

Councillor questions on agenda items (informal questions) – Council meeting agenda 17 March 2026

In accordance with the Code of practice - proceedings of meetings' Procedure 3.2.4 Informal questions - pre-meeting process, the below summarises questions from councillors and the responses provided.

Item no.	Item	Councillor	Questions and response
10.1	DRAFT INCLUSIVE COMMUNITIES ACTION PLAN 2026-30	Themeliotis	<p>1. How will Administration demonstrate that the community consultation has meaningfully reached people with the highest barriers to participation, and that their feedback has materially shaped the final plan?</p> <p>The draft Inclusive Communities Action Plan 2026-30 (Plan) was developed with the Disability Engagement Focus Group and a workshop with our disability community, facilitated by people with disability from Purple Orange.</p> <p>Participants included people with multiple disability types (both physical and non-visible), taking into consideration cultural diversity, gender diversity, different age groups, carers, family, friends and service providers.</p> <p>Community engagement of the draft Plan has been designed to capture feedback from people with disability by using the extensive contacts of the Regional Disability Network (over 150 service providers), staff community contact lists that include priority groups, social media, posters, flyers and drop-in sessions.</p> <p>Importantly we will be providing accessible versions of the plan (Easy Read and Plain English) and different methods for providing feedback including face to face, email, phone, and the ability to upload video and audio files.</p> <p>An engagement report will be provided to Council with the final draft Plan in June 2026, alongside how have responded to the engagement feedback in the final draft Plan.</p> <p>2. Beyond listing actions, how will Administration measure whether the plan is actually improving inclusion outcomes for people with disability in our community?</p> <p>Several metrics will be used to understand whether the Plan is improving inclusion outcomes including reviewing and asking specific questions about accessibility in the annual community survey, and through evaluations of programs and services across our community facilities (e.g. community centres, libraries, youth centres).</p> <p>We will be reporting annually to DHS and Council on the outcomes of actions against specific measures; reporting will be a mixture of quantitative and qualitative information and will include examples of achievements and success.</p> <p>We will continue to connect and engage with community through our established networks, providing an ongoing opportunity to understand what is working, and any areas for future improvement.</p> <p>We also have an action (Action 10) of the new Plan to review and strengthen questions in the annual community survey to measure local community attitudes towards people with disability and associated disability priority groups.</p>

			<p>3. How will the Inclusive Communities Action Plan be integrated with other Council strategies such as the Open Space Strategy, Transport planning and facility upgrades to ensure accessibility and inclusion are considered across all projects, not just within this plan?</p> <p>We have aligned the Plan where possible with other strategies under the strategic alignment section of the draft Plan.</p> <p>Embedding access and inclusion into our systems, procedures and strategic documents is ongoing and the Plan continues to inform our new plans as they are developed.</p> <p>4. What were the key lessons learned from implementing the previous plan, and how have those lessons shaped the priorities in the new 2026-30 plan?</p> <p>The key learnings from the delivery of the Inclusive Communities Action Plan 2021-24 include:</p> <ul style="list-style-type: none"> • Creating meaningful lasting change requires ongoing commitment and perseverance • We must celebrate and showcase our successes, with community sometimes not aware of what has been achieved or delivered • It's important to maintain strong communication within the organisation and with community • We must continue listening to people with lived experience of disability to ensure our work is relevant and meets community needs. <p>These learnings have shaped the actions in the new Plan including how we communicate, engage, design, and deliver services to our community.</p> <p>5. If resource constraints arise, how will Administration prioritise actions within the plan to ensure the most meaningful improvements to accessibility and inclusion are delivered first?</p> <p>Should resource constraints arise, we will prioritise what is legislated under the Disability Inclusion Act 2018 (SA) and what has been allocated to council in the State Disability Inclusion Plan 2025-2029.</p> <p>6. Beyond consultation on the draft plan, how will Council maintain ongoing engagement with people with disability and carers during the implementation phase?</p> <p>This will be achieved through regular forums and presentations to community and service providers throughout the life of the plan. We are also reviewing our Engagement Framework which will consider people with lived experience.</p> <p>7. Does the plan include actions to systematically review the accessibility of council-owned buildings, parks and public spaces, and if so how will those improvements be prioritised and funded?</p> <p>There is a specific action in the Plan, where we will undertake accessibility audits across a range of council of council civic and community spaces using universal design principles (Action 19).</p> <p>Locations will be prioritised through asset planning accessibility audits, based on community usage and sentiment</p>
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			<p>through the Project and Capital Works and annual budgeting process.</p> <p>There are several other actions designed to support this outcome including:</p> <ul style="list-style-type: none"> • Action 1 – Implementing the new Accessible Community Events Toolkit. • Action 14, 16, 20 – Recording accessibility modifications to council infrastructure, public spaces, council projects, parks, reserves and beaches. • Action 15 – Updating design guidelines to ensure best practice accessible signage. <p>8. Will Council provide regular public reporting on the progress of this plan so the community can see what actions have been delivered and what outcomes have been achieved?</p> <p>Progress reports will be provided to Council annually; these will be available on our website on a new dedicated landing page for access and inclusion, which will be delivered later this year.</p> <p>Regular updates will be provided to community through presentations, updates at community forums, at the Regional Disability Network meetings and through our communication platforms (social media, council's website, Onkaparinga Now).</p>
