CITY OF ONKAPARINGA

Contact for apologies:	Sue Hammond 8384 0747 or sue.hammond@onkaparinga.sa.gov.au
Contact number for meeting venue:	8384 0614

10 September 2026

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN in accordance with Section 83 of the *Local Government Act 1999* that an **Ordinary meeting of Council** of the City of Onkaparinga will be held on **Tuesday 15 September 2026** at **6.30pm** at the Council Chamber at the Civic Centre, Ramsay Place, Noarlunga Centre for the purpose of considering the items included on the attached agenda.

We recognise that the land on which we meet has considerable natural and cultural heritage, including thousands of years of traditional ownership by Kaurna.



Sharon Mason
Chief Executive Officer

Public attendance

- All members of the public who attend Council or Committee meetings are required to electronically sign in using the on-site device which includes having their photo taken.
- The Chamber public gallery capacity is 35 people. Once this limit is reached access to the building will be closed to the public.
- A recording of the meeting procedures, discussion and decisions (excluding confidential items) will be published to council's website approximately 48 hours after the meeting. Vision of persons present in the Gallery will be captured in the recording.

Disclaimer: Please note that the contents of the Council Agendas have yet to be considered by 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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CITY OF ONKAPARINGA

AGENDA

Council meeting 15 September 2026

VENUE:	Council Chamber Civic Centre, Ramsay Place, Noarlunga Centre
TIME:	6.30pm
APOLOGIES:	
LEAVE OF ABSENCE:	Nil

PLEDGE

We recognise this City's considerable natural and cultural heritage, including thousands of years of traditional ownership by Kaurna, and the more recent contribution from people either born here or who have migrated here. As we meet together, we build on this heritage by respecting and listening to each other, thinking clearly, being receptive to new ideas, speaking honestly, and deciding wisely for the current and future well-being of those we serve.

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1. Opening of meeting

2. Council member declarations of interest

3. Confirmation of minutes

That the minutes of the proceedings of the Council meeting held on 18 August 2026 be received and confirmed as an accurate record of those proceedings.

4. Adjourned business

Nil.

5. Leave of absence

Nil.

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6. Mayor's Communication

6.1 MAYOR'S REPORT

The role of the Mayor takes in governance and council leadership, supporting public and civic participation, being the spokesperson for council and advocacy. This past month the strategic leadership has taken shape in meetings with community leaders, responding to media, councillors, staff and grant recipient partners and organisations. I have also continued to focus on young children, families, and youth wellbeing by being present in our library programs for our youngest residents and supporting the Onkaparinga Children and Young People Wellbeing Round Table.

There have been a number of special community celebrations over this period, in particular the 100th birthday of the Morphett Vale RSL which also had the patronage of Her Excellency the Honourable Frances Adamson AC, Governor of South Australia.

On behalf of the Local Government Association of SA (LGA), I presented to the House of Representatives Standing Committee on Regional Development, Infrastructure and Transport, to continue to advocate for South Australia's fair share of funding from the Federal government, and a return to 1% of national taxation. I continued to argue for national equity first and foremost as South Australia continues to not get its fair share. Between 2002-03 and 2024-25, SA's share of the general purpose grants declined by 0.78%. This compares with a 1.75% increase for Queensland over the same period. I was also able to refer to independent research LGA commissioned by SGS Economics and Planning has estimated that greater local government funding could unlock around $7 billion in additional national GDP.

In summary the points we made were:

- Financial Assistance Grants should be restored to one per cent of Commonwealth taxation revenue
- Financial Assistance Grants indexation should be reviewed because council costs do not always move in line with CPI
- Governments should ensure that when responsibilities are transferred to councils, the funding follows
- The reliance on short-term, tied grants should be reduced in favour of sustainable, untied funding.

Citizenship

On Wednesday 26 August I had the privilege of welcoming 50 new citizens from 17 different countries at a Citizenship Ceremony at the Port Noarlunga Arts Centre. The Hon. Amanda Rishworth, Federal Member for Kingston, and Jenni Mitton MP, State member for Mawson, were in attendance providing touching welcome speeches to our new Australians.

It was an honour to have Medal of the Order of Australia Kings Birthday Honours List 2026 recipient, Peter Whiting, as our guest speaker.

Thank you to local Kaurna leader Susan Roberts for delivering a heartfelt Greeting to Country. We were also lucky to have the TS Noarlunga Cadets assist with the presentation of gifts, and thank you to Alan Smallman for his entertaining performance of Aussie classics '*I am Australian'* and '*Waltzing Matilda'*.

Elected Member Representation

Thank you to Deputy Mayor Michael Fisher for representing me at:

- 19th N Scale Convention of Railway Modelling

Thank you to Cr Kim Davis for representing me at:

- Willunga High School Musical "School of Rock"
- Memorial Service for Rotarian, Merilyn Russell

This month the following invitations received an apology:

- Old Noarlunga Primary School tree planting
- Happy Valley Primary School tree planting
- Maxima celebration of Award-winning Trainees
- Launch of Pocket House Homes
- Before the Bloom Art & Science talk
- Clarendon Primary School tree planting

Mayor's calendar 17 August to 12 September 2026

August	
17	Toddlertime, Seaford Library
	Meeting with staff
18	Meeting with resident
	Meetings with community organisation
	Meetings with staff
	Ward briefing
	Meeting of Council
19	Meeting with CEO and Directors
21	LGA briefing
22	Fleurieu Food Festival – McCarthy's Orchard
	Annual RSL Willunga & Districts birthday event
24	Meeting with staff
25	LGA – House of Representatives Standing Committee on Regional Development, Infrastructure and Transport
	Radio ABC interview
	Radio 5AA interview
	Meeting with CEO and Deputy Mayor
	Meetings with staff
	Ward briefing
	Partnership Gathering and Grant Recipients event
26	NAIDOC in the South event
	Citizenship Ceremony
27	Meeting with resident
	2nd Onkaparinga Children and Young People Wellbeing Round Table
	Meeting of Audit and Risk Committee
28	LGA President's Webinar
	Meeting with university representative
29	Ballgowns and Boots Ball, McLaren Vale
31	Meeting with church representative

September	
1	Storytime, Willunga Library
	Meetings with staff
	Elected Member Session
2	Storytime, Hub Library
4	Primary School art exhibition
	Woodcroft Library – Poetry Slam
7	LGA webinar
	Community webinar
	Pt Noarlunga Arts Centre – community fundraiser
8	Pre-Council meeting
	Meetings with staff
	Meeting with Deputy Mayor and CEO
9	Meeting with CEO and Directors
10	Coast FM radio interview
	Port Stanvac site tour
	Media filming
	Meetings with staff
	Elected Member Session
11	Babytime, Aldinga Library
	Art exhibition opening
14	ICLEI webinar
15	Toddlertime, Woodcroft Library
	Meeting with community organisation
	Meetings with staff
	Meeting of Council
16	LGA Audit and Risk Committee meeting
	ICLEI Oceania RexCom meeting
17	Citizenship Ceremony
	CEO Performance Management Committee
19	Sporting Club project celebration

Deputy Mayor's calendar 17 August to 12 September 2026

August	
18	Meeting of Council
21	19th N Scale Convention of Railway Modelling
22	Christies Beach Surf Life Saving Club Annual Dinner
25	Meeting with Mayor and CEO
September	
1	Elected Member Session
8	Meeting with Mayor and CEO
11	Elected Member Session

Correspondence

Incoming		
Att 1, 1a	President of Mayors for Peace	Peace Declaration
2	Minister for Aged Care and Seniors	Extension of Commonwealth Home Support Program grant agreements
3	Department for Infrastructure and Transport	E-bikes and Powered Mobility Devices
Outgoing		
4	Minister for Climate, Environment and Water	Requesting advice on draft Cat Management Strategy
5	Minister for Police	Noarlunga Centre Interchange incidents of violence, antisocial behaviour, public safety
6	Non-Resident Nepali Association	Deepest sympathies to the Nepalese and Tibetan community

Thank you.



Moira Were AM
Mayor

Recommendation

That Council note the 15 September 2026 Mayor's Report.

Mayors for Peace

Secretariat
C/O Hiroshima Peace Culture Foundation, 1-5 Nakajima-cho, Naka-ku, Hiroshima 730-0811 Japan
Phone: +81-82-242-7821 Fax: +81-82-242-7452 E-mail: mayorcon@pcf.city.hiroshima.jp
URL: https://www.mayorsforpeace.org/en/

August 6, 2026

Dear Mayors for Peace Member City,

We hope this message finds you in the best of health and spirits.

We would like to express our heartfelt gratitude to your city's ongoing support for the initiatives of Mayors for Peace.

Today I would like to share with you the Peace Declaration I delivered at this year's Peace Memorial Ceremony.

In order to achieve a world without nuclear weapons, we consider it essential to make the fervent plea of the *hibakusha* that "no one else should suffer as we have" a global shared value, and that civil society is united in working to create an environment which facilitates the action by policymakers for the abolition of nuclear weapons.

It would be most appreciated if you could kindly help us foster and expand international public opinion through widely sharing the Peace Declaration attached. We would also like to ask for your generous help in further expanding the Mayors for Peace membership, which stands at 8, 589 cities in 166 countries and regions as of August 1. Please invite mayors of your sister cities and neighboring cities who are not yet members to join Mayors for Peace.

It is my sincere hope that your city will continue to work with us to achieve our objectives: "Realize a world without nuclear weapons", "Realize safe and resilient cities" and "Promote a culture of peace", which we believe will lead us to our ultimate goal, that of lasting world peace.

I close with my best wishes for your good health and every success in your endeavors.

Sincerely yours,



MATSUI Kazumi
President of Mayors for Peace
Mayor of Hiroshima

The City of Hiroshima

PEACE DECLARATION

August 6, 2026

Even now, 81 years after the atomic bombings, right here on Earth where we live, we still see military invasions using nuclear weapons as tools of intimidation as well as other imperious actions by major powers in violation of international law. This year's Nuclear Non-Proliferation Treaty (NPT) Review Conference failed for the third consecutive time to adopt a final document. The responsibility for this failure lies with political leaders who place blame on others to justify their own behavior. The words and actions of such leaders shake the foundations of global peace and stability while ignoring the obligations set forth by the NPT.

If this continues, mistrust will deepen around the world, driving us back toward the rampant greed of the World War II era. Downplaying the inhumanity of nuclear weapons and accepting the use of force to pursue one's own prosperity risk cycles of violent retaliation that could ultimately result in another Hiroshima or Nagasaki.

Please, take a moment to listen once again to the experiences of *hibakusha* who lived through the devastation. A woman who was 16 at the time recalls her kind older sister. She sees her sister's face, skin rotting away from her skull, teeth exposed in a lipless mouth. It was such a nightmare she couldn't believe what she saw. Another woman, exposed to the bomb at age three, suffered through the years from a series of illnesses, then leukemia at age 55. Having been diagnosed with A-bomb disease, she lived in constant fear. Where would it strike next? A man who was nine, in response to Russia's invasion of Ukraine, which has claimed the lives of many civilians, begs us to overcome our internal conflicts and embrace each other's perspectives to build a world without violent conflict. He urges our youth, in particular, to begin by thinking deeply about their daily lives.

Inspired by the voices of our *hibakusha* and by actions to convey their will, civil society has continued its activism for peace and nuclear weapons abolition across generations and national borders. However, too many political leaders, still considering nuclear deterrence a realistic approach, accept the international community's legitimization of violence, which simply pushes a world without nuclear weapons further into the distance. In a time when fading memories of war could lead to the use of nuclear weapons, we must learn again the lessons of the past, lessons that led to the founding of the United Nations and the drive to abolish nuclear weapons. Each and every one of us must reject all forms of violence and take action to build an international society determined to make the ideal of nuclear abolition a reality.

To this end, I make the following request of our youth. Please build deeper connections with people of differing values across national borders, and in that process, share joy, fun, dreams, and hopes. Many young people around the world are deepening their relationships by learning, here in Hiroshima and elsewhere, about the atomic bombings. I urge you to communicate your thoughts, get involved in your wider communities, and do, in your daily lives, whatever you can for peace. Such efforts will help cultivate a global culture of peace based on mutual respect. By making the abolition of nuclear weapons common sense in the international community, you will help create an environment that does not allow policymakers to rely on nuclear deterrence. The City of Hiroshima will work with our 8,589 member cities of Mayors for Peace to promote the culture of peace worldwide and strengthen efforts to pass it on to future generations. We will continue campaigning to spread the Spirit of Hiroshima.

Policymakers of the world, civil society demands the immediate abolition of nuclear weapons. How much longer do you intend to disappoint us? Surely you understand that any use of nuclear weapons would inflict catastrophic damage on humanity, and that nuclear non-proliferation and disarmament can only be addressed through multilateral efforts. Leaders of nuclear-weapon states, you bear primary responsibility for nuclear disarmament. You must surely recognize the imperative to lead by example. World policymakers, please come in person to visit Hiroshima and Nagasaki. Please confront our tragedies directly and heed our *hibakusha*'s aspirations for peace. Civil society fervently hopes that, during your visits, you will send messages to the world expressing your determination to abolish nuclear weapons, then implement policies to achieve that goal.

We urge the Japanese government to remain deeply conscious of the high ideals enshrined in the Constitution of Japan and continue to occupy a place of honor in international society. Precisely because we face a challenging security environment that could lead to division and even conflict with other nations, we request tenacious, persistent diplomacy without imposing sacrifices on the people. Japan must manifest and implement continuous contributions to international peace and stability. To that end, we urge Japan to begin by participating as an observer in this November's Review Conference of the Treaty on the Prohibition of Nuclear Weapons, then ratify the treaty without delay. Furthermore, we strongly urge that measures supporting the *hibakusha*, whose average age has exceeded 86 years, be enhanced in a manner that addresses their ongoing hardships and struggles, based on frameworks appropriate to supporting all *hibakusha*, including those living abroad.

Today, marking 81 years since the atomic bombing, we offer our heartfelt condolences to the souls of the victims and pledge to do our utmost to achieve the abolition of nuclear weapons, leading to lasting world peace. Once again, we issue our call to civil society as a whole. Guided by the *hibakusha*-inspired Spirit of Hiroshima, let us work together in heartfelt unity to change the world.

MATSUI Kazumi
Mayor
The City of Hiroshima

The Hon Sam Rae MP
Minister for Aged Care and Seniors

Ref No: MS26-000900

Mayor Moira Were
City of Onkaparinga
mail@onkaparinga.sa.gov.au

Dear Mayor

I write to advise you of the Australian Government's decision to extend Commonwealth Home Support Program (CHSP) grant agreements by a further two years, to 30 June 2029.

In many communities just like yours, local government plays an essential role in the delivery of aged care services to older Australians. The CHSP, in particular, is valued as the entry point to aged care for many older people, providing supports like cleaning, shopping, meals, transport and home maintenance.

By extending CHSP grant agreements, our government is offering certainty to providers, including local governments such as the City of Onkaparinga, to continue offering these important services to the older people who rely upon them to live at home for longer.

The two-year grant extension will be conducted under the existing Grant Opportunity Guidelines to ensure that agreements can be offered and executed by 30 June 2027. Local government providers will receive an "Invitation to Apply" by December 2026 to confirm their intent to continue serving the needs of their older residents from July 2027 onwards.

As Minister, it is my expectation and I believe the expectation of residents, that where local governments are involved in the provision of aged care services through the CHSP that this service provision will continue on an ongoing basis.

Our government believes the CHSP should remain a standalone program— rather than being rolled into Support at Home— and we will use this extension to strengthen the program so it better delivers for older Australians, with consultation on this to begin later this year. This consultation will include how block funding can be continued, ensuring fair and equitable contributions to the costs of home care and how early intervention services can reduce pressure across the system. We encourage you to participate in this consultation process, with further information to be made available via the Department of Health, Disability and Ageing shortly.

Older Australians deserve continuity and certainty in the services they rely on and I look forward to confirmation from you of the City of Onkaparinga's continued engagement in aged care service delivery.

Yours sincerely

Sam Rae

25 August 2026

Parliament House Canberra ACT 2600

Attachment 3

Government of South Australia
Department for Infrastructure and Transport

TRANSPORT POLICY AND REGULATION

83 Pirie Street
Adelaide SA 5000
Kaurna Country

GPO Box 1533
Adelaide SA 5001
DX 171

dit.sa.gov.au

ABN 92 366 288 135

Build. Move. Connect.

In reply please quote 42899
Enquiries to DIT.DriverLicensingPolicy@sa.gov.au
8389252/KS

Mayor Moira Were AM
City of Onkaparinga
PO Box 1
NOARLUNGA CENTRE SA 5168

Email: Moira.Were@onkaparinga.sa.gov.au

Dear Mayor Were

RE: E-bikes and Powered Mobility Devices

I refer to your correspondence dated 22 April 2026, to the Hon Joe Szakacs MP, Minister for Infrastructure and Transport, regarding e-bikes and powered mobility devices (PMD). The Minister has asked that I thank you for your correspondence and respond on his behalf.

Firstly, I apologise for the delay in responding.

