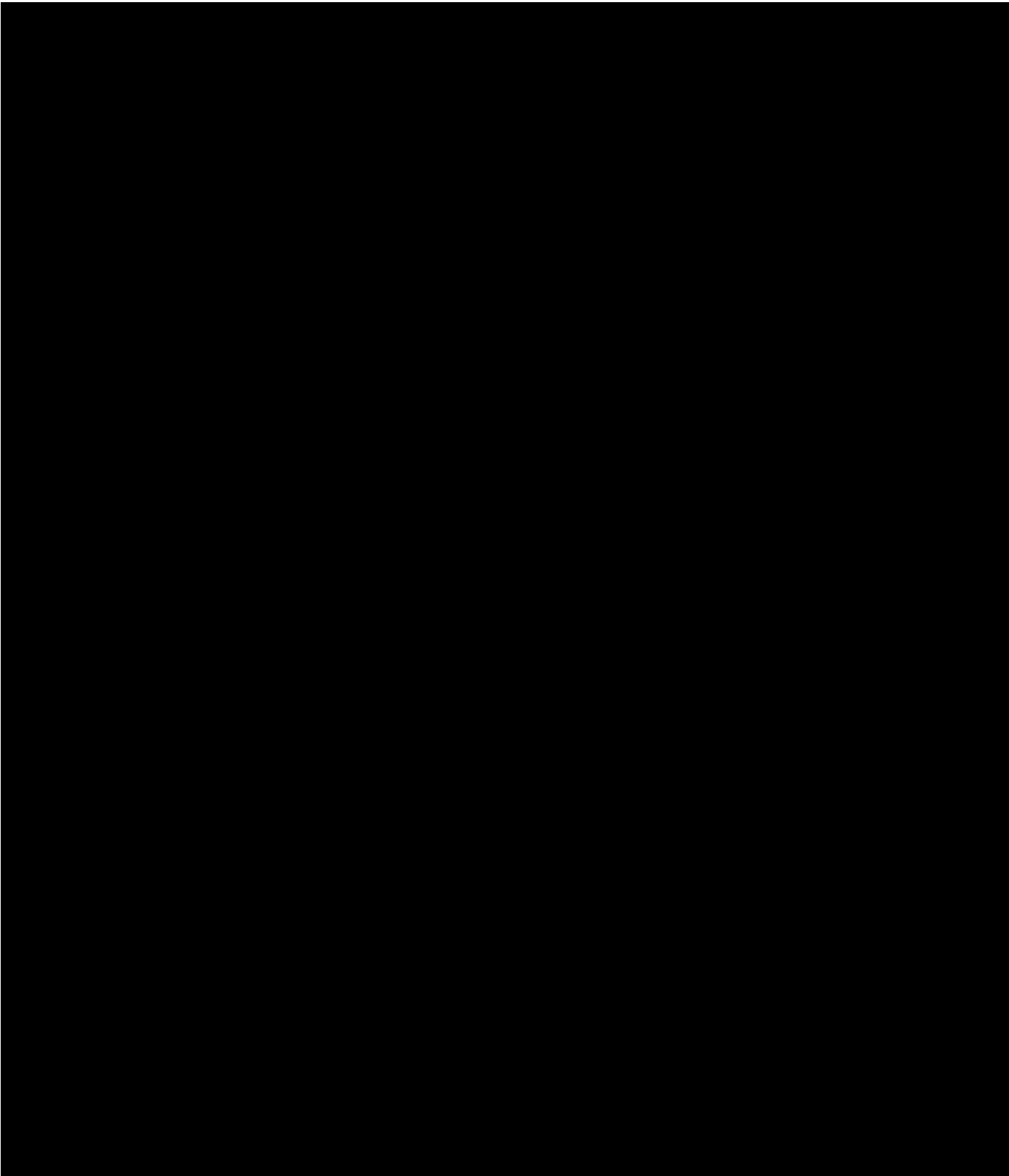
2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.
- 