10.3	SHARED SERVICES MODEL FOR SPORTING CLUBS	Themeliotis	<p><i>1. Given the report acknowledges significant and growing pressure on sporting clubs, but recommends an approach that does not directly reduce volunteer or administrative workload, how confident is Administration that the proposed model will deliver meaningful change rather than simply maintain the status quo?</i></p> <p>The report identifies Option 3 as a scalable, low-risk approach aligned with Council's strengths and its ability to support a large number of clubs equitably to focus on building club capacity not dependency. Meaningful change under this model is reliant on clubs taking up support opportunities provided by council, which does rely on the volunteer workforce. With this approach, direct workload reduction is not immediate, however governance and sustainability improve over time. It is expected that as systems, knowledge and skills improve, volunteer workload will reduce.</p> <p>Council initiatives under this model, such as the delivery of the multi-use sporting facility action plan have demonstrated the benefits of improved relationships with our clubs and facilities, which has led to the provision of Council support in specific areas of club need including strategic and financial management.</p> <p>Continuing to provide support in specific areas of club need is expected to improve the long term capacity and capability of our clubs, delivering meaningful, sustainable change.</p> <p><i>2. Option 2 relies on clubs, associations or facilities having the capacity to coordinate and deliver shared services. What evidence does Administration have that the sector currently has that capacity, given the report's own findings about volunteer and administrative strain?</i></p> <p>Option 2 is intended only for associations, conglomerates of clubs or groups that demonstrate readiness. The sector</p>

		<p>engagement recommended in the report will provide the opportunity to determine both levels of interest and sector capability to provide shared services.</p> <p><i>3. How will Council ensure that any sector-led shared service model is equitable for smaller clubs, newer clubs or clubs without strong existing governance capacity, rather than primarily benefiting the largest and best organised organisations?</i></p> <p>Equity is best maintained through universal access to advisory support, rather than a shared service model that may advantage larger, well resourced clubs.</p> <p>Council administration can provide guidance to any associations, clubs or groups interested in providing shared services to help ensure that clubs with greatest need, including small or newer clubs, have access to shared services.</p> <p><i>4. Where shared services are supported through external grant programs such as the ORSR Sector Success Program, what is the plan to ensure those services remain viable once the grant funding ends?</i></p> <p>The report confirms that Office for Recreation Sport and Racing's Sector Success funding is not ongoing and encourages sustainable, long-term models that are not reliant on Council or other funding providers once grants conclude.</p> <p>Council administration will encourage any clubs, associations or groups seeking external funding support to establish shared services for their clubs to build in and demonstrate a long-term approach to ensure viability beyond grant funding. This may include establishing fee for service models, negotiating sponsorships or discounts from local providers.</p> <p>The GippSport Regional Sport Administration Hub pilot program in Victoria has been fully subsidised by the Victorian government, however, is using a fee for service model to ensure sustainability once this funding ceases. As the program continues to grow, the services will be made available to more clubs using a fee for service model which increases incrementally to ensure program sustainability.</p> <p><i>5. What would success look like in 12 months' time, for example, reduced volunteer workload, better compliance, lower admin costs, or more clubs participating and how will Council measure whether this approach is actually working?</i></p> <p>Depending on available sector led services and council's approach to supporting our clubs, success in 12 months' time may be measured by:</p> <ul style="list-style-type: none"> • Levels of engagement in council provided training and development opportunities • Feedback received on council provided training and development opportunities • Annual leaseholder survey findings • Direct feedback from clubs captured through the Multi Use Sporting Facility health check process • Levels of uptake of sector led shared services
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			<ul style="list-style-type: none"> Feedback from clubs taking up sector led shared services <p>Evaluation frameworks would be developed for any new shared service models to measure success.</p> <p><i>6. Did Administration consider a limited pilot of direct or coordinated shared services for a small number of clubs or facilities, so Council could test real demand and outcomes before ruling out a more active role?</i></p> <p>Direct service pilots were considered but present legal, financial and equity risks even at small scale. Legal advice cited in the report confirms that Council provided shared services carry a higher risk than sector led or advisory models, regardless of scale.</p> <p>Council have met with the team at GippSport regarding their Sport Administration Hub pilot program and will continue to monitor progress of this program, and any others identified.</p> <p>Council administration is monitoring emerging technologies including AI that may help reduce volunteer burden in the future and will provide relevant future training opportunities for club volunteers and administrators.</p> <p>As acknowledged in the report, reducing volunteer burden is a challenge being experienced locally, statewide, and nationally. Council administration has engaged with the Local Government Sport and Recreation Network to determine if any other councils provide shared services for their clubs or are aware of shared services being provided in the sector.</p> <p>There was a strong level of interest from other LGAs. The engagement showed there are no councils in South Australia providing shared services to their clubs. The group acknowledged that finding solutions to reducing volunteer burden is a statewide challenge and the provision of shared service options will be discussed at a future Local Government Sport and Recreation Network meeting, noting that ORSR attend these meetings and provide leadership in statewide initiatives.</p>