The Department for Infrastructure and Transport (the Department) advises that in South Australia, PMDs and e-bikes operate under separate regulatory frameworks.

As of 13 July 2025, South Australians over the age of 16 years can legally ride e-scooters and other PMDs on some public roads and paths. The age restriction of 16 years aligns with the age a person can attain a learner's permit to drive a motor vehicle.

The PMD framework was informed by the State's e-scooter trials, community and stakeholder consultation outcomes, research papers, the National Transport Commission's framework and other jurisdictional regimes.

More information about the PMD rules can be found at: www.mylicence.sa.gov.au/roadrules/personal-mobility-devices.

E-bikes have been included in the bicycle regulatory framework in South Australia since 2014.
For e-bikes, there are two categories that may be legally used on South Australian roads:

- Power-assisted pedal cycles, which have an electric motor(s) with a combined maximum power output of up to 200 watts and are not propelled by only the motors.
- Electrically power-assisted cycles, which have a maximum continuous electric power not exceeding 250 watts which:
    - progressively reduces as the cycle's travel speed exceeds six km/h; and
    - cuts off when the cycle exceeds 25 km/h or six km/h when the cyclist is not pedalling.

E-bikes that have a higher power output or are not electrically power-assisted cycles and are capable of being used without pedalling, are illegal and are considered unregistered and uninsured motor vehicles. The e-bike framework is available at: www.sa.gov.au/topics/driving-and-transport/cycling/riding-a-power-assisted-bicycle.

Work is currently underway at a national level to develop a harmonised regulatory framework for e-mobility devices, including e-bikes and PMDs. This work aims to ensure the safe and consistent supply and use of these devices in the Australian market, while still promoting mobility and innovation. This work is being led by the Infrastructure and Transport Ministers' Meeting.

The South Australian Government has commenced a review of the operation of the PMD rules to ensure the regulatory regime is fit for purpose, safe and enforceable. With the increase in the use of E-bikes, including illegal E-bikes, on our roads, the South Australian Government is also reviewing the regulatory arrangements for these devices.

The Department commenced community consultation on 26 June 2026 via a YourSAy survey. Feedback was sought on the laws that apply to e-scooters, e-skateboards and other PMDs, as well as power-assisted bicycles (compliant e-bikes) and how illegal or non-compliant devices should be treated. The survey closed on Sunday, 16 August 2026. Further information is at: www.yoursay.sa.gov.au/pmd-ebike-rules-review .

Your interest in this matter is appreciated, and the Department will consider your feedback and any outcomes from Council's Community Conversation session as part of the State and national review processes.

Thank you again for writing to the State Government and I trust this information is of assistance.

Yours sincerely



Emma Kokar
EXECUTIVE DIRECTOR
TRANSPORT POLICY AND REGULATION

7 September 2026

24 August 2026
Our ref: 9035465

CITY OF ONKAPARINGA

Attachment 4

Hon Emily Bourke MP
Minister for Climate, Environment and Water
Minister.Bourke@sa.gov.au

Dear Minister Bourke

I am writing regarding the draft Cat Management Strategy for South Australia developed by the Department for Environment and Water, following extensive stakeholder consultation that is currently awaiting release for public consultation.

The City of Onkaparinga strongly supported the development of the draft Strategy for the management of owned, unowned, and feral cats. We were represented on the working group established to inform the draft, alongside our shelter services provider, RSPCA South Australia. The draft Strategy reflects significant research and collaboration with a broad range of stakeholders, including local government, animal welfare organisations, environmental groups, researchers and community representatives. Given the considerable work already undertaken we are keen to see the Strategy progress to public consultation and implementation.

The Strategy was intended to provide the foundation for future reform to cat management and help deliver a consistent statewide approach to issues including responsible cat ownership, cat containment, animal welfare and the protection of native wildlife.

The Dog and Cat Management Board's 2024-25 Business Plan and Budget allocated $280,000 to a priority action to develop and implement a cat management strategy and plan. This plan recognised that reducing public and environmental nuisance caused by dogs and cats requires greater consistency for cat management across councils. The Board's 2026-27 Business Plan and Budget highlights the importance of continuing programs that improve the ability to undertake effective cat management. To support the delivery of a statewide cat management strategy a further $50,000 has been allocated in the budget.

Council remains of the view that legislative reform should be informed by the Strategy and supported by evidence of effectiveness, transparent regulatory impacts, and management of unintended consequences.

Council also acknowledges the important work and advocacy of Minton Farm Animal Rescue Centre in promoting responsible cat ownership, cat containment and the protection of South Australia's native wildlife. Their ongoing efforts have contributed to increased community awareness of the impacts of roaming cats and the benefits of cat containment.

Considering the time that has elapsed since its completion, we would appreciate advice on when the draft Cat Management Strategy will be released for public and stakeholder consultation.

In addition, we would welcome an update on the commencement of tranche two of amendments to the *Dog and Cat Management Act* and the outcome of engagement on amendments to the *Dog and Cat Management Regulations*. We are relying on the fair retention of dog registration income, determined by the Regulations, to fund our animal management service, and the resolution of legislative reform to guide the future direction of our Animal Management Plan.

CITY OF ONKAPARINGA
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ABN 97 047 258 128

Council appreciates the State Government's commitment to progressing this important initiative and looks forward to continuing to work collaboratively to support positive outcomes for dog and cat management in South Australia.

Thank you for your consideration. We look forward to your response.

Yours sincerely



Moira Were AM
Mayor

26 August 2026
Our ref: 9065530

CITY OF ONKAPARINGA

Attachment 5

Hon Michael Brown MP
Minister for Police
ministerbrown@sa.gov.au

Dear Minister Brown

Safety and Security at the Noarlunga Centre Interchange

The City of Onkaparinga writes to express growing community concerns regarding incidents of violence, antisocial behaviour and public safety at and around the Noarlunga Centre Interchange.

The Noarlunga Centre interchange is a major public transport hub servicing residents from across the City of Onkaparinga and Adelaide's southern suburbs. It is also located close to retail, health, education and community services, resulting in significant pedestrian and passenger activity throughout the day and evening.

Recent reports and feedback from the community regarding violence and antisocial behaviour within the precinct risks undermining public confidence in the safety of the interchange and surrounding area. Community members should be able to travel to work, attend school, access essential services and use public transport without concern for their personal safety.

We acknowledge the efforts of South Australia Police (SAPOL) and the Department for Infrastructure and Transport (DIT) in implementing a range of crime prevention and community safety measures, including:

- Dedicated SAPOL Transit Teams conducting regular patrols of the interchange and public transport services.
- Deployment of local district officers, Dog Operations Unit personnel, and Drug Investigation Branch officers as required.
- An extensive CCTV network throughout the interchange, monitored in real time, as well as CCTV systems installed on buses and trains.
- Engagement of contracted security personnel to undertake regular patrols and provide a visible presence during periods of high patronage.

While these initiatives are appreciated, concerns within the community persist. On behalf of commuters, local businesses, workers, students, residents, and visitors who are impacted by criminal and antisocial behaviour, Council seeks further action to address these issues.

CITY OF ONKAPARINGA
PO Box 1, Noarlunga Centre SA 5168 | (08) 8384 0666 | onkaparingacity.com
ABN 97 047 258 128

Accordingly we request that SAPOL and DIT:

1. Undertake an assessment of current security arrangements at the Noarlunga Centre Interchange:
2. Consider an increase in police patrols and security personnel, particularly during identified periods of increased risk:
3. Review the adequacy of CCTV coverage, lighting, and other crime prevention infrastructure within and surrounding the interchange.
4. Provide advice on any additional measures that could be implemented to improve community safety and reduce incidents of violence and antisocial behaviour.

The City of Onkaparinga remains committed to working collaboratively with SAPOL, DIT and other stakeholders to support a safer environment for all who use and visit the Noarlunga Centre precinct.

We would appreciate your consideration of these matters and look forward to your response.

Yours sincerely

Moira Were AM
Mayor

cc. Minister for Infrastructure & Transport minister.szakacs@sa.gov.au
Member for Kaurna kaurna@parliament.sa.gov.au

31 August 2026
Our ref: 9070231

CITY OF ONKAPARINGA

Attachment 6

Mr Thir Gurung
Board of Directors, Non-Resident Nepali Association Australia
State Coordinator (South Australia)
coordinator.sa@nrn.org.au

Dear Mr Gurung and the Nepalese community,

On behalf of the City of Onkaparinga, I wish to extend our deepest sympathies and heartfelt thoughts to the Nepalese community, following the devastating floods and loss of life in Nepal and Tibet.

We recognise that events such as these are felt not only by those directly affected, but also by families, friends and communities here in Australia who are anxiously awaiting news of loved ones and sharing in the grief and uncertainty.

Our thoughts are with all those who have lost family members, friends, homes and livelihoods, and with those who remain missing or displaced. We also acknowledge the tremendous efforts of the emergency services, volunteers and communities working tirelessly in the search, rescue and relief efforts.

At times of tragedy, the strength of community becomes particularly important. We stand alongside our local Nepalese community and extend our friendship, solidarity and support during this incredibly difficult time.

Please know that the people of the City of Onkaparinga are thinking of you, your families and your communities in Nepal. We hope that those affected find strength and comfort in the support of family, friends and the wider community, and that the recovery and rebuilding process can begin as soon as possible.

Yours sincerely,

Moira Were

Moira Were AM
Mayor

CITY OF ONKAPARINGA
PO Box 1, Noarlunga Centre SA 5168 | (08) 8384 0666 | onkaparingacity.com
ABN 97 047 258 128

7. Presentations

Nil.

8. Deputations

8.1 DEPUTATION – MOIRA JENKINS RE NOMINATION FOR LGA SA PRESIDENT

CITY OF ONKAPARINGA

Request for Deputation

Deputation requests must be received by 5pm on the day prior to the meeting at which the deputation wishes to appear.

Please note where there are multiple requests for a deputation on the same matter, the relevant parties may be requested to share the allocated eight minute timeslot.

If a deputation is approved this form will be published in the relevant Council or Committee agenda with any personal contact details redacted.

I hereby request to be heard at the Choose an item. **meeting on** *Click or tap to enter a date.*

Name: *Moira Jenkins*
Address: [redacted]
Email: [redacted] **Telephone:** [redacted]

I will be speaking on my own behalf: **Yes** ☒ **No** ☐

OR

I will be speaking as the spokesperson of: *Insert name of group here*
Group Website and/or Facebook address: *Insert Website/Facebook address of group here*
Estimated number of group members: *Insert how many members in the group here*
Does the group have a Council appointed Liaison: *Insert name of Council Liaison here*
Person authorising your representation of group: *Insert name and position here*
Phone and Email of person authorising your representation: *Insert phone and email here*

Questions

I am willing to answer questions from Elected Members after my deputation: **Yes** ☐ **No** ☐
If yes, please ensure you keep your responses succinct and relevant to your deputation.

The topic or issue I wish to speak about is: *(please give sufficient details of the matter to enable consideration of your request for a deputation)* *I am standing for the role of President for the SA LGA and would like to speak to councillors about what I can offer, and answer any questions they may have.*
The relevance to Council in relation to the subject matter is: *Councillors are required to vote for President by 3rd November (Voting closes)*
What expectations do you have of Council as a result of this deputation? *I would like councillors to consider me for the role*
What benefit will be delivered to the general community as a result of this deputation? *Benefit to the SALGA and its membership which consist of all elected members and councils in SA*

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9. Presentation by Committee chairpersons and reports to Council by Council Committees

9.1 AUDIT AND RISK COMMITTEE MEETING MINUTES OF 27 AUGUST 2026

Report contact	Meeting
Sue Hammond, Council and Committee Meeting Coordinator	Council
Manager	
Ben Harkin, Manager Governance	
Director	**Date**
Renee Mitchell, Director Planning, Governance and Regulatory Services	15 September 2026

1. Purpose

A meeting of the Audit and Risk Committee was held on 27 August 2026.

The agenda for this meeting is available on the website here

2. Recommendations

1. **That Council note the minutes of the Audit and Risk Committee meeting of 27 August 2026 (Attachment 1 to the agenda report).**
2. **Item 7.3 Annual Report by the Audit and Risk Committee FY 2025/26**

   That Council note the Audit and Risk Committee Annual Report will be amended to correct the appointment dates of elected members to the Committee, and will be attached to Council's Annual Report (Attachment 2 to the agenda report).

3. Attachments

Attachment 1 – Minutes of the Audit and Risk Committee meeting of 27 August 2026 (11 pages)

Attachment 2 – Annual Report of the Audit and Risk Committee FY 2025/26 (4 pages)

- END OF REPORT –

Attachment 1

CITY OF ONKAPARINGA

MINUTES

Audit and Risk Committee meeting 27 August 2026

VENUE:	Gilbert Room Civic Centre, Ramsay Place, Noarlunga Centre
MEETING COMMENCED:	3pm
PRESENT:	Tim O'Loughlin (Chair) Paula Davies (online) Cr Pritchard Cr Yeomans
APOLOGIES:	Andrew Johnson
LEAVE OF ABSENCE:	-
ABSENT:	-

1. Opening of meeting

Tim O'Loughlin officially declared the meeting open at 3pm.

2. Confirmation of minutes

MOVED Paula Davies.

That the minutes of the proceedings of the Audit and Risk Committee meeting held on 7 May 2026 be received and confirmed as an accurate record of those proceedings.

Seconded by Cr Pritchard.

CARRIED

3. Adjourned business

Nil.

4. Chairperson's Report

The Chairperson provided feedback from his deputation on behalf of the Audit and Risk Committee (ARC) to the Council meeting of 18 August. While arguing against the motion to re-instate the requirement for ARC meetings to be recorded, the Chairperson had acknowledged the sentiment behind it of continued improvement in transparency. He also reflected on the changing emphasis of the ARC meetings achieving a better balance of attention between providing advice and overseeing compliance. To give effect to both considerations, he suggested that the ARC look at expanding the minutes of its meetings to include fuller descriptions of discussion and advice from ARC to Council. He also suggested consideration be given to designing a mechanism which would allow the ARC to respond to requests from Council for advice on specific maters to be provided between meetings.

MOVED Tim O'Loughlin.

That:

- *Resolutions for approval contained in ARC papers included elaborations of the matters under consideration*
- *A paper be prepared for the next meeting advising a mechanism for the ARC to be able to provide formal advice between meetings*

Seconded by Cr Yeomans.

CARRIED

5. Presentations

Heather Martens, Eric Beere and Simon Vince (online) from KPMG were in attendance for items 5.1 and 7.1.

5.1 PRESENTATION – ONECOUNCIL PROGRAM

Lesley Parker, Manager - ICT provided a presentation on the OneCouncil program.

Tim O'Loughlin brought forward item 7.1 at this point.

7.1 INTERNAL AUDIT REPORT – ONECOUNCIL PROJECT 2 & 3 REVIEW

MOVED Paula Davies.

That the Audit and Risk Committee:

1. *Receive and note the OneCouncil Project 2 & 3 Review internal audit report provided as Attachment 1 to the agenda report.*
2. *Note that the implementation of the agreed audit actions will be monitored and reported to the Audit and Risk Committee on a quarterly basis through the Internal Audit Quarterly Update report.*
3. *Acknowledge administration's actions towards OneCouncil through the presentation at 5.1 of the agenda.*
4. *Noted the assurance from management that the outstanding items from the previous audit will be addressed in the management response to this audit.*

Seconded by Cr Yeomans.

CARRIED

Heather Martins, Eric Beere and Simon Vince (online) left the meeting at 4.18pm.

5.2 PRESENTATION – CARRY FORWARDS

Matt Buckell, Director Operations and Emily Kenchington, Manager Construction and Projects provided a presentation on Carry Forwards.

Tim O'Loughlin brought forward item 7.2 at this point.

7.2 QUARTERLY FINANCE REPORT INCLUDING BUDGET REVIEW 4

MOVED Cr Pritchard.

That the Audit and Risk Committee:

1. *Note the Quarterly Financial Update including Budget Review 4 and the carry forwards report.*
2. *Requests management to circulate an advice about treatment of unspent contingency funds.*
3. *Recognises the progress that has been made on council's financial position in 25-26 and requests administration consider ways of communicating this progress effectively to ratepayers.*

Seconded by Cr Yeomans.

CARRIED

6. Deputations

Nil.

7. Reports of officers

7.3 ANNUAL REPORT BY THE AUDIT AND RISK COMMITTEE FY 2025-26

MOVED Paula Davies.

That the Audit and Risk Committee receives and approves the Annual Report by the Audit and Risk Committee FY 2025/26, as provided in Attachment 1 to the agenda report, for presentation at the next Council meeting.

Seconded by Cr Yeomans.

CARRIED

7.4 CORPORATE RISK REVIEW – AUGUST 2026

MOVED Cr Pritchard.

That the Audit and Risk Committee:

1. *Receive and note the Corporate Risks detailed in the report and provided as Attachment 1 to the agenda report and the Dashboard Summary provided as Attachment 2 to the agenda report;*
2. *Note that the Corporate Risks identified in this report will be monitored and reported on to the Audit and Risk Committee as per the Audit and Risk Committee's Workplan; and*
3. *Note that there are currently no risks outside of the council's risk appetite.*

Seconded by Cr Yeomans.