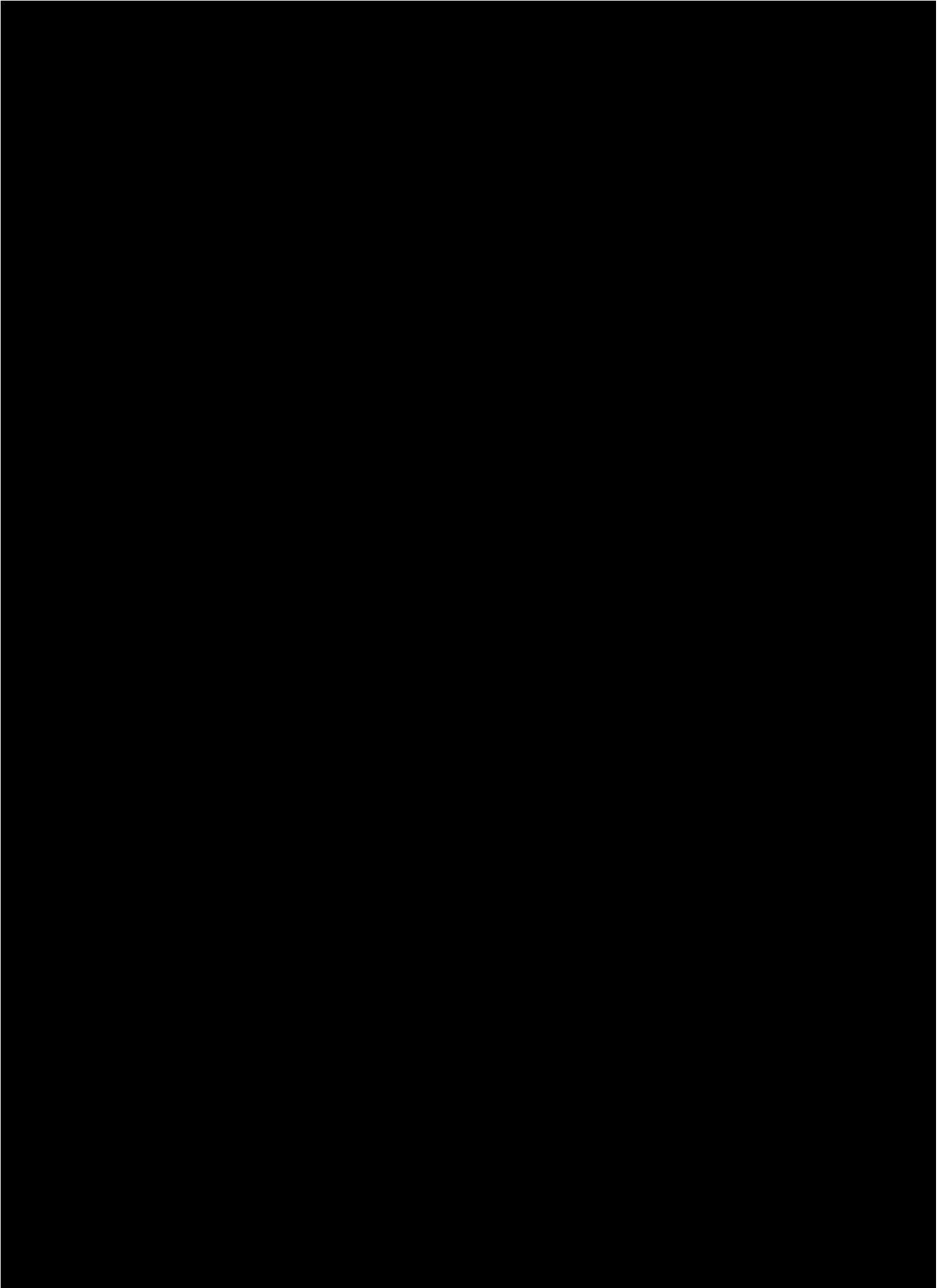


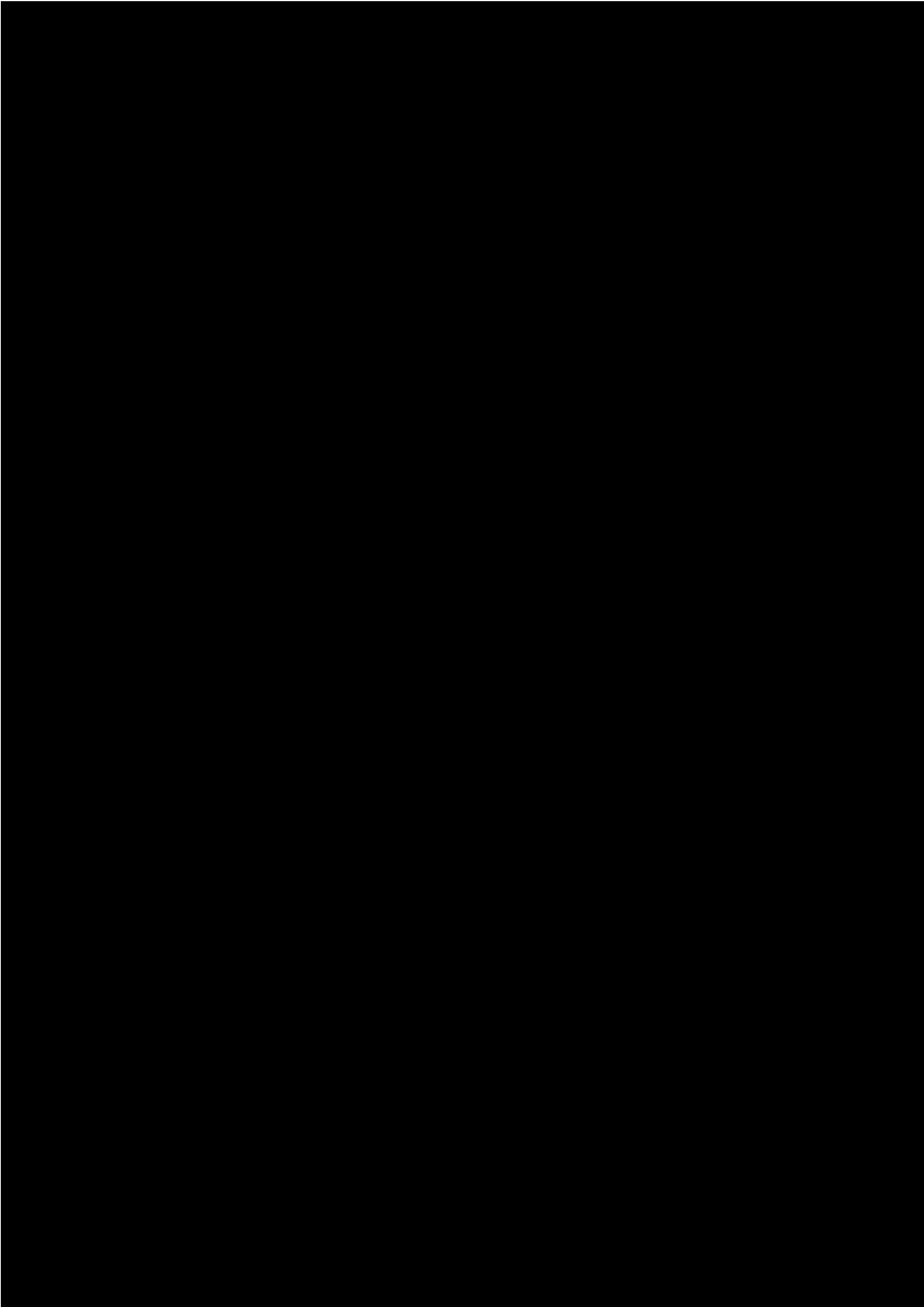
CONFIDENTIAL

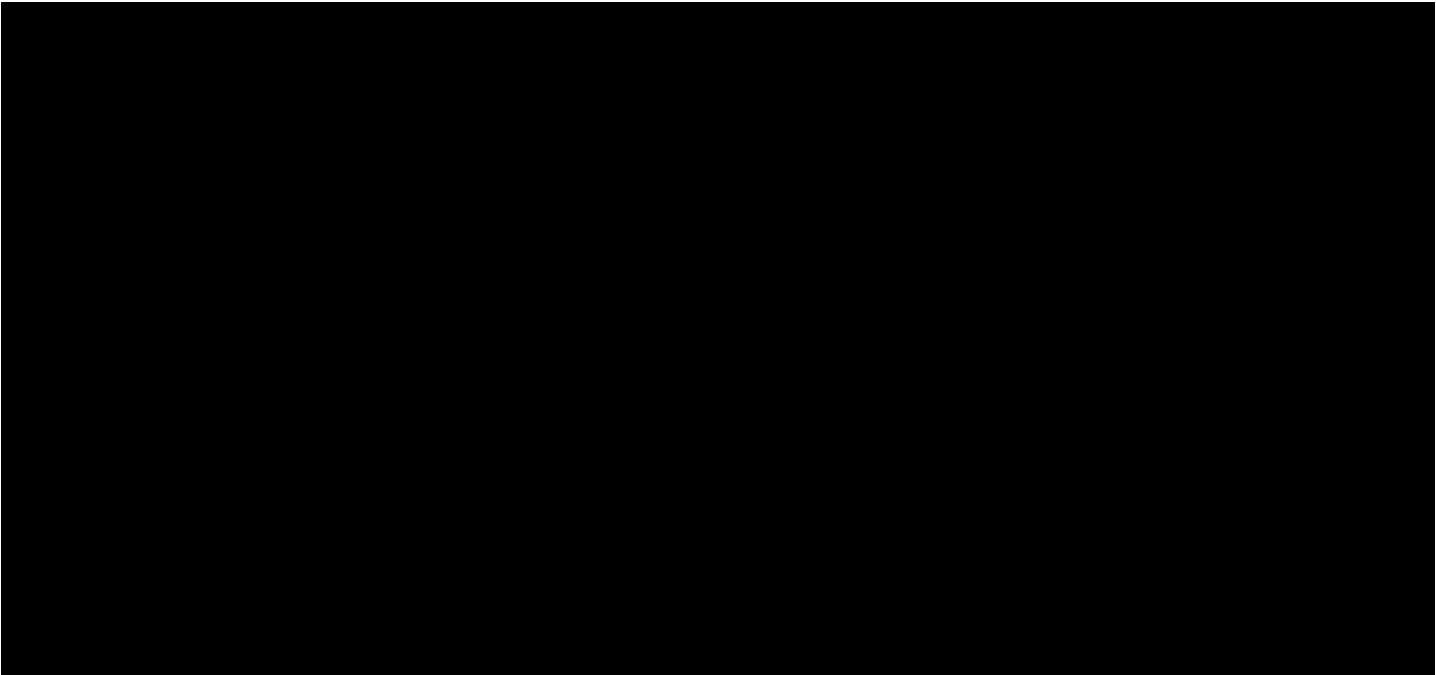
19.3 Confidential - Tender Report ENG:008.24/25 - Solar Panels and Structure - Council Service Centre