10.4	DRAFT RATING POLICY 2026-27	Themeliotis	<p>Question #1: The report expressly says the rating policy must balance Council's need for financial sustainability with "the principles of equity and the ability of ratepayers to pay." When affordability is the number one issue for rate payers and given the significant cost-of-living pressures many households are currently facing, how does this draft rating policy ensure that rate increases remain reasonable and affordable for residents?</p> <p>Response: Through a combination of structural rating measures, targeted rebates, hardship provisions, and policy settings designed to reduce reliance on volatile property valuations, the Draft Rating Policy 2026–27 actively ensures that rate increases remain reasonable, predictable, and sensitive to the current financial pressures faced</p>

			<p>by residents.</p> <p>These mechanisms work together to provide fairness, protect vulnerable ratepayers, and maintain affordability—while still ensuring Council collects the revenue required to deliver essential services to the community.</p> <p>Question #2: The report notes that capping rates means the amount rebated to affected ratepayers is spread across other ratepayers within that land use category. The policy itself recognises a redistribution issue how is this being addressed? Can Administration advise whether the Long Term Financial Plan anticipates rate increases above CPI, and if so, what the main drivers of those increases are?</p> <p>Response: The policy recognises the redistribution issue, because any amount rebated to eligible ratepayers must be recovered from other ratepayers within the same land use category. However, the policy addresses this by preventing large spikes, limiting eligibility, and stabilising each land-use category's contribution. The combined effect ensures redistribution is modest, controlled, and consistent with equity principles.</p> <p>The current Long Term Financial Plan assumes rate increases in line with forecast CPI and is updated when reviewed annually.</p> <p>While the policy does not quote long-term financial plan forecasts, it does identify the structural drivers that influence rate increases, including:</p> <ul style="list-style-type: none"> • cost of maintaining and renewing infrastructure • providing services that the private sector does not • long term financial sustainability requirements • growth and changing community expectations • depreciation, service delivery costs, and economic conditions <p>Question #3: From a community perspective, will residents be able to clearly understand how their rates are calculated under this policy, and how any future increases are determined?</p> <p>Response: From a community perspective, residents will be able to clearly understand how their rates are calculated and how future rate increases are determined, because:</p>
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			<ul style="list-style-type: none"> the policy clearly explains the components used in rate calculation annual engagement and transparent processes support understanding mechanisms like fixed charges and rate capping stabilise and simplify rate outcomes objection and hardship processes are clearly defined <p>The policy is intentionally designed to improve clarity, predictability, and fairness, helping residents understand both their rates and future changes.</p> <p>In addition, the draft Annual Business Plan which is to be presented to Council at its special meeting to be held on 14 April, includes a section titled 'What is included in an annuals rates notice?' which provides a worked example of the how rates are calculated.</p> <p>There were also a number of fact sheets regarding rates included on the Your Say as part of the community engagement for the draft Annual Business Plan and Budget 2025-26 and will be made available again as part of the 2026-27 community engagement process.</p> <p>Question #4: Has Council undertaken any analysis on the impact of potential rate increases on typical households, particularly those on fixed incomes such as pensioners?</p> <p>Response: This analysis will be undertaken as Council works through its rate modelling.</p> <p>However, the policy framework incorporates several mechanisms aimed at protecting vulnerable or fixed-income households. These include rate capping, seniors' postponement, and hardship provisions.</p> <p>A report will be presented to Council at its June 2026 meeting, presenting rates modelling options, whereby the fixed charge component is increased/decreased and the potential impact on individual ratepayers under the scenarios.</p> <p>Question #5: To what extent does growth in the city (new homes and developments) contribute to Council revenue, and does that help reduce pressure on existing ratepayers?</p> <p>Response: The policy does not quantify the financial impact of growth (e.g. number of new rateable properties). However, the policy does acknowledge the role that growth</p>
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			<p>plays in determining rate revenue requirements and how rates are distributed across the community.</p> <p>Growth contributes additional rate revenue as new homes and developments are added to the rating base.</p> <p>Growth increases demand for infrastructure and services, so the financial benefit of growth is offset by increased costs.</p> <p>The policy does not quantify the net impact of growth on rate levels, nor does it state that growth results in lower overall increases for existing households.</p> <p>Question #6: How does the draft rating policy support Council's long-term financial sustainability, while also recognising the importance of keeping rates manageable for the community?</p> <p>Response: The policy supports long-term financial sustainability by linking rate setting to strategic planning, stabilising the revenue base (fixed charge) and maintaining predictable shares across land-use categories. At the same time, it keeps rates manageable by reducing exposure to valuation volatility, capping residential increases, providing hardship and seniors' relief, and engaging the community annually before decisions are made. Together, these mechanisms deliver a balanced approach that funds essential services and infrastructure while safeguarding affordability for residents.</p> <p>Question #7: The fixed charge and cents in the dollar rates are still shown as placeholders and will come later once rate modelling parameters are set. How can Council be asked to endorse the structure before the final price impact is known?</p> <p>Response: Council is being asked to endorse the rating structure, the principles, methodologies, and mechanisms, because these form the legal and strategic foundation upon which the final rate modelling must be built. The actual fixed charge and cents-in-the-dollar values will be presented later, once the Annual Business Plan, valuations, and financial modelling are complete and after community engagement has occurred.</p> <p>This is standard practice, fully aligned with the Local Government Act and the annual budgeting cycle, and ensures that Council can make informed, transparent, and</p>
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			community-consulted decisions on the final price impacts.