CARRIED

7.5 ARC ACTIONS ARISING FROM MEETINGS

MOVED Cr Pritchard.

That the Audit and Risk Committee note the status of actions arising from previous meetings contained in Attachment 1 to the agenda report.

That the Audit and Risk Committee requests advice on the long term trends in rates and arrears and policies.

Seconded by Cr Yeomans.

CARRIED

7.6 CORPORATE GOVERNANCE 4TH QUARTER 2025-26

MOVED Cr Pritchard.

That the Audit and Risk Committee receive and note the Corporate Governance 4th quarter 2025-26 report.

Seconded by Cr Yeomans.

CARRIED

7.7 INTERNAL AUDIT CHARTER & PLAN UPDATE

Tim O'Loughlin advised this item will be moved to Item 12 to be considered in confidence.

7.8 AUDIT AND RISK COMMITTEE WORKPLAN – FY 2026-27

MOVED Cr Yeomans.

That the Audit and Risk Committee receive and approve the updated Workplan included as Attachment 1 to the agenda report.

Seconded by Paula Davies.

CARRIED

7.9 INTERNAL AUDIT QUARTERLY UPDATE

MOVED Cr Pritchard.

That the Audit and Risk Committee receives and notes the Internal Audit Quarterly Update report, including:

- *the Internal Audit Plan 2024-27 quarterly status update as contained in Attachment 1 to the agenda report;*
- *the status of the Internal Audit progress update from KPMG provided as Attachment 2 to the agenda report;*
- *the Cyber Security Internal Audit and Long Term Financial Plan (LTFP) Internal Audit draft scopes as contained in Attachments 3 and 4 to the agenda report: and*
- *the status of actions from Internal Audits provided as Attachment 5 to the agenda report.*

Seconded by Cr Yeomans.

CARRIED

8. Questions on notice

Nil.

9. Motions on notice

Nil.

10. Petitions

Nil.

11. Urgent business

Nil.

12. Confidential items

12.1 CONFIDENTIAL INTERNAL AUDIT QUARTERLY UPDATE

1. Exclusion of the public

MOVED Cr Pritchard.

That:

a. under the provisions of Section 90(2) of the Local Government Act 1999 an order be made that the public, with the exception of staff on duty, be excluded from attendance at the meeting in order to consider this item in confidence.

b. the Audit and Risk Committee (the Committee) is satisfied that it is necessary that the public, with the exception of staff on duty, be excluded to enable the Committee to consider the report at the meeting on the following grounds:

Section 90(3)(e) matters affecting the security of the council, members or employees of the council, or council property, or the safety of any person.

The reason for confidentiality is due to the nature of the action items from Internal Audits resulting from the internal audit.

c. accordingly, on this basis the principle that meetings of the Committee should be conducted in a place open to the public has been outweighed by the need to keep the information or discussion confidential.

Seconded by Cr Yeomans.

CARRIED

2. Confidential resolution

MOVED Paula Davies.

That the Audit and Risk Committee receives and notes the status of actions arising from the confidential internal audit provided as Attachment 1 to the agenda report.

Seconded by Cr Pritchard.

CARRIED

3. Period of confidentiality and delegations

MOVED Cr Pritchard.

a. That the matter of Internal Audit Action Items having been considered by the Committee in confidence under sections 90(2) and 90(3)(e) of the Local Government Act 1999 that an order be made under the provisions of sections 91(7) and (9) of the Local Government Act 1999 that the agenda report, Attachment 1 and discussion (excluding the minutes) of the Committee relating to the subject matter be kept confidential until all management response actions have been completed by council.

b. That, pursuant to section 91(9)(a) of the Local Government Act 1999, the Committee delegates the duty to conduct an annual review of the confidentiality order to the Chief Executive Officer, or their sub delegate.

c. That, pursuant to section 91(9)(c) of the Local Government Act 1999, the Committee delegates the power to revoke the confidentiality order to the Chief Executive Officer, or their sub delegate.

Seconded by Paula Davies.

CARRIED

7.7 INTERNAL AUDIT CHARTER & PLAN UPDATE

1. Exclusion of the public

MOVED Paula Davies.

That:

a. under the provisions of Section 90(2) of the Local Government Act 1999 an order be made that the public and staff be excluded from attendance at the meeting in order to consider this item in confidence.

b. the Committee is satisfied that it is necessary that the public and staff be excluded to enable the Council to consider the report at the meeting on the following grounds:

Section 90(3)(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

The reason for confidentiality is to allow the Committee to engage in discussion pertaining to staff members.

c. 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 discussion confidential.

Seconded by Cr Pritchard.

CARRIED

2. Resolutions

MOVED Cr Pritchard.

That the Audit and Risk Committee:

1. Notes the proposal that the Chief Executive Officer appoint responsibility for the internal audit function to Renée Mitchell, Director Planning, Governance and Regulatory Services, and advises its support for the purposes of consultation under section 125A(1) of the Local Government Act 1999; and

2. Approves the amendments to the Internal Audit Charter & Plan 2024-27 relating to extensions to completion dates for agreed internal audit actions, based on Option 1.

3. Attachment 1 to the agenda report to be updated to reflect Option 1.

Seconded by Cr Yeomans.

CARRIED

3. Period of confidentiality and delegations

MOVED Paula Davies.

a. That the matter of Internal Audit Charter & Plan Update having been considered by the Committee in confidence under sections 90(2) and 90(3)(a) of the Local Government Act 1999 that no order be made under the provisions of sections 91(7) and (9) of the Local Government Act 1999. The agenda report and minutes of the Committee relating to the subject matter will be public.

Seconded by Cr Yeomans.

CARRIED

13. Closure

Tim O'Loughlin officially declared the meeting closed at 6.11pm.

Certified Correct .....Chair

/ /2026

Attachment 1

Audit and Risk Committee – Discussion and Actions Arising 2025/2026 as at 27 August 2026

Meeting Date	Agenda Item	Actions Black = discussion Red = action outstanding Green = action completed	Progress Update Black = comment Green = completed (removed once seen by ARC)	Date completed
6 Feb 2025	7.3 Quarterly Finance Report including Budget Review 2	Questioned re incentives if rate payers pay in one instalment their annual rates. Administration to consider this further.	Manager Finance confirmed this is to be incorporated as part of the comprehensive review of the LTFP due to the financial impacts.	
7 May 2026	7.14 Strategic Risk Review – April 2026	ARC queried how emerging risks are captured and why is administration accepting six out nine strategic risks outside of the risk appetite. Resolution updated to note emerging fuel risk and its impact on council's business.	Risk appetite to be re-considered with changes from Risk Management Framework and report back to ARC for 5 November 2026 meeting.	
27 Aug 2026	4 Chairperson's report	The Chairman provided a verbal update on his deputation at the 18 August 2026 Council meeting. Management to provide a report on how ARC are able to provide formal advice to Council between meetings.		
27 Aug 2026	5.1 Presentation – Carry Forwards	Presentation provider by Projects & Construction. A number of questions were discussed around the categories for carry forwards and processes.	No further meeting actions.	
27 Aug 2026	5.2 Presentation – OneCouncil Program	Presentation by Manager ICT on progress of OneCouncil prioritisation and TI Wellness Plan. A copy of the presentation to be shared.		
27 Aug 2026	7.1 Internal Audit Report – OneCouncil Project 2 and 3 Review	Discussion by internal audit provider on the internal audit of OneCouncil and findings. ARC queried the risk rating and whether the addition of each separate risk rating resulted in a larger compounded risk. It was acknowledged this audit focused on key areas (not a holistic review), which is reflected in the individual ratings.	No further meeting actions.	

Meeting Date	Agenda Item	Actions Black = discussion Red = action outstanding Green = action completed	Progress Update Black = comment Green = completed (removed once seen by ARC)	Date completed
27 Aug 2026	7.2 Quarterly Finance Report including Budget Review 4	ARC discussed: - Variances set out on page 75 - External funding of staff - Planning application income - Noarlunga library lease - Internal funding gap composition Management to circulate advice about contingencies in the project budgets. Resolution updated.		
27 Aug 2026	7.3 Annual Report by the Audit and Risk Committee FY2025/26	ARC discussed the workshop conducted with Council and determined it should be included in the report. ARC noted that the conclusion date for elected members was not consistent with the Notice of Meeting. Annual Report to be updated with conclusion dates for elected members being 10 December 2026 and to reflect decision in May to hold a workshop with elected members to discuss LTFP.		
27 Aug 2026	7.4 Corporate Risk Review – August 2026	ARC discussed the following risks: - 177 external funding - 1231 – AI optimisation The next review of risks 177 & 1231 will consider ARC comments.		
27 Aug 2026	7.5 ARC Actions Arising from Meetings	ARC discussed 7.1 and the rates debtors. Audit and Risk Committee requests advice on the long term trends in rates and arrears and policies. Advice to be provided on long term trends in rates and arrears.		

Meeting Date	Agenda Item	Actions Black = discussion Red = action outstanding Green = action completed	Progress Update Black = comment Green = completed (removed once seen by ARC)	Date completed
27 Aug 2026	7.6 Corporate Governance 4th Quarter 2025-26	No further comments.	No further meeting actions.	
27 Aug 2026	7.7 Internal Audit Charter and Plan Update	Moved to confidential discussion. Resolution updated.		
27 Aug 2026	7.8 Audit and Risk Committee Workplan – FY2026-27	ARC queried the timing of the April 2027 meeting. Advised this will be moved once the new chamber has been sworn in and meeting schedules can be finalised.	No further meeting actions.	
27 Aug 2026	7.9 Internal Audit Quarterly Update	No further comments.	No further meeting actions.	
27 Aug 2026	12.1 **CONFIDENTIAL** Internal Audit Action Items	Confidential discussion on the internal audit actions.	No further meeting actions.	

CITY OF ONKAPARINGA

In accordance with the Terms of Reference of the Audit and Risk Committee (ARC), this is the ARCs report to council on the work of the committee for FY 2025/26 (clause 5 of the Terms of Reference).

Meeting Dates

For FY 2025/26, the ARC had six (6) meetings (ordinary and special), to consider a range of matters within the functions of the ARCs Terms of Reference. Meetings were held on the following dates during this report period:

28 August 2025
23 October 2025 (Special meeting)
6 November 2025
5 February 2026
2 April 2026 (Special meeting)
7 May 2026

Meeting Discussions

The ARC has provided Council with feedback to support the Council's decision making by adding value through extended resolutions for council's consideration.

The following matters were considered by the ARC from 28 August 2025 to 7 May 2026 (inclusive):

Financial Reporting

- 2026-27 Budget and Long-Term Financial Plan Assumptions and Update
- Quarterly Finance Reports including Budget Reviews and carry forwards report
- Draft General Purpose Financial Statements for Period Ended 30 June 2025
- Southern Region Waste Resource Authority Annual Report for Year Ended 30 June 2025
- Land and Building Asset Revaluations
- Building Assets – Useful Life Review
- Audit and Risk Committee Development of Suite of Recommendations on Matters of Financial Significance
- Asset Revaluations – 31 December 2025

Annual Report

- Draft Annual Report for 2024-25

Annual Business Plan

- Draft Annual Business Plan 2026-27

Risk Management

- Strategic Risks
- Corporate Risks

- Climate Risks
- Risk Management Framework Review

External Audit

- External Audit Plan 2025-26
- 2025-26 External Audit Interim Management Letter
- In Camera Session – Audit and Risk Committee and Dean Newberry
- 2024-25 Year End External Audit Completion Report

Internal Audit

- Internal Audit Quarterly Updates
- CEO Annual Report on Councils' Internal Audit Processes 2024-25
- Global Internal Audit Standards 2024
- The Committee reviewed Internal Audit reports by KPMG:
  - Fraud and Corruption Management Framework (completed 24/25 but report to August 2025 meeting)
  - Project Management
  - Contractor Management
  - Volunteer Management

Policies

Recommended 50% of funding for the Open Space Strategic Asset Management Plan come from rate increases with the remaining 50% coming from increased debt.

Recommended that Council considers that the LTFP include more material changes to operating and capital expenditures and to rate revenue increases as part of a debt management strategy.

Proposed development of a framework for projects to be progressed jointly with the private sector.

Other Matters

- Quarterly Workplan Updates
- 2025 Internal Financial Control Self Assessment
- Quarterly Actions Arising from Meetings
- Corporate Governance Quarterly Updates
- Work Health Safety and Injury Management Annual Report
- Annual Report by the Audit and Risk Committee 2024-25
- ARC Annual Performance Review Discussion 2025-26
- Water Assets Update
- Superannuation Compliance for Committee Members and Contractors
- Algal Bloom Update
- Golf Recreation Facility – WM Hunt Reserve

- Information and Communications Technology (ICT) Reports
- Information Technology Services Strategy
- Project Management Framework Review
- Audit and Risk Committee Revised Terms of Reference

ARC Membership

The ARCs current members are:

- Timonthy O'Loughlin – Presiding Member – Appointed to 16 May 2028
- Paula Davies – Independent Member – Appointed to 16 May 2027
- Andrew Johnson – Independent Member – Appointed to 16 May 2029
- Cr Pritchard – Until ~~the conclusion of the local government elections - April 2027~~10 December 2026
- Cr Yeomans – Until ~~the conclusion of the local government elections - April 2027~~10 December 2026
- Cr Bell (Proxy) – Until ~~the conclusion of the local government elections - April 2027~~10 December 2026

ARC Attendances

Attendance during the reporting period was as below:

Attendee/ Date	Timothy O'Loughlin	Paula Davies	Andrew Johnson	Cr Pritchard	Cr Yeomans	Cr Bell (Proxy)
28 August 2025	☑	☑	☑	☑	☑	
23 October 2025	☑	☑	☑	☑	☑	
6 November 2025	☑	☑	☑	☑	☑	
5 February 2026	☑	☑	☑	☑	Apology	
2 April 2026	☑	☑	Apology	Apology	☑	
7 May 2026	☑	☑	☑	☑	Apology	☑

ARC Annual Performance Review

The ARC determined in its meeting on 6 February 2025 that a performance review discussion was preferred to be held annually (rather than a formal review process with an anonymous questionnaire). A performance discussion was held at the 7 May 2026 ARC meeting.

Comments or Feedback

The ARC thanks the Council for the opportunity to serve in this way and invites the Council to provide any comments or feedback on this report.

Tim O'Loughlin
Presiding Member on behalf of the Audit and Risk Committee
Endorsed by the ARC at its meeting on 27 August 2026

10. Reports of officers

10.1 UPDATE REPORT PROPOSED FUTURE USE AND LEASE OF PEAR TREE PADDOCK, WILLUNGA

Report contact	Meeting
Danielle Thompson – Property Officer Transactions	Council
Manager	
Nicole Moore, Acting Manager, Community Safety and Property	
Director	**Date**
Renee Mitchell, Director Planning, Governance and Regulatory Services	15 September 2026

1. Purpose

This report summarises the public consultation feedback on the proposed amendment to the Community Land Management Plan (CLMP) and proposed lease of up to 5-years for the establishment of a low-cost recreational vehicle (RV) park at a portion of Allotment (Reserve) 27, Main Road, Willunga, commonly known as Pear Tree Paddock (the subject land), and bordered in red on attachment 1.

2. Recommendations

That for the land described as portion of Allotment (Reserve) 27 in Deposited Plan 11199, comprised in Certificate of Title Volume 6136 Folio 156, commonly known as Pear Tree Paddock, Main Road Willunga, being an area of approximately 7,270m² and bordered in red on Attachment 1 to the agenda report, Council:

1. **Receives the Community Engagement Feedback Report (Attachment 2 to the agenda report).**
2. **Notes that 261 submissions were received, comprising 51 percent in support, 42 percent not in support and 7 percent unsure.**
3. **Having considered the submissions received, and satisfied that the concerns raised can be appropriately managed and mitigated through a carefully managed operating model, resolves to:**
    a) **Amend the Community Land Management Plan to reclassify the subject portion of land from Natural Areas (subcategory: Bushland) to General Community Areas (subcategory: Service and Social Facilities).**
    b) **Alienate the subject portion of land by way of lease to the Willunga Recreation Park Incorporated for an initial six (6) month trial, with a review prior to expiry. Subject to satisfactory performance and compliance, a further six (6) month term may be offered to complete a twelve (12) month trial period.**
    c) **Defer consideration of a wastewater disposal dump point until completion of the twelve (12) month trial period, subject to any development approval requirements.**
    d) **Require the operating model to restrict the RV overnight stays to a maximum of two (2) nights.**
    e) **Authorise the Chief Executive Officer, or their sub-delegate, to negotiate and enter into a further lease term of up to four (4) years following successful completion of the twelve (12) month trial period, having regard to the lessee's performance and compliance.**

f) **Authorise the Chief Executive Officer, or their sub-delegate, to finalise and execute all documentation necessary to give effect to the lease.**

g) **Require the lease to be executed within ninety (90) days of Council's resolution, subject to all necessary approvals being obtained, including development approval.**

OR

4. **Having considered the submissions received, declines to amend the Community Land Management Plan or alienate the subject land by way of lease for the establishment of a short-stay RV Park.**

5. **Approves council administration exploring alternative uses for the subject site, with any future proposal to be scoped and considered for inclusion in Council's Project and Capital Works Program through the usual project prioritisation, scoring and funding processes.**

3. Executive summary

This report presents the public consultation feedback received and seeks Council's consideration to proceed with an amendment to the CLMP from Natural Areas (subcategory: Bushland) to General Community Areas (subcategory: Service and Social Facilities) and to enter into a lease for a twelve (12) month trial period (comprised of two six (6) month terms to enable close monitoring of compliance) for the subject land, at the nominal rental of $1 per annum with Willunga Recreation Park Incorporated (WRPI) for the establishment of a low-cost, short-stay RV park.