Report Type	Officer Report - Confidential
Department	Engineering Services
Author	Peter Halton
Disclosure of Interest	No Council Officers or Contractors have declared a Conflict of Interest regarding the matter under consideration.
Current Risk Rating	Medium
Strategic Plan Reference	Theme 4 - Organisational Excellence 4.4 Optimise Council operation of businesses and assets, to ensure value for money is returned to the community.
File Reference	GF/7.81.4/190









RECOMMENDATION

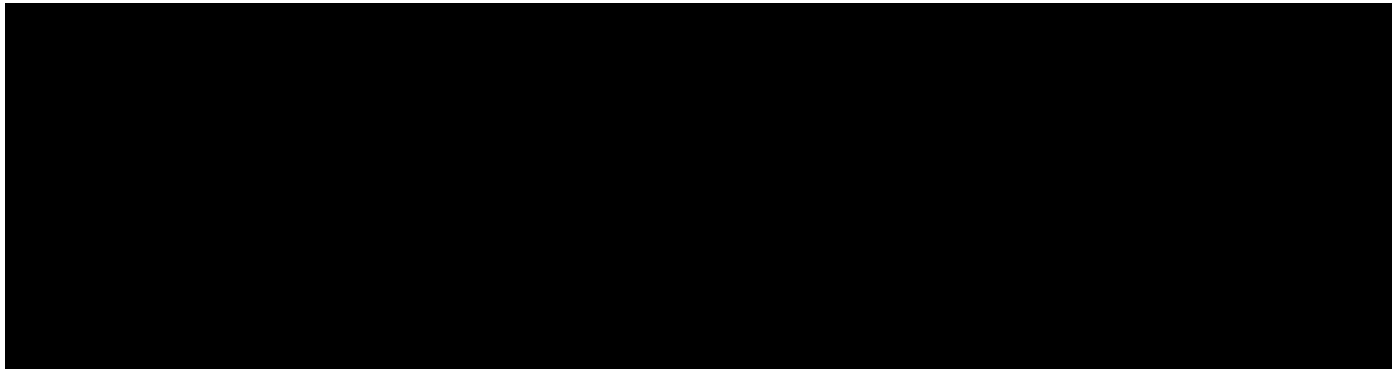
That:

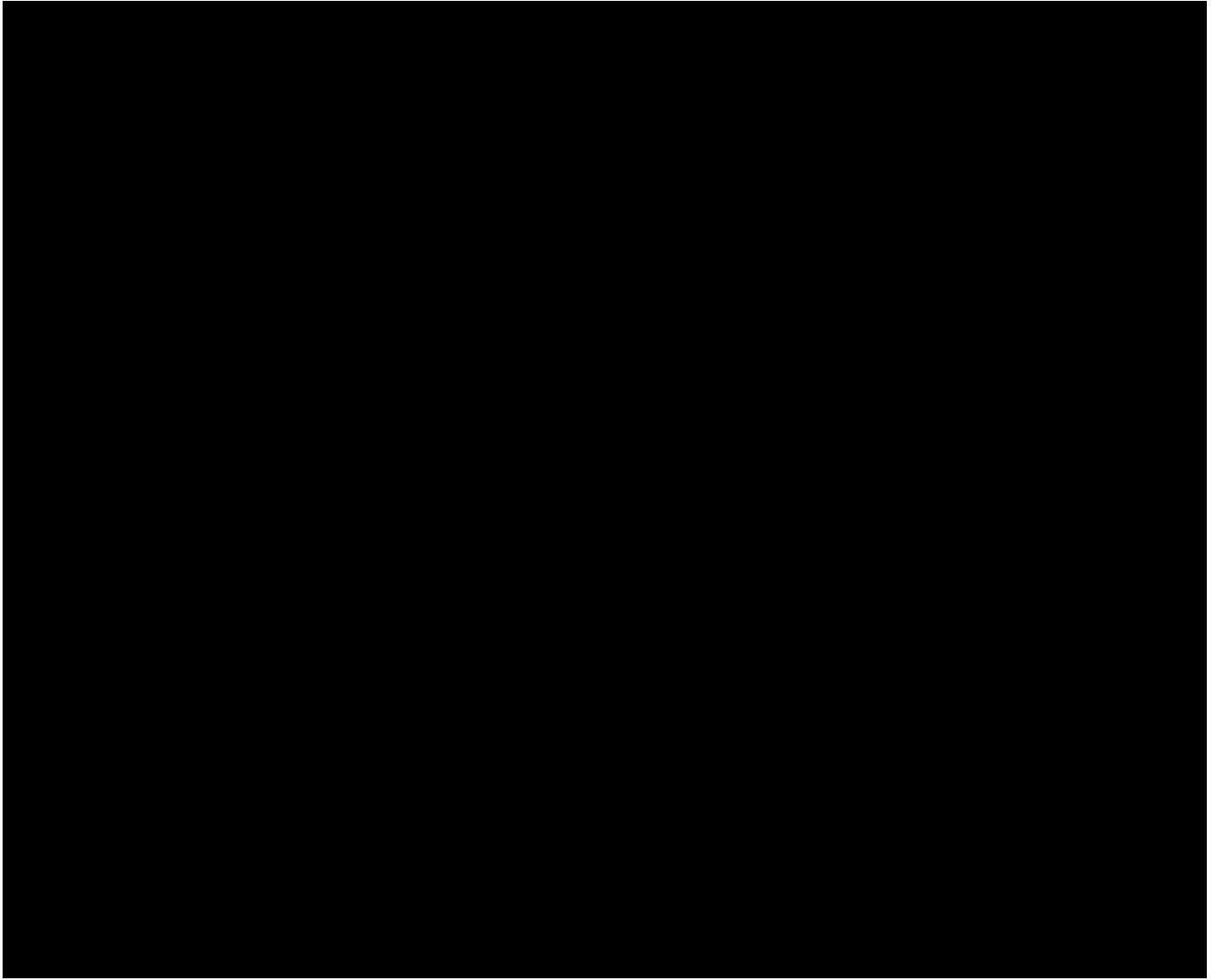
1. Pursuant to Sections 90(2) and 90(3)(k) of the *Local Government Act 1999* the Council orders that the public be excluded from attendance at the part of this meeting relating to Item 19.3, excepting the following persons:
 - Mr BJ Gower – Chief Executive Officer
 - Mr PA Duka – Director Corporate Services
 - Mr PA Halton – Director Engineering Services
 - Ms EF Clay – Director Development Services
 - Ms C Allen – Executive Assistant / Minute Taker

To enable the Council to consider Item 19.3 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 19.3:

- (k) tenders for the supply of goods, the provision of services or the carrying out of works.

Specifically, the present matter relates to solar panels and structure for the Council Service Centre.

2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.
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20 Meeting Closure

Meeting Closure.