10.6	UPDATE REPORT - REVOCATION OF THE COMMUNITY LAND CLASSIFICATION OF PORTION OF ALLOTMENT 195 (RESERVE) WOODLEA DRIVE, ABERFOYLE PARK	Themeliotis	<p><i>1. Given the report acknowledges the land still provides streetscape amenity, how has Administration assessed the long-term community value of retaining even small reserve parcels, rather than viewing them only through current operational use?</i></p> <p>Consistent with other proposed revocations and disposals, the subject land has been assessed by council officers against relevant strategic and operational criteria and has been determined to be surplus to requirements and potentially suitable for disposal to the adjoining landowners.</p> <p>The strategic land use assessment confirms that the land is not required for future community open space or operational purposes, and disposal is therefore considered preferable to retention.</p> <p>The revocation process includes a statutory requirement for public consultation, providing the community with an opportunity to comment and ensuring that feedback is considered prior to any decision to progress the revocation.</p> <p>The subject land appears to function as part of the Applicant's land and provides limited benefit to the broader community beyond streetscape amenity. The Applicant has landscaped the land, contributing positively to the streetscape, and public access and amenity are retained via the adjoining road verge.</p> <p><i>2. Can Administration summarise the main objections raised during consultation and explain how those concerns have been substantively addressed, rather than simply outnumbered by submissions in support?</i></p> <p>The Agenda Report (page 191) summarises the key objections received and Council's responses, including concerns regarding the loss of green space, environmental impacts, effects on wildlife, and opposition to further subdivision.</p> <p>The subject land appears to be functionally integrated with the Applicant's property and provides limited benefit to the broader community. The Applicant has landscaped the land, and the remaining vegetated reserve to the south will be retained in Council ownership.</p> <p>Environmental protections are embedded within the development assessment process. The retention and protection of any regulated or protected vegetation will continue to be governed by enforceable statutory requirements, ensuring local environmental values are maintained while allowing appropriate land use.</p> <p>The Applicant's land is subject to an encumbrance in favour of Renewal SA, which restricts further re subdivision. While development opportunities may exist under the General Neighbourhood Zone and the Planning and Design Code, any future re subdivision would require Renewal SA consent. On this basis, and in reliance on the encumbrance covenants, further re subdivision is not currently permitted.</p> <p><i>3. Given this is community land and a Land Management Agreement was specifically identified but not recommended because it would reduce sale value, how is Council satisfied that financial considerations are not being prioritised over long-term environmental and community amenity outcomes?</i></p> <p>While a Land Management Agreement can provide an additional layer of protection, regulated and significant trees</p>

			are already afforded statutory protection under the Planning, Development and Infrastructure Act 2016. In this context, the imposition of a Land Management Agreement is considered unnecessary, incurring additional administrative costs and creating further encumbrance that may reduce the value of the land.
10.13	POLICY - LEASING AND LICENSING OF COUNCIL'S COMMUNITY LAND AND/OR BUILDINGS	Themeliotis	<p>1. <i>Given this is the first policy of its kind for the Council, is a four-year review cycle appropriate, or would Administration recommend an earlier review once the policy has been applied in practice?</i></p> <p>As this is the first Policy of this kind for council, a first review has been proposed after 2 years (see document control on page 389 of the Agenda). The Policy can be reviewed and amended earlier than the proposed review cycle if new initiatives or improvements are identified.</p> <p>2. <i>Does the policy introduce any mechanism to ensure consistency and fairness across different sporting clubs and community tenants in relation to tenure length, rent levels and access arrangements?</i></p> <p>Yes. The following Clauses support consistency and fairness across all tenant types in relation to tenure, rental fees and access and are briefly described below (refer Policy for full details):</p> <p>Clause 8. Occupancy Agreements (and tenure)</p> <p>Council will enter into an Occupancy Agreement for the use of council's Community Land and buildings that aligns with council's strategic directions, the needs of the community, the intended purpose of the facility, the needs of the Occupant, and legislative obligations (including compliance with the relevant Community Land Management Plan).</p> <p>Clause 9. Selection of an Occupant</p> <p>To ensure fairness and opportunity, Council may select an occupant with or without undertaking an Expression of Interest process depending on the circumstances (refer Policy for full details).</p> <p>Clause 10. Sub-letting and Hire of Facilities</p> <p>Sub-letting and hire of facilities are encouraged where it is subservient to the primary use of the tenancy, encourages wider community benefit and participation, increases facility usage, and encourages the efficient use of council facilities (refer Policy for full details)</p> <p>Clause 12. Fees and Charges</p> <p>Council will apply a fee to Occupancy Agreements based on:</p> <ul style="list-style-type: none"> o Council's Schedule of Fees and Charges with respect to hire arrangements. o Commercial market rates with respect to commercial Occupants, where there is a competing market - the principles of competitive neutrality apply. o Not-for-profit organisations charged a contribution towards maintenance of the facility as a service fee (rent)

			<p>based on the Council endorsed formula.</p> <ul style="list-style-type: none"> o Case-by-case negotiations with respect to Management Agreements. <p>3. <i>How clearly does the policy define responsibility between Council and leaseholders for maintenance, renewal and capital works to ensure council assets are not degraded over time?</i></p> <p>Maintenance and capital works are contemplated throughout the Policy. Examples under these sub-headings include:</p> <p>Maintenance -</p> <p>Clause 8. Occupancy Agreements - Management Agreements can address arrangements for funding, cost sharing, legal responsibilities, maintenance, use, supervision, staff and access.</p> <p>Clause 10. Sub-Letting and Hire of Facilities</p> <ul style="list-style-type: none"> • Council may require the rental income derived to be directed to a sinking fund to contribute to facility maintenance or infrastructure renewal • Council may require the Occupant to negotiate with it to assume additional repair and maintenance responsibilities under the Lease Agreement. <p>Clause 12. Fees and Charges explains that Council will apply a fee to Occupancy Agreements based on:</p> <ul style="list-style-type: none"> • A contribution towards building facility maintenance with respect to not-for-profit organisations charged as a service fee (rent) to lessees based on the Council endorsed formula: • Fees may apply for the maintenance of facilities such as hard courts and turfed spaces and are applied in accordance with council's Schedule of Fees and Charges and the cost sharing principles for sporting club fees approved by Council at its meeting on 18 July 2023. <p>Clause 13. Maintenance, Outgoings and Improvements</p> <ul style="list-style-type: none"> • Maintenance responsibilities will be clearly specified in the form of a maintenance schedule attached to the Occupancy Agreement, with council generally taking on the structural maintenance obligations associated with buildings, except in the case of a Ground Lease, in which case all assets will be the responsibility of the Occupant. • Where turfed sportsgrounds are leased for exclusive use, the Occupant will be required to provide public access when not being used by the Occupant for scheduled training and matches. In recognition of this: <ul style="list-style-type: none"> o Council will take on the maintenance of turfed sportsgrounds and recover a percentage of the annual costs of maintenance from the Occupant via a Sports Ground Maintenance Fee o For turfed sportsgrounds irrigated using mains water, council will pay the cost of irrigation applied to turfed playing surfaces (pitches and ovals) at the relevant industry standard, calculated 'Kilolitres multiplied by the current