Public consultation on the proposed amendment to the CLMP, RV Park proposal and lease to WRPI was undertaken in accordance with the provisions of Section 198(2) of the *Local Government Act 1999* (SA) and the approved Community Engagement Plan. The public consultation was open for a period of 21 days from 17 June to 2026 to 7 July 2026.

Community engagement was undertaken with local residents and the community directly impacted by the proposal.

4. Background

Policy and/or relevant legislation	*Local Government Act 1999* (SA) Community Engagement Procedure Leasing and Licensing of Council's Community Land and/or Buildings Policy
Who did we talk to/who will we be talking to	**Internal:** Relevant council officers were consulted to assess the suitability of the subject land and identify key considerations associated with the proposal. **External:** Public consultation provided the community with an opportunity to provide feedback on the proposed CLMP amendment and lease of up to five years for the establishment of a low-cost RV park. Consultation was undertaken to meet legislative requirements and ensure community views were considered before Council makes its decision. Communications with WRPI to address queries and concerns raised by key stakeholders and the community.

At its meeting on 14 October 2025, Council resolved to undertake an Expression of Interest (EOI) process for the future use of portion of Pear Tree Paddock, Willunga (the subject land), to identify opportunities that would deliver strong community benefit. This followed a Notice of

Motion (NOM) in May 2025 proposing consideration of a short-stay RV park operated by WRPI volunteers.

The EOI was open from 17 December 2025 to 6 February 2026 and attracted six formal submissions. The EOI process was open and non-binding, with any future proposal subject to relevant planning, legislative and community consultation requirements.

On 19 May 2026, Council considered the EOI outcomes and resolved to commence public consultation on a proposed amendment to the Community Land Management Plan (CLMP), identify WRPI as the preferred proponent, and negotiate a lease of up to five years, subject to the outcome of consultation and relevant planning, environmental and governance requirements.

WRPI proposes to establish a low-cost, short-stay RV park for fully self-contained caravans and motorhomes. The facility would provide a safe and affordable overnight option for short stays, commencing at $10 per night, to contribute towards site management and maintenance. The proposal is intended to complement, rather than compete with, existing caravan parks.

The Site - Pear Tree Paddock, Main Road, Willunga

The subject land is a portion of Allotment (Reserve) 27 in Deposited Plan 11199, comprised in Certificate of Title Volume 6136 Folio 156. The area under consideration is an already cleared portion of the reserve on Main Road, Willunga, commonly known as Pear Tree Paddock.

The site was previously leased to a pony club and has remained vacant for approximately three years. It is located on the outskirts of the Willunga township, within the 50 km/h zone and opposite the golf course. Nearby uses include a veterinary clinic and dog grooming business, with convenient access to the Coast to Vines multi-use trail.

Ward

Southern Vales Ward.

Zoning

The subject land falls into two zones, with the eastern portion contained within the Township Zone and the western portion in the Recreation Zone.

The Township zone supports a range of residential, community, retail, business, commercial and light industry uses and facilities. This zoning considers tourist accommodation.

The Recreation zone supports provision of a range of accessible recreational facilities. This zone considers tourist accommodation of a scale that is subordinate to the principal recreational use of land. In this regard, it's noted that the southern portion of the reserve is being retained as open space, bushland.

The Proposal

WRPI proposes to establish a low-cost, short-stay RV park for fully self-contained caravans and motorhomes, offering stays of up to two nights at a proposed fee of $10 per night. The facility would operate as a community service, with day-to-day management and maintenance undertaken by volunteers under WRPI's oversight.

The proposal aims to address a gap in affordable accommodation for RV travellers visiting Willunga, supporting local tourism and visitor spending. Pear Tree Paddock is considered suitable due to its flat, fenced location, proximity to the township and separation from residential areas, helping to minimise potential amenity impacts.

Proposed amendment to the Community Land Management Plan

The subject land is currently included in Council's Community Land Management Plan for Natural Areas (subcategory: Bushland). It is proposed to amend the CLMP to include the vacant portion of land within General Community Areas (subcategory: Service and Social Facilities), enabling its use as a community-managed short-stay RV park.

Public consultation was undertaken on the proposed CLMP amendment, the establishment of the RV park and the proposed lease of the land to WRPI for a term of up to five years. The outcomes of the consultation are outlined in this report.

5. Discussion

Public Consultation Methodology

On 17 June 2026 the legislative 21-day public consultation commenced on the proposed amendment to the CLMP, RV Park proposal and lease of Pear Tree Paddock to WRPI and concluded on 7 July 2026. The Your Say page can be found at Future use of a portion of Pear Tree Paddock Willunga | Your Say Onkaparinga.

Public consultation was undertaken in accordance with the provisions of Section 198(2) of the *Local Government Act 1999* (SA) and the approved Community Engagement Plan.

Multiple techniques were used to drive engagement and participation as shown below:

Technique	Reach
Elected member Email	Mayor and elected members
Email to Your Say subscribers with and interest in Willunga, Willunga South, business and economy, Council land, Tourism and events	2,905 emails
Resident letter box drop	31
Public notice in the Advertiser	1 advert
Onsite signage	2 locations
Your say page with feedback tool	630-page visitors
Email to key stakeholders	9
Door knock	16 directly impacted properties
Drop-in session – Willunga Hub	8 attendees

Overall, the public consultation generated a high level of engagement. Feedback was received from a broad cross-section of the community, with strong participation from people who live in or have a direct connection to Willunga.

Council received 261 contributions across a range of engagement activities, including:

- 238 online survey responses (refer to Appendix A)
- 10 door-knocking conversations
- 8 drop-in session participants
- 4 email submissions (refer to Appendix B)
- 1 telephone response (refer to Appendix C)

It is noted that some participants may have contributed through more than one engagement method.

Public Consultation Outcomes

In summary, community feedback demonstrated mixed views on the proposed CLMP amendment, the proposed future use of Pear Tree Paddock as a community-managed short-stay RV park, and the proposed 5-year lease. While the feedback was relatively evenly divided, a slightly higher proportion of respondents indicated support for the proposal.

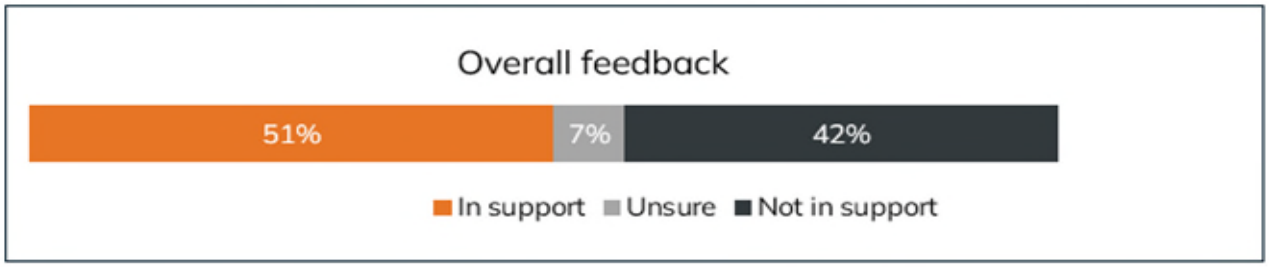
The online survey asked whether they supported or did not support the proposal and provided an opportunity to explain the reasons for their views. Feedback was sought on the following three questions:

1. Do you support the proposed amendment to the Community Land Management Plan for Pear Tree Paddock
2. Do you support the proposed future use of Pear Tree Paddock as a community-managed short-stay RV park?
3. If the proposal was to go ahead, would you support Council providing the Willunga Recreation Park Volunteers a lease of up to 5 years?

Participants were able to skip questions in the online survey, resulting in variations in the number of responses received for each question. Feedback collected through other engagement methods, including door knocking, emails and the drop-in session, were recorded as either support, not in support, or unsure in relation to the proposal as a whole.

Accordingly, overall feedback has been collated and presented as a percentage:

Figures in the below graph were taken from all feedback collected throughout the engagement.



Participants who **supported** the proposal generally viewed it as an opportunity to make better use of an underutilised site, increase tourism, provide affordable accommodation for recreational vehicle travellers and support local businesses. Many also considered the proposal to be a practical use of the site that could deliver broader economic and community benefits.

Those who **opposed** the proposal most commonly cited concerns about the future use of community land, potential impacts on vegetation, wildlife, increased traffic, proximity to schools, noise and anti-social behaviour, and the potential for future development beyond the current proposal. Some participants also questioned whether Pear Tree Paddock was the most appropriate location for an RV park and suggested alternative uses for the site.

A smaller number of participants were unsure about the proposal, with many indicating they required more information on the operation and management of the RV Park, as well as its potential environmental and community impacts, before forming a view.

Feedback Themes – In Support

Those in support of the proposal said:

- The CLMP change would allow better use of an underutilised/vacant site
- The CLMP change and RV park would provide economic benefits to local businesses and tourism
- The CLMP change and RV Park supports low-cost accommodation options in Willunga

- An RV park represents a practical, low impact use of the site
- Willunga is promoted as an RV friendly town, but does not have an RV park
- The paddock portion is not functioning as bushland
- Central location for visitors
- Contributors cited positive experiences with RV Parks elsewhere
- A 5-year lease is a reasonable period to establish the park and see the benefit and provides certainty for the operator
- The proposed lessee WRPI is local and the money goes back to the community

Feedback Themes – Not in Support/Unsure

The key themes of concern raised through the public consultation process, together with proposed mitigation measures developed in consultation with WRPI in response to this feedback, are as follows:

Theme	Issue	Response
Child safety and proximity to schools	The site is between Willunga Primary School, and Willunga High School	The proposed facility is expected to primarily attract mature-age RV travellers, often referred to as "Grey Nomads", who commonly travel as couples in self-contained caravans or motorhomes. Potential impacts on nearby children are considered low, with established pedestrian routes to the school located on the opposite side of the road minimised because children walk to school on the opposite side of the road and through the separated linear park. The presence of legitimate overnight visitors may also provide passive surveillance to help deter anti-social behaviour. All visitors will be required to register, pay the applicable fee and provide vehicle registration details. No arrivals will be permitted after 7:30pm, with clear signage and after-hours contact number provided for assistance and reporting inappropriate behaviour.
HTraffic congestion and road safety	The RV Park will increase traffic congestion. Main Road is heavily trafficked, especially at school drop and pick up times and Farmer's Market days and RVs entering/exiting the site will increase hazards	The proposed RV park entrance will be widened to support safe vehicle entry and exit. Potential impacts on pedestrians and children are considered low, with the footpath located on the opposite side of Main Road. The road has a posted speed limit of 50 km/h, providing a controlled environment for vehicles entering and exiting the site. The RV park will accommodate a maximum of 15 vehicles at any one time. While traffic movements may occur during peak periods, the overall increase in vehicle movements is expected to be limited and unlikely to materially impact the operation or safety of the local road network.
Environmental Impacts and protection of green space	Loss of green space, vegetation and wildlife, littering and incorrect disposal of wastewater	The RV park will operate within a defined and fully fenced area, with no clearing of existing vegetation proposed. Campfires will be prohibited. The proposed CLMP amendment applies only to the portion of land required for the RV park. The remainder of the reserve will continue to be

Theme	Issue	Response
		managed as Natural Areas (Bushland), supporting the ongoing protection of native vegetation and wildlife habitat. Site management and maintenance requirements, including regular inspections, litter collection and provision of bins, will be clearly addressed through the lease arrangements. Fully self-contained caravans and motorhomes and clear signage directing visitors to the nearest approved wastewater disposal facility at the McLaren Vale Visitor Centre.
Noise pollution	The RV Park will generate noise pollution affecting local residents	The proposed RV Park is located within the existing cleared grassed area, with established vegetation to the south providing a natural buffer to nearby residential properties and helping to minimise potential noise and visual impacts. The site adjoins commercial uses to the north, including a veterinary clinic and dog grooming business. Given the site layout, separation distances and surrounding land uses, the proposal is unlikely to result in significant noise or amenity impacts.
Management and oversight	Volunteer organisation capacity to effectively manage and operate the site	WRPI has demonstrated the capacity to deliver and manage the proposal, with a strong history of successfully operating community facilities, events and capital projects. Management and operational obligations will be clearly defined in the lease, including provisions for breach, default and termination where required. WRPI will also be required to prepare an Operations Manual and Site Rules outlining operational requirements, patron responsibilities and site expectations.
Antisocial behaviour and illegal camping	Concern around antisocial behaviour and illegal camping	Management requirements for antisocial behaviour and compliance with site rules will be clearly defined in the lease. WRPI will be responsible for managing incidents in the first instance, with Police contacted where behaviour is serious, unlawful or cannot be appropriately resolved. WRPI will also be required to prepare an Operations Manual and Site Rules outlining operational procedures, patron responsibilities and expected behaviour, including requirements relating to lawful use of the site.
Interest in alternative community uses	Better suited to other community uses, such as a dog park	An open EOI was conducted by City of Onkaparinga seeking proposals to activate the site. At the Council meeting on 19 May 2026, results from the EOI were presented to Council, and Council noted WRPI as the preferred proponent from the EOI for the establishment for a low-cost RV Park. Should Council choose not to proceed with the proposal, then alternative uses for Pear Tree Paddock may be explored.
Lease Term	The RV Park encounters issues and council is locked into a 5 -year term	A shorter lease term of twelve (12) months, comprised of two six (6) month terms is recommended to trial the proposal. This timeframe

Theme	Issue	Response
		provides sufficient opportunity to establish and operate the RV Park, while allowing council to monitor performance and address any operational or management issues that may arise. Any extension at the end of the initial term may be granted at council's discretion (having regard to performance over the initial term). The trial period also enables lease conditions to be reviewed and renegotiated in response to the outcomes observed throughout the trial period. Importantly, it limits council's long-term commitment, ensuring that an extended lease is not entered into if adverse impacts are found to outweigh its benefits.
Future Development	Reclassifying the land creates a pathway for future development	An amendment to the CLMP does not automatically enable development and legislative safeguards remain in place relating to the management of community land. Any future development would still need to comply with the relevant Planning and Design Code, zoning provisions, overlays and assessment processes.

Site modifications

To enable the site to operate as an RV park, a number of minor works are proposed to improve access and visitor information. These works include:

- Widening of the site entrance to approximately 9 metres to facilitate safe and efficient entry and exit movements, including adequate turning and swing allowances for larger recreational vehicles.
- Installation of a gravel road base at the site entrance to provide an all-weather access surface.
- Installation of clear visitor signage at the park entrance containing relevant operational information, including registration procedures, after-hours contact details, requirements for dogs to be kept on leads, the location of the nearest blackwater disposal facility at the McLaren Vale Visitor Centre, and any other information necessary for the safe and orderly operation of the park. The sign would be designed in conjunction with council officers to ensure all messages and "rules" for staying are clearly set out.
- The supply of council bins is currently being explored.

These works are minor in nature and are intended to ensure the RV park can operate safely, efficiently, and in accordance with relevant operational requirements.

Wastewater disposal

Investigations have been undertaken regarding the site-specific requirements associated with the installation of a wastewater disposal dump point at the site.

The site does not currently have direct access to Council's Community Wastewater Management System (CWMS). Establishing a connection would require an appropriately qualified engineer to design the connection to the CWMS network at Station Road and confirm sufficient system capacity. Subject to approval, connection infrastructure would then need to be constructed. Any disposal system connected to the CWMS would also require appropriate pre-treatment and relevant approvals from Council's Environmental Health team.

A direct gravity connection is not considered feasible due to the site levels. A servicing solution may therefore require a holding tank and pump system, which would represent a significant capital investment, in addition to ongoing operational costs and requirements.

Ongoing operational requirements may also include a Trade Waste Agreement governing discharge to the CWMS, including effluent quality standards, monitoring and compliance obligations, and applicable fees and charges.

Given the potential capital and ongoing operational costs associated with establishing and maintaining a disposal system, it is considered appropriate to defer any commitment to such infrastructure until the proposed 12-month trial period has been completed. The need, feasibility and cost-effectiveness of a grey or blackwater disposal facility can then be reassessed having regard to actual use of the RV park, operational experience and demand for the facility.