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			<p>SA Water or Reclaimed water sources price per Kilolitre'</p> <ul style="list-style-type: none"> o For turf sportsgrounds irrigated using bore water, council will provide advice and support in relation to the ongoing maintenance of bore water systems in accordance with the Occupancy Agreement. • The maintenance and irrigation of fine turf playing surfaces (such as bowling and croquet greens, and turf cricket wickets) are the full responsibility of the Occupant. • Where hardcourts are leased for exclusive use, the Occupant will be required to provide reasonable public access when not being used by the Occupant via hire or other arrangement. In recognition of this: <ul style="list-style-type: none"> o Council will take on the maintenance of hardcourts as specified by the Occupancy Agreement, including minor maintenance associated with court surfaces, fencing and lighting, as well as the periodic recoating of courts o Council will recover a percentage of the costs of maintenance from the Occupant via a Court Maintenance Fee, that is specified in council's Schedule of Fees and Charges and charged annually. • As part of the Occupancy Agreement, council may require the lessee to establish a sinking fund to fund major maintenance or repairs. <p>Capital investment –</p> <p>Clause 8. Occupancy Agreements explains when Council aspires to attract private capital investment into its public facilities, the occupant may request long-term tenure to secure its commitment. The Policy further explains lease terms remain subject to the maximum terms allowable under legislation.</p> <p><i>4. Does the policy improve transparency around how leasing decisions are made, including how rent levels or concessions are determined and reported to the community?</i></p> <p>Yes. Clause 3. Policy purpose sets out this policy is to ensure an open, equitable and transparent process for the occupancy of council's Community Land and/or buildings, with a focus on achieving optimal outcomes for council and its ratepayers, both financially and non-financially.</p> <p>Clause 7. Policy Objectives demonstrates Council is committed to supporting and encouraging not-for-profit groups and organisations to be financially sustainable and transparent in their operations, adopt good governance principles and meet their legislative obligations</p> <p>Clause12. Fees and Charges explains how Council will apply a fee to Occupancy Agreements based on considerations as follows:</p> <ul style="list-style-type: none"> • Council's Schedule of Fees and Charges with respect to hire arrangements. • Commercial market rates with respect to commercial Occupants, or in situations where there is a competing market and the principles of competitive neutrality apply. • A contribution towards building facility maintenance with respect to not-for-profit organisations charged as a
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			<p>service fee (rent) to lessees based on the following Council endorsed formula:</p> <ul style="list-style-type: none"> o Building facilities maintenance: 1.5% of the Building Value o Subsidy: 80% o Calculation: (Building Value x 1.5%) x 20% = annual service fee • Case-by-case negotiations with respect to Management Agreements. • Fees may apply for the maintenance of facilities such as hard courts and turf spaces and are applied in accordance with council's Schedule of Fees and Charges and the cost sharing principles for sporting club fees approved by Council at its meeting on 18 July 2023. • Other fees and charges may apply, including but not limited to security services, building insurance premiums, Emergency Services Levy, and rates and taxes. <p>5. <i>How does this policy ensure that council-owned land and buildings continue to deliver the greatest possible community benefit over time, particularly where long-term leases, commercial subletting or limited public access are involved?</i></p> <p>Clause 7. Policy Objectives sets out that Council is committed to several key areas including:</p> <ul style="list-style-type: none"> • Supporting not-for-profit groups and organisations to increase their capacity and capability, recognising the significant role they play in delivering social and physical community wellbeing, and acknowledging that many of council's Occupants are heavily reliant on volunteers. • Providing fair, open and equitable opportunities for the commercial use of council's Community Land and/or buildings where not required for sole community benefit or the delivery of community services. <p>Clause 10. Sub-Letting and Hire of Facilities is encouraged where it is subservient to the primary use of the tenancy, encourages wider community benefit and participation, increases facility usage, and encourages the efficient use of council facilities. Council may require the Occupant to impose a sub-let fee having regard to the extent to which the proposed sub-let encourages wider community benefit and participation.</p> <p>Not-for-profit Occupants intending to sub-let to commercial organisations undertaking a commercial use of council Community Land and/or buildings must:</p> <ul style="list-style-type: none"> • Do so via a genuine, open and competitive process to the satisfaction of council. • Charge a market commercial rate, having regard to the principles of competitive neutrality. • Satisfy council that it has the capacity to manage a commercial sub-lease, including an awareness and understanding of relevant legislation. • Comply at all times with relevant legislation, including but not limited to the Retail and Commercial Leases Act
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			<p>1995.</p> <ul style="list-style-type: none"> Document the arrangement using documents prepared by, or acceptable to, council. <p>The proposed sub-letting of Community Land and/or buildings by a not-for-profit Occupant to an organisation at a rate that is higher than its own Occupancy Agreement fee will trigger a review and possible variation of the existing Agreement. Council may deem it to be a commercial operation and certain conditions of consent will be applied, on a case-by-case basis, included but not limited to the following:</p> <ul style="list-style-type: none"> the rent may be reviewed to fair market rent Council may require the rental income derived to be directed to a sinking fund to contribute to facility maintenance or infrastructure renewal Council may require the Occupant to negotiate with it to assume additional repair and maintenance responsibilities under the Lease Agreement, taking into account: <ul style="list-style-type: none"> The extent of the Occupant's expenses in relation to maintenance and operation of the facility, remuneration of volunteers, and operation of the organisation. Any upcoming maintenance or asset renewal requirements. <p>The balance of the money derived by the head lessor from the sub-lease must be used solely in connection with the Permitted Use under the head lease.</p> <p>Occupants are encouraged to hire facilities out to the wider community using an appropriate fee.</p>
10.13	POLICY - LEASING AND LICENSING OF COUNCIL'S COMMUNITY LAND AND/OR BUILDINGS	Pritchard	<p><i>In the Policy, section 16. Signage and Naming Rights (attachment 2, page 399):</i></p> <p><i>1. Has council audited facilities to confirm any existing sponsorship advertising is recorded in council's landowner consent records?</i></p> <p>No. Guidance regarding signage and naming rights has to date, been limited to the clauses of any lease agreements, any previously granted landowner consents, and any development approvals.</p> <p>The proposed Policy - Clause 16. Signage and Naming Rights provides the following:</p> <ul style="list-style-type: none"> Council holds the naming rights to all community and sporting facilities on council owned land. When Occupants wish to encourage sponsorship through fixed signage, council's written consent must first be obtained in accordance with council's Landowner Consent Procedure, together with all necessary development approvals. <p><i>2. Does the council receive any of the sponsorship revenue from a facility that has advertising?</i></p>

			<p>No. Any sponsorship is sought and retained by the occupant.</p> <p><i>3. How does council make sure that sponsorship of a site is shared amongst all users?</i></p> <p><i>a. i.e. is it the leaseholder that collects sponsorship or can individual clubs that are sub-tenants?</i></p> <p><i>i. Example, a football club and a cricket club share an oval, it has advertising on the boundary, is this sponsorship to one of the clubs or to the leaseholder of the facility?</i></p> <p>For multi-use sporting facilities, Council's contractual relationship is with the Head Lessee. The Head Lessee is responsible for the payment of all operational expenses and utility costs. The Head Lessee may enter into sub-user agreements consistent with the permitted use of the facility and consistent with the terms of their lease. These arrangements are between the Head Lessee and sub-user. Sponsorship from local businesses is likely to be an important source of revenue for the Head Lessee and sub-users, contributing income to support club operations.</p> <p><i>4. Does the council currently have any naming right sponsors on any facilities?</i></p> <p><i>a. If it does, does this revenue go to council or to the facility leaseholder?</i></p> <p>No. There are no known leased facilities subjected to third-party sponsors claiming naming rights.</p>
10.14	CANOPY AND GREENING TARGETS UPDATE	Themeliotis	<p><i>1. Given the report acknowledges Council cannot achieve these targets alone, and that significant future operational costs for watering, pruning and maintenance are still to be quantified, can Administration advise how confident it is that these targets are both realistically achievable and financially sustainable over the long term?</i></p> <p>Capacity to reach the target</p> <p>Current data and forecast trends indicate the targets are achievable by 2055, and council is well placed to continue toward planting 100,000 trees by 2037.</p> <p>The current Long Term Financial Plan accounts for operational and some capital requirements needed to meet the costs to plant and maintain trees and green cover in our urban areas.</p> <p>There are always unknowns which can increase costs and/or compromise canopy greening outcomes, for example storms, drought, and extended heat. We are continually learning how to ensure investment into our canopy and greening programs returns the best value to our communities, in an equitable way.</p> <p>It is useful to note:</p> <ul style="list-style-type: none"> • The Greater Adelaide Regional Plan (GARP) includes a performance measure of 2% canopy growth every 5 years. The canopy mapping undertaken by the state government showed that between 2018 and 2022 canopy across the entire council area increased by 3.5% over 4 years (up to 20%). • past data has demonstrated that a greater proportion of canopy growth is provided by established trees than new

			<p>plantings. Considering the majority of land in the council area is privately owned, we will continue to advocate for and promote planting and retention of trees and vegetation on private land.</p> <ul style="list-style-type: none"> • The proposed revised targets are not directly adding new budget pressures, and the current Long Term Financial Plan (LTFP) accounts for continued progress towards planting 100,000 trees by 2037. However, the more trees we plant, the more resourcing is required to ensure these trees (and green cover) grow to achieve optimum outcomes, particularly as climate change impacts become more acute. <p><i>2. In relation to Q1 can you please advise what plan or actions council plans to take to have residents, commercial properties and new developments play a part in increased tree canopy coverage on non council owned land?</i></p> <p>We will be initially communicating targets through a range of promotions such as:</p> <ul style="list-style-type: none"> • Onkaparinga now/ media release • Social media/ website • Community outreach stalls <p>We will continue to advocate for legislative and policy changes to support trees and native vegetation.</p> <p>We will also continue to promote the benefits of trees and greening and run community engagement programs to encourage planting on private land.</p> <p>Since 2019, council has implemented nine targeted programs relating to community engagement about trees and greening. These include:</p> <ul style="list-style-type: none"> • Sustainable Onkaparinga education program - Since 2021, tree-related content on our website has been viewed over 70,000 times. The content has been made clearer and more detailed to better address common community questions. This digital engagement is complemented by a community presentation, One Two, Tree! and practical workshops such as planting and pruning demonstrations. • Green Adelaide Education Program - Council has hosted the southern Green Adelaide education team since 2011. The team work with schools and provide planting advice as part of a broader education program. Their focus is on biodiversity and habitat outcomes. • Volunteer Conservation Programs - Our Natural Area Conservation team deliver a range of collaborative engagement and planting activities. This includes working with 14 core community groups, over half of which undertake planting activities each year with a biodiversity and education focus on increasing habitat, linking council reserves and private land. This is currently working at capacity. • Regional partnerships - We partner with Resilient South and other metropolitan councils on shared education
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			<p>initiatives including the innovative 'You Can't Arb That' video series.</p> <ul style="list-style-type: none"> • Onkaparinga's Tree Giveaway - Our annual tree giveaway program encourages the community to plant trees on the 74 per cent of private property not under council management. Over 1,600 free tubestock trees are given out each year to households, schools, community groups and small businesses.