Reduced Model and Trial Period Recommended

In considering community feedback and recognising the significant capital investment required to install wastewater disposal infrastructure, it is considered prudent to defer such expenditure given the proposal is new and its long-term viability and success remain untested. Accordingly, it is recommended that the RV park operate under a reduced operating model for a twelve (12) month trial period, comprising an initial six (6) month lease term followed by a performance review prior to expiry. The review will assess operational performance, user compliance, community impacts, and any management issues arising during the trial. Subject to satisfactory performance and compliance with all lease conditions, a further six (6) month lease term will be offered to complete the twelve (12) month trial period.

Short Lease Term

An initial six (6) month lease is proposed, with a review prior to expiry. Subject to satisfactory performance and compliance with lease conditions, a further six (6) month term may be offered, providing a twelve (12) month trial period.

The staged approach allows council to assess the operation, community impacts, compliance and effectiveness of the operating model before making any longer-term commitment. The outcomes will inform any future decision regarding continuation, including any changes to lease conditions or infrastructure requirements.

If the RV park continues beyond the trial period, any subsequent lease will be limited to a maximum of four (4) years, consistent with the original proposed maximum tenure of five (5) years when the twelve-month trial period is considered.

Reduced Operating Model

Given the proposed initial six (6) month lease, with a further six (6) months subject to review, a reduced operating model is recommended during the twelve (12) month trial period:

- **Wastewater disposal:** Defer consideration of a wastewater disposal dump point until completion of the twelve (12) month trial. If RV park operations are continued beyond the trial, the need, feasibility and cost of permanent wastewater disposal infrastructure can be reassessed, subject to the required approvals under the *South Australian Public Health (Wastewater) Regulations 2013*.

- **Self-contained RV's:** Only fully self-contained RVs with adequate onboard wastewater storage will be permitted. RVs that discharge greywater directly onto the ground will not be permitted to stay.

- **Maximum stay:** Limit stays to a maximum of two (2) nights during the trial period, reflecting the typical wastewater storage capacity of fully self-contained RVs and the absence of onsite disposal facilities.

Development Approvals

WRPI will be required to obtain a temporary twelve (12) month development approval for the RV Park, aligned with the proposed trial period.

Any continuation of the RV Park beyond the trial period will require a further development approval for the ongoing use, including assessment of any wastewater infrastructure requirements.

6. Financial implications

WRPI will be responsible for the capital and operational costs associated with establishing and operating the RV Park, including any permanent wastewater infrastructure required beyond the twelve (12) month trial period.

Council may provide in-kind support for minor infrastructure works, including signage outlining the conditions of use of the site for fully self-contained RVs and a small quantity of road base to improve the front entrance. The estimated value of this support is approximately $2,000. Whilst this is unbudgeted, it will be covered via the Economic Development / Tourism budget.

No funding is allocated in the 2026/27 budget for significant capital works at the site.

Any requirement for permanent wastewater infrastructure identified following the trial period will be subject to further assessment and approval, with costs to be met by WRPI.

Rent under the proposed lease will be charged at a nominal rate of $1.00 per annum.

6. Risk and opportunity management

Risk	
Identify	**Mitigation**
Perception that Council has not responded to community concerns.	Consider the proposal on its merits, having regard to the applicant's proposal, stakeholder advice and community feedback. Incorporate appropriate mitigation measures and operational requirements into the lease conditions.
Public safety risks associated with the operation of the RV Park.	Address public safety risks through appropriate development approval conditions and enforceable lease conditions.
Political – community or stakeholder concern regarding the proposed use of Council land for an RV Park.	The proposal is subject to assessment against relevant planning, operational and governance requirements, with a time-limited trial and appropriate lease conditions providing safeguards and an opportunity to evaluate the operation before any longer-term commitment.
Financial – Potential future costs associated with the ongoing operation of the RV Park.	Council's financial exposure is limited through the trial period and lease arrangements, with the lessee responsible for operating costs and any infrastructure required for the ongoing use. Any future financial contribution by Council would require separate consideration and approval processes.

Environment – risk of non-compliant wastewater discharge	Limit the RV Park to fully self-contained RVs and provide clear signage identifying disposal requirements and the nearest wastewater disposal facility. Lease conditions will require appropriate site management, maintenance and recording of suspected non-compliant discharge. The site will be inspected by Council's Environmental Health team as part of the six-month review, including assessment for evidence of wastewater discharge. Council bins are also being investigated to support appropriate waste management.
Service Delivery – Risk that volunteer capacity is insufficient to sustainably manage the RV Park, resulting in Council inheriting operational responsibilities.	The twelve (12) month trial provides an opportunity to assess the sustainability of the operating model. The lease will include provisions enabling WRPI, with Council's agreement, to cease operations and surrender the site during the trial period where the operation becomes unsustainable or unmanageable. Standard provisions will also address performance, breach, default and termination. The lease may include an early surrender provision allowing WRPI to give Council notice of its intention to cease RV Park operations during the trial period, subject to an agreed decommissioning process and restoration of the site.
Financial/Political – The cost of permanent wastewater infrastructure may exceed the capacity of the community-operated RV Park.	The lease will establish that WRPI is responsible for any infrastructure required to support the ongoing operation of the RV Park. Permanent wastewater infrastructure will not be required during the twelve (12) month trial. If infrastructure becomes a regulatory requirement for continued operation and WRPI is unable to meet the associated costs, the RV Park may be decommissioned rather than requiring Council to fund the infrastructure.

Opportunity	
Identify	**Maximising the opportunity**
Activation of community land – Productive use of a currently vacant portion of community land.	Establish a low-impact, no-frills RV Park that provides a short-stay option while maintaining the character and amenity of the site and surrounding community.
Local economic benefit – Encourage visitor expenditure within Willunga.	Promote the RV Park as a convenient base for RV travellers to explore Willunga, encouraging expenditure at local cafés, restaurants, shops, heritage facilities and other attractions.
Tourism and visitor economy – Provide an additional short-stay option for visitors travelling through the region, supporting the local visitor economy.	Position the RV Park as a convenient, low-cost stopover that encourages visitors to explore Willunga's heritage, natural assets, local businesses and attractions, increasing visitor exposure and supporting local expenditure.

Community benefit – Provide a simple and affordable short-stay option for RV travellers.	Maintain a modest, community-focused operating model with appropriate controls to ensure the use remains compatible with the site and surrounding community.
Test and evaluate – Use the trial period to assess whether the site can deliver a sustainable visitor and community benefit.	Monitor utilisation, visitor feedback, local economic benefits and operational impacts during the twelve (12) month trial to inform any future decision regarding continuation of the RV Park.

Summary

The proposed RV Park has been subject to a detailed assessment, including internal stakeholder consultation, an Expression of Interest (EOI) evaluation and extensive community engagement.

Key issues raised included potential impacts on native vegetation, traffic movements, proximity to schools, noise and antisocial behaviour. These matters have been assessed, with identified risks considered capable of being appropriately managed through lease conditions, operational requirements and statutory planning and development assessment processes.

Overall, the assessment supports proceeding with the proposal, subject to appropriate controls and conditions being implemented.

8. Timelines and deadlines

There are no specific deadlines associated with this report. Should Council approve the proposal, it is recommended that the lease is executed within 90 days subject to any development approval timeframes.

9. Next steps

Should Council approve the proposal, WRPI and community members who have requested to be kept informed, will be advised of Council's decision.

10. Attachments

Attachment 1 – Aerial of Pear Tree Paddock (1 page)

Attachment 2 – Engagement Feedback Report (77 pages)

- END OF REPORT –

Attachment 1

Portion of Allotment (Reserve) 27, Main Road Willunga - "Pear Tree Paddock" (the subject land)



COMMUNITY ENGAGEMENT FEEDBACK REPORT

Proposed Future use and lease of Pear Tree Paddock Willunga

17 June to 7 July 2026

Introduction

At its meeting on 14 October 2025, Council resolved to undertake an Expression of Interest (EOI) process to identify future uses for a portion of Pear Tree Paddock, Willunga, that would deliver a strong community benefit. This followed an earlier Notice of Motion proposing the site be considered for a short-stay recreational vehicle (RV) park.

The EOI was open from 17 December 2025 to 6 February 2026, during which Council received six submissions. Following assessment, The Willunga Recreation Park Incorporated (WRPI) was identified as the preferred proponent, with a proposal to establish a low-cost, short-stay RV park accommodating up to 15 fully self-contained vehicles.

To enable Council to consider the proposal, an amendment to the Community Land Management Plan (CLMP) is required. The subject land is within Council's Community Land Management Plan (CLMP) for Natural Areas, sub-category Bushland, however it is proposed that the vacant area proposed for use as a low-cost, short stay RV Park be amended into the General Community Areas CLMP and subcategorised as Service and Social facilities.

If approved, Council would also consider granting a lease of up to five years over a portion of the site.

The purpose of the engagement was to seek community feedback on the proposed amendment to the Community Land Management Plan for a portion of Pear Tree Paddock, Willunga. The amendment would enable Council to consider a proposal for a low-cost, short-stay RV park and the granting of a lease over part of the site.

Overall engagement summary

Engagement was open for 21 days, from 17 June to 7 July 2026.

Council received **261 contributions** across a range of engagement activities, including:

- 238 online survey responses (refer to Appendix A)
- 10 door-knocking conversations
- 8 drop-in session participants
- 4 email submissions (refer to Appendix B)
- 1 telephone response (refer to Appendix C)

Some participants may have contributed through more than one engagement method.

Overall, community feedback demonstrated mixed views on the proposed Community Land Management Plan amendment, the proposed future use of Pear Tree Paddock as a community-managed short-stay RV park, and the proposed five-year lease. While the feedback was relatively evenly divided, a slightly higher proportion of respondents indicated support for the proposal.

Feedback was received from a broad cross-section of the community, with strong participation from people who live in or have a direct connection to Willunga.

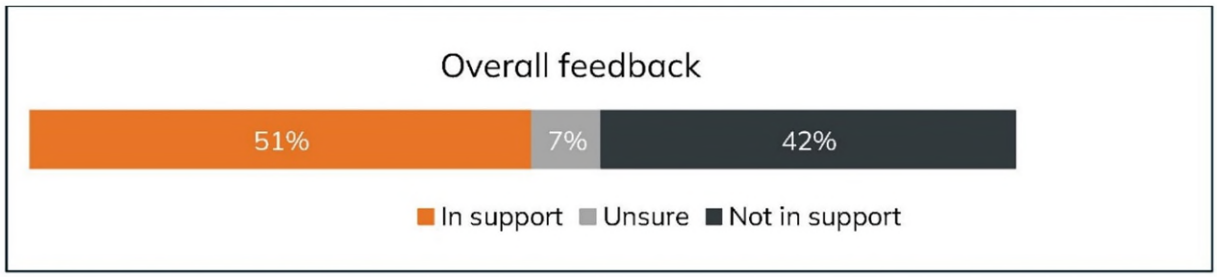
Participants who **supported** the proposal generally viewed it as an opportunity to make better use of an underutilised site, increase tourism, provide affordable accommodation for recreational vehicle travellers and support local businesses. Many also considered the proposal to be a practical use of the site that could deliver broader economic and community benefits.

Those who **opposed** the proposal most commonly cited concerns about the future use of community land, potential impacts on vegetation, wildlife and the Wirra Creek corridor, increased traffic, proximity to schools, noise and anti-social behaviour, and the potential for future development beyond the current proposal. Some participants also questioned whether Pear Tree Paddock was the most appropriate location for an RV park and suggested alternative uses for the site.

A smaller number of participants indicated they were unsure about the proposal, with many seeking additional information about how the RV park would operate, how the site would be managed, and the potential environmental and community impacts before forming a view.

Feedback from residents and businesses immediately surrounding the site reflected the broader community response. While some neighbouring property owners supported the proposal and its potential economic benefits, others expressed concerns about local impacts including traffic, noise, fire risk and the site's proximity to schools.

Figures in the below graph were taken from all feedback collected throughout the engagement.



Who we heard from

Of the 261 overall responses received:

- 154 live in Willunga
- 59 live elsewhere within the City of Onkaparinga
- 7 own a business in Willunga
- 33 were regular visitors to or visitors of the area
- 8 selected 'other'.

This indicates that 62 percent of participants either lived in Willunga or owned a business in the township, demonstrating strong participation from those most directly connected to the Willunga area.

Engagement reach

Technique	Participation/Reach
Elected member Email	Mayor and elected members
Email to YourSay subscribers with and interest in Willunga, Willunga South, business and economy, Council land, Tourism and events	2,905 emails sent
Resident letters	31 sent
Public notice in the Advertiser	1 advert

Onsite signage	2 locations
Your say page with feedback tool	630 page visitors
Email to key stakeholders	9
Door knock	16 directly impacted properties
Drop-in session – Willunga Hub	8 attendees

ENGAGEMENT OUTCOMES BY TECHNIQUE

Door Knocking

Residents and businesses immediately around the reserve were offered a face-to-face visit from council staff. During door knocking on 23 June 2026:

- 5 were in support of the proposal
- 5 had concerns
- 1 was unsure

Those who were in support said that the proposal represented an opportunity to boost tourism and the local business economy in the area.

Those who were not in support said they were worried about proximity to schools, increased traffic concerns, fire risk, noise pollution, unsocial behaviour and loss of natural space/vegetation.

One was unsure and said they were mostly concerned about vegetation, and they had already provided feedback.

Drop-in Session – Willunga Hub

An engagement drop-in session was held at the Willunga Hub on Sunday 28 June 2026 from 2pm to 3pm. Eight people attended the session, with 8 people providing feedback.

All 8 participants supported the proposal.

Email Feeback

Of the 4 emails received:

- 2 were in support
- 2 were not in support.

Those in support said it would make low-cost accommodation available in Willunga to a greater number of visitors and would benefit businesses and events.

Comments of those not in support included concern about proximity to schools, increased traffic concerns, fire risk, noise pollution, unsocial behaviour and loss of natural space/vegetation.

Telephone Feedback

One telephone call was received in support of council's proposal. The landowner advised they would not be home at the time of the doorknocking proposal.

This feedback can be found at Appendix C.

Online Feedback

Through the online survey, 224 participants provided feedback with 238 contributions.

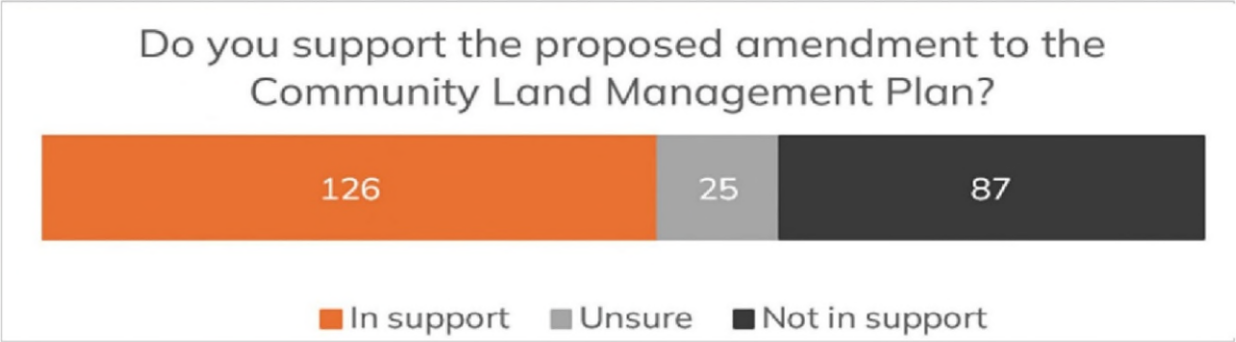
The survey asked whether they supported or did not support the proposal and provided an opportunity to explain the reasons for their views. Feedback was sought on the following three questions:

1. Do you support the proposed amendment to the Community Land Management Plan for Pear Tree Paddock
2. Do you support the proposed future use of Pear Tree Paddock as a community-managed short-stay RV park?
3. If the proposal was to go ahead, would you support Council providing the Willunga Recreation Park Volunteers a lease of up to 5 years?

Participants were able to skip questions, and this is reflected in the variance in the number of responses received to each individual question.

Online survey results

Proposed Amendment to the Community Land Management Plan question.



Those in Support

Of the 238 responses in the online survey, 126 participants selected "support" for the change to the CLMP. Key themes of comments in support are summarised below:

- The change would allow better use of an underutilised/vacant site
- A RV park represents a practical, low impact use of the site
- Willunga is promoted as an RV friendly town, but does not have an RV park
- The paddock portion is not functioning as bushland
- The change and RV park would provide economic benefits to local businesses and tourism
- The change supports low-cost accommodation options in Willunga

Those Not in Support

Of the 238 responses in the online survey, 87 participants did not support the change to the CLMP.

A summary of key concerns raised in the feedback are as follows:

- Loss of open space and community land

- Potential loss of vegetation, greenspace and impacts to wildlife and the Wirra Creek
- Concern that reclassifying the land created a pathway for future development
- The RV-park could become a precursor to other commercial or residential development

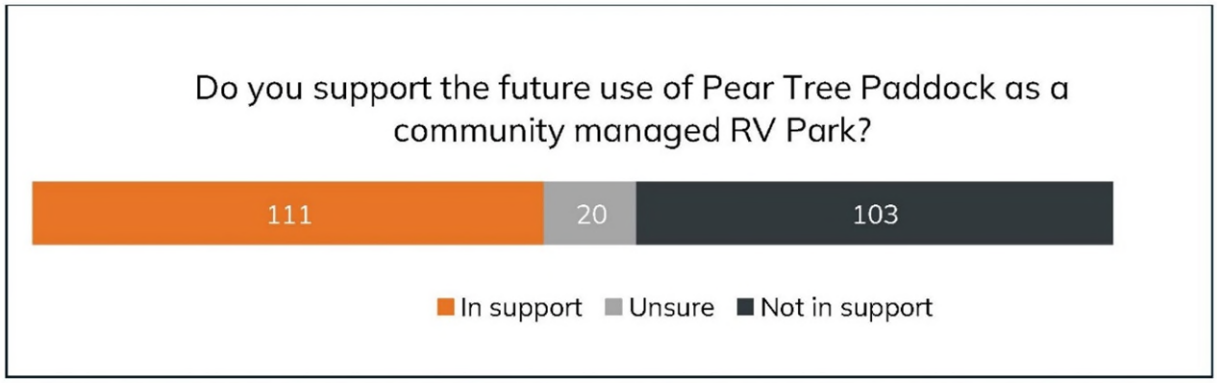
Those unsure whether or not they support the proposal

Twenty-five respondents in the online survey were 'still unsure' and comments included:

- The need to preserve green space
- The change to the CLMP will open Pear Tree Paddock up to other types of development
- Unclear benefit and unforeseen outcomes

This feedback can be found in Appendix A.

Proposed future use of Pear Tree Paddock as a community managed RV Park question.



Those in Support

Of the 235 responses in the online survey, 114 participants selected "support" for the proposed future use of Pear Tree Paddock as a community-managed, short stay RV park. Key themes of comments in support are summarised below:

- Willunga is promoted as an RV friendly town, but does not have an RV park
- Will provide economic benefits to local businesses
- Increase tourism in Willunga and surrounding area
- Provides an affordable accommodation in Willunga
- Central location for visitors, access to the Shiraz trail
- Wonderful location to promote the area
- Positive experiences with RV parks elsewhere

Those Not in Support

Of the 235 responses in the online survey, 111 participants did not support the proposed future use of Pear Tree Paddock as a community-managed, short stay RV park A summary of key concerns raised in the feedback are as follows:

- Proximity to schools and child safety

- Traffic congestion and road safety
- Loss of open space and community land
- Potential loss of vegetation, impacts to wildlife and the Wirra Creek
- Visual amenity and township character impacts
- Management and operational concerns
- Future development concerns
- Wrong location
- Other uses supported – ie dog park

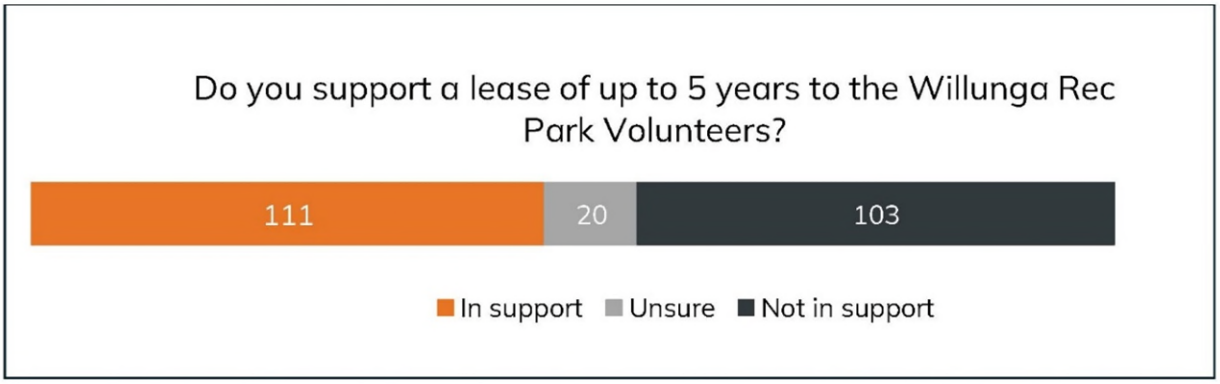
Those unsure whether or not they support the proposal

Ten respondents in the online survey were 'unsure and would like more information before forming a view'. Key themes and feedback centred around:

- What works are required to establish the RV Park
- Management and oversight of the RV Park
- Environment impacts if there are no facilities or policing of antisocial behaviour.

This feedback can be found in Appendix A.

Lease up to 5 years question.



Those in Support

Of the 234 responses in the online survey, 111 participants selected "support" if the proposal were to go ahead, for council providing the Willunga Recreation Park Volunteers with a lease of up to 5 years. Key themes of comments in support are summarised below:

- Five years is a reasonable period to establish the park and see the benefit
- Willunga Rec Park are local and the money goes back to the community
- Increase tourism in Willunga and surrounding area
- Provides an affordable accommodation in Willunga
- 5 years allows certainty for the operators

Those Not in Support

Of the 234 responses in the online survey, 103 participants did not support " if the proposal were to go ahead, for council providing the Willunga Recreation Park Volunteers with a lease of up to 5 years. A summary of key concerns raised in the feedback are as follows:

- Five years is too long in the event there are issues and is a significant commitment
- Tasking volunteers to police the site is unsupported
- A pilot period should be undertaken
- Lease to any operator not supported

Those unsure whether or not they support the proposal

Ten respondents in the online survey were 'unsure and would like more information before forming view'. Key themes and feedback centred around:

- What works are required to establish the RV Park
- Management and oversight of the RV Park
- Environment impacts if there are no facilities or policing of antisocial behaviour

This feedback can be found in Appendix A.

Evaluation

Based on the evaluation feedback received from 103 participants, the engagement met its objectives by:

- Providing interested persons with a reasonable opportunity to provide feedback concerning the proposal
- Complying with legislative requirements
- 91 per cent of participants telling us it was easy to find what they were looking for and information was clear and easy to understand

Throughout the engagement there were:

- 630 Visitors to the Your Say page
- 224 contributors (people who contributed to an online engagement tool)

Appendices

Appendix A – Verbatim Your Say Comments

Appendix B – Email Feedback

Appendix C – Telephone Call Feedback

Appendix D – Drop-in Session Feedback

Appendix E – Door Knocking feedback

Appendix F – Letter to Residents – door knock

Appendix G – Letter to Residents - engagement

Appendix H – Mail out area – door knocking

Appendix I – Mail out area – engagement

Appendix J – Onsite signage

Appendix K – Public Notice

Sign-off

All feedback reports are to be reviewed by the Engagement Unit (engagement@onkaparinga.sa.gov.au)

Officer who prepared the document

Name:	Danielle Thompson
Position title:	Property Officer Transactions

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Appendix A: Verbatim Your Say Survey Comments

Do you support the proposed amendment to the Community Land Management Plan for Pear Tree Paddock?

YES, I SUPPORT THE CHANGE
it is not pristine or true bush land or properly revegitated. Many of the trees are invasie ash or other non native. There are significat trees in the vacinity which woul deasily be prserved and probaly cherished more by allowiing a properly maintained area.
This is an open paddock within the town and not a bush site. As an RV stopover it could be used to bring revenue into the community.
As a caravan owner I understand how useful this would be to people visiting the area. I believe that it would help bring revenue into the town.
I travel, I love RV parks. Great location for easy access to the town and markets without taking up space off of the main st.
The change is needed to enable the RV park to operate.
value to the community and visitors
It's been long overdue coming ..if it becomes a problem I'm sure it could be repealed and other cause can have it
The land is not currently been used frequently
There is a lack of these types of facilities in South Australia. I feel Willunga & the Fleurieu Peninsula would have much to gain from this project. These areas are quite common & well supported in Europe.
more community areas are a good idea
I think it is a good idea as long as you provide some basic facilities such as toilets water, dump facilities and rubbish removal.
Good for the local community.
I feel that the Fleurieu Peninsula lacks free camping with some of the caravan parks charging inflated fees especially at peak times or in there is an event on in th area. Free Dump point would be appreciated also as you advise RV friendly but don't actual extend anything with the signange.
I was a grey nomad for 3 years. I choose to stay and support towns that catered to our demographic.
I believe it will provide more tourism and foot traffic for local business. As someone who likes to RV holiday myself. It can make or break whether you visit a town at all!
"As our family who were previously a traveling family for two years we loved how all another states did this. We would stay for a day or two, support the local businesses and see the local sites. Great economic value and nice and close to the markets on a saturday. Miss opportunity if it doesn't go ahead."
I travel across SA, VIC and NSW regularly with my caravan and use similar community sites for 1 or 2 night stays so understand how valuable they can be to caravaners. Definitely brings in visitors and many spend money in towns, especially pub meals.
Good low impact use of an empty site.
"As a recognised RV freindly town it is great idea to finally allow travelling visitors to stay a while longer to explore our wonderful town and support the local buisness comunity plus Willunga is an ideal base to get out and explore the surounding McLaren Vale wine region. I believe the RV park will bring great finicial benifits to this wonderful community"

I think it is good to utilise the area
"That particular space doesn't seem to be used by anyone, except the point club previously, but when they only rarely used the space over the 17 years I've lived in Willunga. Having said that, my support is conditional on future usage being low impact and retains existing trees (unless they're diseased)."
RV Parks bring visitors who support local businesses longer than a weekend.
Willunga is missing opportunities to support local businesses by not having affordable accommodation options. This opportunity will provide financial benefits to the town by encouraging visitors to stay and spend. Only concern, must be monitored to ensure self contained as per CMCA definition, and adequate signage explaining this is a must (not just saying must be self contained, but clearly advising what this means).
Community use and control of a central piece of land that otherwise had sat vacant for many years (used to be Willunga Pony Club grounds) I was an active horse riding person that attendeds club events there
To stop people parking caravans across the very limited available spaces.
It will be good for the town and the local economy The Grey Nomads of the country are great people
Changing the classification is beneficial to provide affordable accommodation options for visitors to the area.
I think it would really help the local businesses having the extra visitors to the area.
It's a great unused space that the town could use
I think the land which is currently sitting bare is not a natural area as described and could be put to good use as a facility, beautified with plantings and sites for use.
I use RV Parks in SA.
Brings tourists into town to help support local business
This will allow for potential increase in tourism within the Willunga area.
Any move to open up unused land to accomodate visitors to the town is a great thing
Should be managed by Cmca as they have the expertise across Australia with local councils and dump points and making sure all vehicles are compliant. Great idea good for tourism and business and wineries etc. more money spent local Willunga traders will love it too!
We need more are for tourists
To make it easier and more worthwhile to visit during school terms.
Family have a large (self contained) caravan and it would mean that they could stay here at a low cost when they come to visit.
Great for promoting the local area and businesses
Open the land up to be used by the public.
Facilitate tourists
It doesn't look to be natural bushland anyway. There's a valid need for it to be used for other purposes.
"Permitting a three day stay in any town is proven to increase the revenue flowing into the township and community. In my own experience, I make a point of buying food, fuel, other essentials as well as visiting various stores and markets and spending money in each. Visiting tourists tell their friends about their stay - this is free advertising! You can't go wrong with this proposal. Go for it!"
The Rec Management would do a good job of looking after the land. It would be a much needed facility for the town.
"As RV owners we have stayed in RV overnight parks in SA, Vic, and WA They really great and we always visit the bakery, hotel or supermarket in the town"
Think it's wise to look at this land being used for community use.

It would be good to use the land for something positive for the community.
Very limited affordable accomodation in Willinga. I live at Brighton and would definitely use this park a couple of times a year. Love Willinga and shops. Great place to relax .
Yes if that's what needs to be done to make and RV park work then yes! It will only improve our town and bring people and money to local businesses
I think it would involve very little change to the area
I support creating a space that can be enjoyed by the community, not just visitors.
I love community camping that's walking distance to hotels for dinner, so this site looks perfect.
With the many large events that occur in and around Willunga, the town does need low cost, short term provision for RV travellers. Also RV travellers visit Willunga for its heritage, wineries golf etc. There is no other short term low cost RV camping in the district
There are so many travellers that just need somewhere to park for a night or two at a reasonable price. Caravan parks are very costly. You often can't arrive until 2 pm and have to be out by 10 am. That leaves you no time to explore so you need an extra night (an extra $50). These RV parks will bring more dollars to the local area with visitors spending in the community instead of just the caravan park.
As a regular caravan traveller we always look for this type of camp and support businesses in the local area by purchasing fuel and food and supporting tourism businesses. There are too few of these camps around SA
I am a self contained traveller and mainly use these type of rv parks, we love visiting the different towns and always spend money in the towns to benefit the economy
Economic advantages for the community and a safe place for travellers to stay.
It is a good space on the main road and would be good for the community to be able to access.
If the use as an RV park requires the management plan to be amended then I'm in favour of it.
We own a self contained motorhome and travel locally and interstate. We always stay at small town rv parks and enjoy visiting and spending our money there. If we were to stay in caravan parks our money would just go to them. If there isn't a suitable rv park we move on.

NO, I DO NOT SUPPORT THE CHANGE
This is an important nature corridor
This area has traditionally been use for equestrian recreation, and although the Southern Hills Pony Club is no longer, the facilities are still used by horse riders. It is at one end of the Shiraz Trail, which is a shared use trail for horse riders, walkers and cyclists, in that legal order of priority. It is also one of the few bushland areas still accessible for riders and they should be encouraged to use it for training and casual riding, as it is no longer safe in this area for horses to use our roads.
I and many other people who walk their dogs, every days of the year, would like to have a led free dog park. This allotment, would be ideal. The location is close to the town, plus there is ample parking for people visiting. The requirements for this park would only require a good fence, some trees planted. Then maybe some water taps.
Willunga is unique town with a true heritage feel with a large number of significant - remnant trees, the entrance to the town Main Rd where the proposed RV would be located is a peaceful and beautiful green space, it is a social and environmental asset as green space, its location directly opposite the golf course enhances the feel of open beautiful green space. An RV park will destroy the park , imagine how destroyed the ground will become fro.m the impact of heavy RV vehicles and human impact. It should be located in an existing parcel of Council land that does not change the classification of the land. It will destroy the character of the area and have negative environmental impacts on the site .In addition it will cause traffic issues. It is not appropriate for Willunga Main Rd keep the paddock as open green space.
Open space is hard to find. There is a caravan site in surrounding neighbourhoods/suburbs and plots of land for private rental.
It will be very congested, unsightly and forever change the beautiful appearance of this patch of land. Pear Tree Paddock leans into the rural and country feel of Willunga. There are better locations for an RV park.
To close to primary school. Safety concerns.
Should be used for a dog park
Unnecessary disruption of natural environment. Concerns about rubbish and pollution of the site.
There are many reasons. We have supported a range of initiatives generated by the council over several decades including the streets Cape and the support the council has given to many community groups and events, but not this one. Close proximity to schools; busy part of Main St particularly on weekends which will impact on traffic; damage to the park - these are heavy vehicles; significant responsibility placed on volunteer supervisors; potential concerns for the nearby creek and wildlife. This area has potential as a children's playground or dog park or just left as is.
I prefer the green space.
Do not support this change, until such time it is clear the options of what this land may be used for.
"My specific reasons for not supporting the proposed recreation vehicle are outlined later in this document. The Council signage on the site known as Pear Tree Paddock sought Expressions of Interest 'that present a strong business plan that demonstrates how the use will benefit the community of Willunga.' The published proposal cites 'economic modelling' that indicate that the RV park could generate significant benefit for the local economy and businesses. Furthermore it is expected to 'contribute to employment' among other things. Seriously? People spending a paltry $10 a night to camp are unlikely to spend up big in Willunga. They might buy their fuel and milk at the servo, have a counter meal at the pub and grab a coffee. They are by definition 'self-contained' and pennywise travellers would most likely do their grocery shop at Coles and not the General Store.