10.14	CANOPY AND GREENING TARGETS UPDATE	Pritchard	<p>1. <i>On page 405, in the table there is a row for: Tree establishment programs in 12 low canopy suburbs.</i></p> <p>a. <i>Our New Target is "Tree establishment programs in all suburbs with < 10% canopy cover by 2055"</i></p> <p>i. <i>I read that this target is to establish a program by 2055, i.e. we have 29 years to write the program...we don't actually have to do any planting or get the canopy in these suburbs up to any new level.</i></p> <p>ii. <i>Can we check the wording of this New Target?</i></p> <p>The intention for this target is to improve equity of greening provision, as some of our suburbs are very challenging to plant in and have canopy cover as low as 2%, so they are unlikely to reach 30% canopy cover. The proposed target aims to ensure we have 'active' tree planting programs established as a priority in areas of greatest need to get them above 10% canopy cover. The performance measure for this target is 'All suburbs reach minimum 10% canopy cover by 2055', which could be a clearer way to communicate the intended outcome.</p> <p>2. <i>With the reference to being able to plant 125,000 trees on council land, can we be clear on what this means in relation to the commitment to plant 100,000 trees by 2037, my understanding is that this is about 75,000 above the 100,000.</i></p> <p>As part of the 800,000 trees Notice of Motion response, staff undertook a high level of assessment of plantable opportunities in the council area. This guided quantification of how many trees we could theoretically plant on council land, and includes assumptions such as not planting in natural areas, coasts and creeklines, where the parameters and budget for planting are less clear. The estimated space for 125,000 trees accounts for space to plant the remaining trees required to reach the 100,000 trees target (at the time of modelling, we had planted 53,000 toward this target. As at last count in 2026, we had planted approximately 70,000). Council could choose to continue planting after achieving the 100,000 trees by 2037 target, and potentially has space for an additional approximate 95,000 trees on council land – however this estimate is subject to further refinement as more data becomes available.</p> <p>3. <i>How are we increasing tree canopy targets from our current target – 15% by 2045 (urban) to 30% by 2055 (total) if we aren't proposing to plant any additional trees?</i></p> <p>The previous target of 20% increase by 2045 was aligned to the previous state government target – which, based on recent canopy mapping, we have met. The initial canopy cover target set by the state government was a first for the state – and for council. At that time</p>

			<p>canopy cover was a developing area and there was not a lot of data on existing canopy growth and trends. The state government targets have been updated to reflect the new data on canopy cover and greening. It also applies to the entire Metropolitan area (which includes the entire city of Onkaparinga).</p> <p>The new target proposed is a realignment to reflect both the state government target, as well as the ultimate desired goal. The previous target relied on a proportionate increase from a baseline which was confusing for some, particularly when different councils had different baseline canopy cover.</p> <p>The intention is that we will continue to plant as many trees and other vegetation as we can realistically manage and may achieve the 100,000 target sooner than 2037.</p> <p>Increasing canopy is not just about planting more trees, and it is also important that we retain trees, and ensure we are investing in establishing what we do plant, to maximise the benefits. The assumption for this proposed target is that we will continue to plant beyond 2037 and/or 100,000 trees.</p> <p><i>a. What rural % currently exists?</i></p> <p>Canopy data solely for rural areas isn't available. We have data on the entire council area (including rural areas) and the urban boundary. This is due to our previous target being focussed on urban boundary and the higher residential population for where cooling and greening benefits are most needed.</p> <p><i>b. Is the expectation that a higher rural % (assuming it is higher) is going to lift the total % to get us to 30% or is there an expected shortfall?</i></p> <p>As of 2022 the canopy cover for the entire council was 20%, with urban areas at 16%. The primary focus for council canopy and greening programs will remain in the urban boundary as this is the area with the highest priority and highest opportunity for growth from planting. We also have the greatest proportion of council land within the urban boundary. A focus for rural areas would likely be on retention of existing trees and improving biodiversity.</p> <p>We will continue to report on the urban boundary canopy cover as a measure to track our progress. A key reason for including rural areas was due to our entire council area now being included for the purposes of the GARP as part of the Metropolitan area.</p> <p><i>4. Do we know of upcoming SEB programs?</i></p> <p>We don't have any upcoming SEB programs, however we have two underway: Christies Creek Conservation Reserve and McHarg Conservation Reserve.</p>
12.2	NOTICE OF MOTION – CR THEMELIOTIS – FUTURE CONSIDERATION FOR COUNCIL	Themeliotis	<p><i>1. Can Administration advise whether the position outlined in the Notice of Motion, specifically the intention to avoid entering into new advertising or sponsorship arrangements with companies whose primary business is the extraction or sale of coal, oil or gas can be delivered?</i></p> <p>Yes. For council-arranged advertising or sponsorship arrangements this can be achieved as intended.</p> <p><i>2. Could the proposed position affect Council's ability to participate in, host, or partner with national or international events, particularly where event sponsorship arrangements are determined by external organisers rather than</i></p>