Granted, the site is handy to the Saturday morning market. The anticipation of 'up to 15 fully self-contained vehicles' (clearly aspirational if any of the overnighters are 4WD's with caravans) might mean 15 more customers at the market. Not much to get excited about. The proposal does not demonstrate benefit to the community of Willunga."
I feel an RV park is a great idea, however I feel this would change the landscape of the entrance to the township, I feel there are better locations IE on Willunga Golf Course
Fix the roads before you start doing all this extra shit. The road from Willunga to McLaren Vale is absolutely shocking not the mention the new section of victorharbour road is just as bad if not worst than it was before. And the stupid bike path on the road to aldinga has made it so you can't swerve around pot holes so you need to keep a better eye on that road aswell. 2 cars with flats yesterday cause of a pothole the size of a washing basket
Reclassifying the Pear Tree Paddock would threaten the local environment as it is near a creek and lots of green spaces. Imagine what could happen to the wildlife in that area? Pear Tree Paddock is often a home for the duck that inhabit the creek that runs alongside it and if their lives are lost because you want to reclassify the paddock I would be disgusted.
Short stay RV park will attract anti social and unsavoury behaviour. Too close to schools.
Local wildlife will be affected.
It's close to multiple schools and not suitable location for a RV park.... general park for picnics and shared space yes but rv park not a good idea
Green space is important. This proposal doesn't benefit the community at all. What happens if this proposal doesn't work. Will the land be sold and developed?
No I dont believe it should be changed, it should remain as bushland to preserve the creekline which runs alongside it.
The proposed amendment to change the land use classification of Pear Tree Paddock will bring harm to the native ecosystems surrounding the park. In changing the land use classification from bushland to services and social facilities will allow for developments (such as the proposed RV park) that will introduce a build up of rubbish, alter hydraulic flow regimes, and increase domesticated predators (cats and dogs), the culmination of which will cause havoc on the surrounding native ecosystem and in particular, Wirra creek and the native fauna that sustain in that riperian vegetation and persists along the creek. Not to mention that Rec Park have sufficient ammenities and facilities under their mangement.
It should remain. The rec park should not manage more of the town.
"I understand there may be reasons for the change, but it feels at odds with Council's strong focus on increasing tree canopy, protecting biodiversity and responding to climate change. Once land is no longer recognised as bushland, it seems much easier for significant trees and vegetation to be removed over time. Existing mature trees and remnant vegetation are incredibly valuable. They provide habitat, help cool our suburbs and take decades to replace if they're lost. Rather than reducing the environmental status of these areas, I'd like to see Council planning for connected habitat corridors that protect and expand green spaces as our community grows. I encourage Council to think about how this proposal fits with its broader environmental commitments and to ensure that protecting existing trees and vegetation remains a priority."
Having an RV park would usually mean increased noise and illegal rubbish disposing in our clean quiet town. There are already RV parks close by in Port Willunga and Moana which is a stones throw away.
"As I don't support a proposed RV park for reasons under that question. Would rather see a more expensive option, with proper facilities, than a cheap option with a negative impact due to cost savings by doing it on the cheap."

The area is beautiful and relaxing and I don't see the need to change to a general community area.
The location would be a nightmare being so close to schools, plus very unsightly being on a main road. Put it to good use for the community and visitors alike by having a fenced recreational dog park. It is desperately needed. The community has been asking for years, so time for council to listen !
"The beauty of the park will be forever gone once this change is made. It will be ugly with many RVs parked on the land. The grass will be ruined, mud will end up on the roads as. Vans pull out in the wetter seasons making the roads slippery and dangerous. Many children walk nearby."
"The site is inappropriate. The close vicinity of children's education precincts is unsafe, in a number of ways, for those children. I do however support the establishment of an appropriately established "donation " RV park in the Willunga precinct."
Leave it as natural. We need these areas.
This is another example of making terrible decisions to make it look like councillors are doing something useful with zero understanding of what the community actually want or need. You're supposed to represent the people in your community not the people passing through.
Should still be a place for nature
I do not believe the space and location is fit for what is being proposed. It fundamentally changes the area. It will add congestion and safety risk given the roads, school proximity and infrastructure in place. In addition something like this run by volunteers has no accountability and it is residents and locals impacted when things don't go as planned eg waste, litter, noise etc. It also impacts on the wildlife we have in this area and is yet another open green space being removed for the animals. I don't see an upside to this for many reasons but being in the heart of the township will adversely impact locals in their daily life and enjoyment.
Incompatible with location
Leave it as it is
The park is more suited to the community use as a dog park sorely required in the area to allow dogs off leach and to socialise with other dogs , would also be useful for dog training with easy access by Willunga Vets who offer puppy training on a terribly inadequate area of their propoerty. . An RV park on the scenic entrance to Willunga will be diminish the historic beauty of the entrance and is best sited away from public view.
Proximity to schools, main road gets congested enough with schools & farmers markets, just don't think this is the right spot. So many subdivisions gone on in recent years& with park already at Mc Laren Vale. Maybe something Louie a dog park that supports the community that lives here. So many dogs in the area now.
"This area is already busy with the vets, the high school, the dog grooming business & the main road to McLaren Vale. More traffic conjestion will become a major hazard for the area resulting in more fatalies. This land could be used as a more seditory use with less traffic flow on this already busy road. A RV park would be better with a view of the area."
"This sounds like an ill considered plan. Having volunteers supervise users is a recipe for disaster. Inviting vehicles to an area without facilities is fraught with danger. Who will pick up rubbish, dumped materials, and ensure that the park is not used as a toilet? Who will ensure that people stay no more than three days? Volunteers are ill equipped to undertake these tasks. Also, the council should not be competing with private enterprise to provide such facilities. The park will be ugly from the main road. There are plenty of places for visitors to stay in and around Willunga."
An RV park located in close proximity to primary school is a bad idea. The former use of the park for pony club was far better community use of the land and something similar should be investigated.
Trees being cut down, will affect local wildlife.
The paddock should be re-vegetated or returned to more bushland to support the native wildlife. A

space for everyone to enjoy rather than a parking lot. I do not support using it as a space for a RV Park. It will become an ugly eyesore, noisy and spoil Willunga.
"I do not support the proposed amendment to the Community Land Management Plan because it would fundamentally alter the purpose of Pear Tree Paddock from community recreation land to visitor accommodation infrastructure. Pear Tree Paddock occupies a unique and strategically important location within Willunga. It sits adjacent to schools, recreation facilities and Wirra Creek and is one of the few remaining parcels of community land capable of supporting a broad range of recreational, environmental and community-focused activities. These characteristics make the site particularly valuable as a community asset and less suitable as a location for transient accommodation. While tourism is an important part of the local economy and RV travellers contribute to visitor spending, the key question is not whether tourism is valuable, but whether Pear Tree Paddock is the most appropriate site for this purpose. In my view, the answer is no. The proposed amendment would reduce Council's flexibility to pursue alternative uses that may deliver greater long-term public benefit. Once the management objectives of the land are changed to facilitate accommodation, it becomes more difficult to realise future opportunities for recreation, youth development, environmental education, equestrian activities, community events, wellbeing programs and other initiatives that directly benefit local residents. Pear Tree Paddock should be viewed as a long-term community asset rather than a short-term solution for visitor accommodation. The site has the potential to support outcomes that align strongly with the aspirations contained within Community Vision 2034, including healthy lifestyles, community connection, active recreation, environmental stewardship and opportunities for young people. The consultation undertaken to date suggests that many residents support tourism in Willunga but do not believe Pear Tree Paddock is the right location for an RV park. Concerns consistently raised by community members include traffic and pedestrian safety, impacts on local amenity, environmental risks to Wirra Creek, loss of open space, and the displacement of existing recreational activities. For these reasons, I believe the Community Land Management Plan should remain focused on community recreation and open-space outcomes rather than being amended to enable visitor accommodation."
Needs to be used for a dog park
Vehicles on the piece of land is not good. It's a busy road and we don't need more traffic.
"Why do you not support the proposed amendment to the Community Land Management Plan for Pear Tree Paddock? I do not support the proposed amendment to the Community Land Management Plan because it would fundamentally change the purpose of Pear Tree Paddock from community land intended for recreation and local benefit into a visitor accommodation facility. Pear Tree Paddock occupies a unique location within Willunga. It sits between schools, adjacent to Wirra Creek, close to residential areas and within an important community precinct. These characteristics make it particularly valuable as community open space and recreation land, but also raise significant concerns about its suitability for short-stay visitor accommodation. The proposed amendment appears to prioritise a tourism-related land use over the long-term recreational, environmental and community value that the site could provide to residents. While many residents support tourism and visitor spending in Willunga, there is considerable concern that Pear Tree Paddock is not the right location for an RV park. Local residents have expressed concerns including: ""The idea is there & great, but wrong location, pedestrian/traffic danger near bridge (tree will definitely need removal to build pedestrian footbridge) there's no footpath at all on that side of the main road, boggy ground especially in winter, not big enough, too close to schools, traffic hazard both entering & leaving, again due to being on main road in & out of Willunga, no safe dump point, too close to the Vets & hence the noise from overnight vet animals upsetting travellers & visa versa, some

trees will possibly be removed & will the Wirra Creek suffer even more ? These are all quite reasonable & considerable thoughts I think ?"" ""Great idea, but terrible location. Too close to the primary school, kindy, osch. Traffic congestion."" ""Good idea, wrong spot, too many big rigs on fairly busy main rd"" These comments reflect concerns that the location itself is unsuitable, regardless of whether an RV park may be appropriate elsewhere in the district. I am also concerned that changing the land management objectives for Pear Tree Paddock would reduce Council's future flexibility to pursue alternative uses that may provide greater long-term public benefit. Once community land is reoriented toward visitor accommodation, opportunities for recreation, equestrian activities, environmental education, youth programs, community wellbeing initiatives and other locally focused uses may become more difficult to pursue. Given the site's strategic location and history as a community recreation asset, I believe Council should retain planning flexibility and undertake further investigation into alternative community-focused uses that align more strongly with Community Vision 2034, including healthy lifestyles, youth engagement, recreation, open space activation and community connection. For these reasons, I do not support the proposed amendment to the Community Land Management Plan."
Changes the intended use of the land from recreation/exercise/green space to short stay accommodation.
"I do not support the proposed amendment to the Community Land Management Plan because it would fundamentally change the intended purpose of Pear Tree Paddock from a community recreation asset to a visitor accommodation facility. The proposed amendment appears to prioritise a short-term commercial use over the long-term social, recreational and environmental value that this site can provide to the local community. Pear Tree Paddock is a unique parcel of community land located between schools, adjacent to Wirra Creek and within walking distance of residential areas. These characteristics make it particularly valuable as community recreation space, but less suitable for accommodation-based tourism infrastructure. The consultation undertaken to date indicates that many residents support tourism and visitor spending in Willunga but do not believe Pear Tree Paddock is an appropriate location for an RV park. Common concerns include child safety, traffic congestion, impacts on local amenity, environmental risks to Wirra Creek, loss of open space character, and the displacement of existing community uses including horse-related recreation. I am also concerned that the amendment would reduce Council's future flexibility to pursue alternative uses that may deliver greater long-term public benefit. Once the land management objectives are changed to facilitate visitor accommodation, opportunities to restore the site for recreation, youth development, community wellbeing programs, equestrian activities, environmental education or other community-serving purposes may become more difficult to achieve. Given the strategic location of the site and its history as a community recreation facility, I believe Council should retain planning flexibility and undertake further investigation into community-focused uses that align more strongly with the objectives of Community Vision 2034, including healthy lifestyles, youth engagement, community connection, open-space activation and wellbeing outcomes. For these reasons, I do not support the proposed amendment to the Community Land Management Plan."
"Child safety. This is between two schools. Children walk to school solo. The road is already dangerous with drivers not paying attention to crossings. This is a very busy road. I am also concerned about transient people being present in between the two schools of which both of my children attend and walk to school every day. It would be very easy to leave town with them."
Important to continue to protect creek, vegetation and open space in this site.
I do not want to see the urban sprall in our community
I dont believe it is necessary to change the title
It's a great idea but not near the school please protect our most vulnerable when making this decision.

Leave as a natural resource for local enjoyment, continued peace and quiet in a small historic township, very important in a busy, loud over crowded world!!!!
We need to be keeping as much natural bush land as possible. It seems the Labor government are hell bent on removing trees and natural land at any cost.
Wrong location due to schools near by very busy. Leave the beautiful land alone.
Green space is beautiful and important for everyone's mental health and wellbeing .We don't need to use up every bit of land for 'progress'/commercial use but more so, the proposed idea of caravan park is a terrible fit/bad aesthetic for one of the main roads into our beautiful community.
I question the business case. How much will they bring to the community? What does the data show from other towns who have RV parks - local business spend, cost of site maintenance, etc. what other options have been considered? Dog park is greatly needed.
I think not should stay as it currently is ..
Leave it alone. Why does everything need to be used up for something- The only idea i have seen so far that makes sense is a dog park that is an extension to the vet. It needs to stay a Natural Reserve. Having a RV or camp-site will ruin the scenery and pollute the nearby creek
I feel that this would be too prominent a location for an RV park and would end up looking "untidy" on a road where considerable investment was spent recently to apply a cohesive streetscape (given our tourism needs in the region)
There are caravan parks so close by we don't need a short stay RV Park- two schools either side is an accident waiting to happen!!
"Willunga has insufficient community land. This park has great potential to be transformed as park land."
"Creates no real significant impact in "tourism" to willunga considering roads into aren't even set up for RVs or caravans, creates no significant income for council and community Creates more costs involved, adding to rate increases for something no one really needs or wants, Aldinga (5 minutes down the road) has 2. Keep willunga historical for gods sake, not everything needs an RV park"
I don't want the possibility of the RV park and feel it should stay as bushland
"1. Public Safety and Amenity Concerns Willunga already faces ongoing issues with illegal camping by people in converted vehicles along roadsides. These activities have led to unhygienic and unsafe conditions, including public urination and littering. Despite repeated community concerns, Council has taken no meaningful action to address or prevent this behaviour. Establishing a sanctioned RV park will only legitimise and encourage further low-cost camping activity, worsening the problem. The proposal risks creating an environment that is unsafe for residents, particularly women and girls, and increasing antisocial behaviour such as drinking and disorderly conduct. 2. Environmental and Community Impact pear Tree Paddock is a valued green space used by families, dog walkers, and residents for recreation and relaxation. It offers natural beauty, a creek, and views of sunsets over the vineyards — all of which contribute to Willunga's character and community wellbeing. Developing this area for vehicle accommodation would degrade its environmental quality, increase pollution risks to the creek, and diminish the open space available for residents. Once lost, this kind of natural community asset cannot easily be replaced. 3.Inconsistency with Council's Environmental and Climate Commitments The City of Onkaparinga has publicly committed to environmental stewardship and climate action through its Environment Strategy 2021–2026 and Climate Change Response Plan. These policies

emphasise protecting biodiversity, reducing emissions, and preserving natural areas for community benefit. Converting a green space into a vehicle park directly contradicts these objectives. It undermines Council's stated goals of sustainable land management and environmental protection, and sends a conflicting message about its priorities in addressing climate change and ecological preservation. 4. Inappropriate Land Use Changing the land classification from "Natural Areas" to "General Community Areas" undermines the intent of preserving bushland and open space for public enjoyment. The proposed use is inconsistent with the area's existing character and the expectations of local residents who value Willunga's natural and peaceful environment. 5. Broader Community Implications While the proposal claims to support local businesses through tourism, the likely outcome is an increase in transient, low-cost visitors who contribute little economically but impose significant social and environmental costs. The short-term gains do not outweigh the long-term impacts on community safety, amenity, and environmental integrity. Conclusion For these reasons, I strongly urge Council to reject the proposed amendment to the Community Land Management Plan and the associated RV park proposal. Willunga's open spaces should remain clean, safe, and accessible for families and residents — not converted into low-cost camping grounds that compromise community values, safety, and environmental integrity."
I do not support the amendment because it changes the land classification in a way that would allow RV park use on community bushland land, without sufficient evidence of need, long-term management clarity, or a clear reason why this change is necessary.
It's farcical and highly hypocritical that in the middle of controversial tree planting initiative, that council would seek to establish an RV hub on prime tree planting land. We should not be making an amendment for that site.
Traffic on Main Road and undesirable types between 2 schools
RV park in Willunga is great, not at this location. It's a beautiful location. A more appropriate suggestion would be a large dog park for community use.
Keep the green space
Much of Willunga's green spaces have already been converted to housing developments (or golf courses). These green spaces are vital for sustaining our community and environment. Particularly as this area in question forms a part of key ecosystem and riparian vegetation that is essential for sustaining the Wirra Creek. This Creek is essential habitat for the Mountain Galaxis fish species, amongst others, and such a volatile development will catastrophicly alter the natural ecosystem that sustains this Creek system. Not to mention the impact of increasing impervious surfaces and the subsequent flooding impacts. Furthermore, eradatication of the native vegetation will contribute to increasing temperatures in a rapidly changing climate. There is no pressing justification for changing the land classification, and the council has provided no evidence of such.
Changing the classification of a lovely area of natural bushland at the entrance to a rural township is a recipe for disastrous development proposals which will make the area ugly and ruin the atmosphere as well as being environmentally irresponsible.
The land should remain as natural area and be revegetation
Too close to the primary school, kindergarten and OSCH. Also with 2 schools close together, that road becomes extremely congested during drop off and pick up times, which are also peak times for travellers to depart and arrive.
I worry about litter and rubbish and the impact on the creek which is very close by. There is so much

little bush land that we need to preserve it. There are other community areas like rec park nearby that can be used
Ducks habitat that area and use it as a corridor to the golf course. We need to maintain the natural landscapes as much as possible to retain willungas "vibe". Not opposed to an RV park, but thats not the location for it.
"For the same reasons Governments and Councils seem to treat land in our City as it belongs to those who are currently in Govt or employed by a particular Council which favours cutting down trees to achieve therapies short term goals. Or to use Public Land to put up commercial buildings because it simply meets their " progressive idealism" Before you shout me down or throw my thoughts into the bin....look what happened when the Northern Territory gave the Chinese Govt a 100 year lease on the Port of Darwin . Also the Darwin Council has rezoned acres and acres of green land to build houses to be used on a commercial basis . In both examples it fails to acknowledge that the Land belongs to all Australians ...not just who happens to be in power at that time. A short term SUV camping site is a good idea and I totally agree , in principle...just don't redone parklands that belong to the People of our City"
"Open space is valuable as recreation for people and animals, not vehicles. I regard vehicles as a very unwelcome intrusion on the open space that I, and many others, enjoy. Caravan parks are available at McLaren Vale, Aldinga and elsewhere with easy range for an RV. There is no explanation of how and where vehicular access would occur. This in itself will be an encroachment on sensitive space."
"I believe the WRPV does not have the funds to properly establish the infrastructure required. (Driveways, paths, concrete pads for parking RVs on etc. This then creates a changed zoning with no action. And my big fear is then a developer will provide a proposal with "just a few amendments""
It is to be run by volunteers but who is going to maintain sewerage, waste dumps for the caravans, litter management, noise control?