	SPONSORSHIP AND ADVERTISING		<p><i>Council?</i></p> <p>No. Based on the wording of the Notice of Motion, it is unlikely to prevent council from working with external event organisers who wish to deliver events in our region.</p> <p><i>3. For state, national or internationally delivered events held within the City of Onkaparinga, where Council does not control sponsorship settings, would this motion have any practical effect on Council's involvement or support for those events?</i></p> <p>No. Based on the wording of the Notice of Motion, it would not prevent council from working with external event organisers delivering state, national or international events in our region.</p>
12.3	NOTICE OF MOTION - CR YEOMANS – COMMUNITY FOOD HUB, HASTINGS STREET COMMUNITY HALL, SEAFORD	Themeliotis	<p><i>1. Why were nearby residents not directly engaged prior to Council's November 2025 decision, given they are the community most immediately affected by the proposed use?</i></p> <p>In early 2025, we received funding from the Department for Human Services (DHS) to further scope a potential community food hub in Seaford or surrounding areas, which included community and sector engagement to build a shared vision for a community food hub. This funding was provided between April and December 2025.</p> <p>As we began finalising our 2025 scoping, DHS released the Social Supermarket Program (SSP) tender with tender applications closing on 2 November 2025. This was earlier than we had anticipated, with an initial tender release expected in early 2026.</p> <p>While our scoping identified Hastings Street Community Hall as a proposed location for the hub, there was limited opportunity to engage specifically on the use of this facility with nearby residents before a tender was submitted.</p> <p>It is recognised that some residents would have preferred earlier contact, and it is acknowledged that we could have commenced these discussions following the tender submission.</p> <p>The funding decision for the proposed community food hub was embargoed (required to be kept confidential) by state government until 17 February. Once the embargo was lifted, we began engaging directly with nearby residents from the 24 February to talk through the details, discuss future opportunities and hear their concerns. The Development Application also provides an opportunity for community to provide feedback and input into this process.</p> <p>Council is committed to continuing to engage with residents throughout this process and ensuring their views are heard and considered.</p> <p><i>2. Can Administration clarify whether any modifications, procurement or implementation steps have proceeded on the basis of an assumed outcome before the Development Application process has concluded?</i></p> <p>The outcome of the Development Application has not been presumed. Following the legislated assessment and public</p>

			<p>notification processes, the independent Council Assessment Panel will make a determination on the proposal.</p> <p>To support the Development process, we have been liaising with the Food Centre as the applicant prior to the lodgement of the Development Application.</p> <p>We have also been working closely with the two regular hirers of Hasting Street Community Hall to explore alternative facilities with the proposed community food hub. One group has moved to another local community centre, and the other was due to transition to another local community hall in April, however this will not occur until after the Development Application process. Should the second group move to another local community hall, this will provide an added opportunity for them to expand their operating hours.</p> <p>We commenced this work prior to the Development Application approval to help identify suitable options in advance. As we undertook this process, we identified suitable alternative council owned or managed sites which the groups were happy with, and which could support the continuation of their programs and services.</p> <p>3. What assessment was undertaken to determine that a community food hub involving the sale of food in a retail-style setting is compatible with the existing residential character of Hastings Street and its surrounds?</p> <p>A community food hub is a community centre with a focus on food. Following a Development Application in 2011, Hastings Street Community Hall received a change of use to a 'community centre' and included conditions of use.</p> <p>While the proposed community food hub aligns with the conditions of use of Hastings Street Community Hall, the Development Application process will determine if Hastings Street Community Hall is suitable for the sale of food along with compatibility and local impacts. This will include consideration of traffic, parking, deliveries, hours, noise and amenity formally assessed through the Development Application.</p> <p>4. Given nearby residents were not directly notified until after Council had already approved the project in principle, how can Council be confident that site selection and local impact were properly tested before a decision of this significance was made?</p> <p>A key focus of a community food hub is about building connections with and between community, providing a range of wrap-around services including skill building activities and support tailored to local needs including cooking classes for those on a budget, financial counselling and referrals to other supports. The food hub also provides access to low-cost groceries and essentials.</p> <p>We began detailed food security investigations to inform a council wide coordinated approach to identify locations of highest need for food security initiatives following a Council resolution in February 2023. This investigation included food relief mapping, a household food security survey and further scoping supported by Department for Human Services funding in 2025.</p>
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