I'M STILL UNSURE
"The preservation of green space for is one of our most important environmental issues. If, after the amendment, the CAP rejects the application from Rec Park will this leave this portion of the Pear Tree Paddock open to other development opportunities."
Unsure of other proposals down the track.
Depends very much on the intended use.
Cause it means we may end up with an RV park in the middle of a heritage town
I think natural areas are very important but as are community areas so I am unsure.
"My primary concern is associated with traffic management for any repurposing of the site. A re-classification to General Community Areas enables future development and use, in itself is not the issue. What developments are then proposed and potentially approved create a potential risk, which should be carefully considered following thorough assessments."
I'm not sure
I already responded misunderstanding exactly where the site is. Now that I know, some of my objections are no longer relevant. Eg access, visual amenity. I'm still unsure, however as I do worry about open space being given over to vehicles and the possibility that it could be the thin edge of the wedge in terms of the site gradually becoming a carpark instead of green space. Changing the classification opens up the likelihood that it won't be a paddock for long.
Will there be concrete used for the vans? I would rather see gravel, ,easier to remove if needed
Unless I've missed it, I cannot see any information about what work would be done within the

designated area to allow for the movement of heavy vehicles in the paddock, would the ground cover be changed to stones, for example, to prevent RVs/Caravans getting stuck in the mud during our winter months? This would be my only concern regarding the space's suitability
I can see benefit from a dog park or something similar but we do not need to attract more cars to the area with the very limited parking options
Unclear benefits and unforeseen outcomes
Require more details as to management, controls on waste disposal, fires, noise,, fee collection, responsibility of park
An RV park would be beneficial for the Willunga area, however this is not the best location. Too close to the schools and the main road. This land would be better used for a dog park.
I would like to see the area developed as a public green space that could be better utilised.
I feel it is very important that we still retain green spaces here in Willunga, however I am supportive of something more appropriate being used in the space.
Concerned that if there are no amenities ie septic dump point that people may dump their waste into the nearby creek and bushland ..
The long-term ramifications of land use change. Should the RV park go ahead but fail over overtime, a change of land use now may enable inappropriate future use that cannot be prevented.
It is a lovely space that could have a use beyond just being part of nature, but I also like the idea of protecting the natural area
"It is a big task for volunteers, I think a manager is needed to prevent misuse. $20 fee would maybe ensure more careful use."
While I support the proposal all efforts should be made to preserve the natural environment at the site and I would not support the change to land classification if it were to result in removal of native vegetation.

Do you support the proposed future use of Pear Tree Paddock as a community-managed short-stay RV park?

YES, I AM SUPPORTIVE OF THIS PROPOSAL
There are so many opportuities for vistors in Willung and very few for RV and caravan. Festivals like the Fleurieu Folk Festival see the rec park filled with RVs. It would get regular use and is much more widely usable by a cross section of society than other proposals and fills a true need . (eg: there are other dog parks, there are few pony riders etc). Help us bring people to Willunga and stay. Benefiting business would be veried across the year much more than other propsals.
Will bring tourists to town and provide other options for accommodation during festivals and other events.
As a caravanner we often use town stopovers so I know that money is spent in the community. Plus we have such a lovely friendly town to showcase to travellers with lots of activities and businesses that will encourage travellers to be involved with what we have to offer.
Tourism in town
The idea od having the area used for self contained rv or caravans for up to 3 nights only, with NO tenting, swagging or car camping is good and needs to be reinforced to prevent homeless from using the site as temporary accommodation. Council Rangers need to actively support this. I like the idea of WRP managing it and possibly getting a little bit of a financial benefit from it.
value to the community and visitors
Allows more visitors to enjoy our township
We have used & appreciated similar facilities in small towns & villages whilst travelling in our motorhome in Europe, mainly France, Germany & Italy. We found the majority of people responsible & cared for the property with respect. 2 nights maximum stay would be preferable.
I believe a short stay RV park is a good use for the land.
Encouraging responsible visitors is good for business.
"As a RV user ,always looking for short stay option. Great for local business and the town in general."
I think they need facilities to camp, dump the toilets and rubbish, collect potable water, and do washing, book swap etc.
I believe it will provide more tourism and foot traffic for local business. As someone who likes to RV holiday myself. It can make or break whether you visit a town at all!
"As our family who were previously a traveling family for two years we loved how all another states did this. We would stay for a day or two, support the local businesses and see the local sites. Great economic value and nice and close to the markets on a saturday. Miss opportunity if it doesn't go ahead."
I travel across SA, VIC and NSW regularly with my caravan and use similar community sites for 1 or 2 night stays so understand how valuable they can be to caravaners. Definitely brings in visitors and many spend money in towns, especially pub meals.
Great for supporting local businesses
From My own expieriences travelling around Australia I regually stop/stay and support other community run RV facilities and this always leads to money being spent at local buisnesses and/or comminty run clubs like the RSL or sports complexes
Keeping up with the other states in Australia we travel with an RV and live visiting towns, spending money at local businesses and exploring new places. It is a great idea and I fully support it, it also brings some much needed resources to Rec Park for future development
I've used similar options elsewhere when travelling and it has meant we could afford to travel for

longer and it also meant we spent more money in that area. I've been very concerned in the last few years, at how expensive even basic accommodation has become. It's important to me to include everyone in travel and tourism opportunities.
The markets move to the high school has had a great impact on the high street. RV Parks bring life back from visitors who support local businesses. A well run RV park is needed, we travel to many towns this way.
Yes the RecPark Community will be perfect to manage it
"Providing affordable accommodation in the area is important to support tourism and visitor spending in the area. There are multiple events and tourist attractions nearby (Farmer's market, folk festival, food & drink festivals and events). People who use caravans and camper trailers are often adventurous and will purchase from local suppliers and visit local attractions."
I think it would really help the local businesses having the extra visitors to the area.
I have travelled Australia and find when visiting you have positive interactions with locals, businesses and the environment.
Willunga one of the few towns without any facility.
Any move to open up unused land to accomodate visitors to the town is a great thing, especially travellers/caravans. It will benefit businesses such as cafes, bakeries, pubs, restaurants etc.
"Great for the business and tourism More $$$ spent locally"
Good
Family can stay close and visit the local area and inject $ in to Willunga.
Perfect to provide a base to explore the Mclaren vale wine region and local businesses.
Low cost accommodation option should be encouraged.
Good to see councils providing facilities to visitors
I do some self-contained caravaning myself and make use of other such low-cost options and have seen them work well for visitors and the community.
"Permitting a three day stay in any town is proven to increase the revenue flowing into the township and community. In my own experience, I make a point of buying food, fuel, other essentials as well as visiting various stores and markets and spending money in each. Visiting tourists tell their friends about their stay - this is free advertising! You can't go wrong with this proposal. Go for it!"
Great location for such a facility. Near the market and a short walk to the main street cafes and pubs. The site is also flat which is a great asset,
I would love to stay there
See how it goes. This proposal minimal cost - if it's a hit may be able to provide more basic facilities
I have travelled around Australia a lot and have seen first hand what a great addition these RV parks are to a town. I think they will bring in tourists who will spend their money in a beautiful town and anyone with a fully self contained RV and only staying 3 nights will not allow the space to become anything negative that people might think, We think it's a fantastic idea and a way travelling friends we know could stop and enjoy Willunga without having to spend a fortune on accommodation. Months ago when I saw the signs on the fence of Pear Tree Paddock looking for ideas I actually said to my husband "they should be one of those short stay fully self contained caravan park spots there! Imagine how much money that would bring to our town" and then a few weeks later I read that is exactly what was proposed!
It would encourage visitors to stay and investigate to region more and use local businesses
"I continue to walk with a group that was founded decades ago (under LifeBeInIt, I think, KeepWalkingSA) - most of the others live Southside so we often visit your area, particularly bits of the Coast to Vines, Field River tracks, Onkaparinga National parks etc- I led Hardy's Scrub a week ago. I live Northside- and have a self contained, small motorhome - its on a hilux. I'd love to be able

to stay locally and go to an hotel for dinner - I'm an admin on the CountryPubCamping Facebook site, we list pubs with onsite camping and those with community camping within a km. (ie excludes commercial CPs, just too many.) When we walk further south I tend to stay at Victor or Cape Jervis etc rather than head back through traffic; that lets me checkout the markets (we are Friday walkers) the next day. So purely selfish reasons but I'd love to stay there."
"There are too few of this type of camp in SA. We utilize this type of camp where possible, and the establishment of such a camp will be welcome by interstate travellers. The result is always a win for local businesses"
The same as above, travellers appreciate these parks and spend money in the towns instead of driving through
Economic advantages for the community and a safe place for travellers to stay.
I think it will bring in more tourists to the region who will spend money in the community especially in the farmers market and in the local wineries & cafes. More and more people are travelling via RV and looking for off grid, short stay locations at an affordable price. As a member of the RV community and several Facebook groups I often see requests for where people can park close to Adelaide for a low cost. This would suit those people too.
Willunga is a beautiful place and this will bring in many more visitors to stay overnight and enjoy the town
"I am a regular user of these types of RV parks just for weekend visits and there are not many cheap options in the south besides Langhorne Creek near Strathalbyn which is not really close or Rapid Bay or Second Valley which are even further. Gawler recently opened a free RV stay and it has been so convenient as well as many country towns also opening facilities. When we use these free or low cost stays we absolutely always buy coffee, breakfast, lunch or dinner as well as groceries, we wander the shops. It's a goodwill system, we feel good about an accommodating town so we put money back into it. "Self contained" is the key to prevent camping style guests who would need to dispose of washing water or waste around the environment. Gawler does not charge but it also provides zero amenities, just a gravel patch. I believe they did this to reduce rough sleepers in the area and increase local revenue. Like Gawler, Willunga is close enough to day trip to and leave again but an RV park may encourage passers to input more funds into the community. My experience has always been positive, with 5-10 RV's at any given time, all being considerate and respectful (there is usually an unspoken code, often campers are better mannered than caravan park users) although I understand there is no guarantee of this always being the case. One concern might be how it will go during the Tour Down Under? Are there many visitors then? Will there be a capacity cap on number of vehicles or is this not likely to be an issue? Good luck with your decision making"
Affordable overnight stays for self contained RVs is a great idea for the area. Increased traffic for local businesses. I would connect with CMCA regarding water and a dump point, need public one in our area.
It will help the community
"Good use of the land. Willunga (and Onkaparinga) needs an RV park. Visitors will support the local economy."
Visitors to spend money in Wilkins's and surrounding areas.
Yes to all the cheap RV parking.
Short term visitors will provide additional customers for town businesses and maintain the commercial and social life of the town
"Believe it could only benefit the businesses of the town (including the golf course) and increase and

extend visitations and stays. The WRPV have a proven record of community service and improvements to community infrastructure"
there are limited places for tourists to stop a niht or two in our town. we are fond of campin gourselves and have stayed in amany a small town on our travels. little stops like this are great to sample local pubs, bakeries, markets etc within a short walking distance. What a great space to have in Willunga
"Productive use of unused land. Boost for local business. Will provide accommodation for visitors to No. 1 town in Australia for food and wine"
It's a great idea to help support volunteers & help upgrade the RV AREA. There are not enough low cost camping area in the South & we miss out on a lot of tourists because of this.
Amongst many others I will use it for weekend stays
Willunga is flagged as an "RV Friendly" township but has nowhere for travelers to stay overnight. Without a designated RV park, with as a minimum a dump point" , we cannot call our township an RV Friendly place. As someone who has travelled over 60,000 km with our caravan, Willunga would not be a place we would visit with such a facility and thus the township would lose out on the dollars that we'd bring to the local community.
At present there is no low cost RV park in south Adelaide and this would provide an area for tourists to visit and increase tourism to the local area
Community managed Parks are wonderful. It is important that the park is monitored to ensure campers comply with the rules and the opportunity its not spoiled by poor behaviour.
I want to use RV/ caravan parking options in Willunga. I support the opportunity for the local sporting clubs to generate revenue from this.
"Small scale Minimal impact on environment Will improve the current area Bring more visitors to area"
Good for tourism
Will be an asset to the town.
I agree it needs to be affordable to attract people and definitely needs a maximum number of nights. Not sure how this is policed I guess its honesty?
Yes as long as you built toilets there for use by campers
As above, it keeps our native bush along the creek and attracts visitors.
As long as it's well maintained and managed and no long term residents
There is a need for RV vehicles to park somewhere.
It is very beneficial to the community
This proposal will encourage travellers to stay in the area for longer
"Good for the area. All pluses No negative"
We travel in our caravan and have always appreciated the towns that provide a low cost RV park. The majority of the people that use these, look after them, are respectful and spend money in the towns surrounding the RV Park.
Fantastic idea - will benefit the local economy
A wonderful location for promoting the area
Central location for visitors, access to the walking trail, short walks to local businesses, farmers market etc. Neighbours to the left should not be too impacted.
It addresses a small need in our area without too much need for extra infrastructure
"As for above BUT..... could the 'overnight fee' be more like $20 each night & $50 for 3 nights??? $10 per night is extremely little & hardly worth collecting or the responsibility."
I fully support enabling RV users to have the opportunity of short stays in Willunga. Encourages travellers to visit the area. Users are likely to support local businesses, providing an economic boost.

Fulfills a need for RV users who wish to stay in the Willunga district.
It would increase visitors to the town, and there are no other places nearby for campers.
"There are no short term stay areas in the City of Onkaparinga. Fully self contained vans and RV's do not need expensive caravan parks. This proposal will bring a cash inflow to the businesses of Willunga. We travelled on the road for 4 years and often used these types of sites."
"Willunga is a beautiful spot to pull in for a couple of days . Nice spot to get out and about I'm sure it will be well used"
i dont really have an opinion on who manages it but it needs to be a paid formal role
"Additional tourism for the town will bring in revenue for local businesses. This proposal benefits the whole community, not just a small cohort or special interest group."
Encouragement for filling a hole in our tourism sector to allow RV's to have a save and decent place to have short stays
Low cost options for camping are very few within our area and this will provide opportunities for visitors to the region in addition to those sleeping rough who may need a safe place for their RV.
It would help the Willunga economy by improving its status as a tourist destination
"Tourism benefits. Ability to invite friends to the area."
It is an open, flat site, easily accessible for caravans and RV's from Main Road. There aren't any other caravan parks to compete with in Willunga and this will provide a cheaper option for people to visit the region. The site is also very well located in terms of access to the adjoining Shiraz Trail, Willunga township and the farmer's market. It is well separated from any houses so as to minimise any impacts on others.
I like to see use being made of the Council's land
I have stayed at community managed sites in the past and feedback from the locals was always positive.
I do support but note that RV traffic on a boggy paddock in winter is going to be a headache for everyone involved. I suggest that the use of the paddock be limited to the drier months.
No cost to council, makes good use of space

NO, I AM NOT SUPPORTIVE OF THIS PROPOSAL
This is not an appropriate use for this land. It is in an area bounded by schools, is close to a veterinary clinic and to a population of ducks, which are in constant danger from increasing traffic. There are no facilities for RVs and even those which are self contained would still require basic water and power. The proximity to schools would be a possible risk to students, as there is no guarantee the site would not be used by itinerants as well as genuine travellers. A far more suitable site is available at the Recreation Park itself, which is already used for special events.
Our concerns are that it will be too close to schools, it is already a busy road, pressure that it puts on volunteers.
A transient accommodation site with little management is problematic right next 2 schools. We have caravan parks for a reason.
I feel strongly that the proposed usage is a poor fit for the area. It is too close to both schools and to the Willunga village. The proposed usage will be a terrible eyesore. It is a very poor fit for the character of the area.
"How does $10/night cover the installation and maintenance of toilets and waste facilities. Who is going to police the 3 night rule. What if the volunteers can't volunteer, by nature a volunteer is not locked into a long term contract. This spot is directly between two schools that children walk to and from every day. Not sure someone who pays $10/night for accommodation is going to bring revenue to a town beyond buying some stuff from the servo and maybe a coffee."
As above, unsightly and adding to an already congested area, it will introduce it visual clutter and infrastructure into a peaceful and green corner or Willunga taking away from the charm of the town.
I think not many people would want to stay with RVs here and it could go to much better use like a more established community garden, community center, protected scrub, or a better location for the local farmers market. Plus why would the RV park be being managed by volunteers? Were would the fees be going if not to the people managing the RV park? I don't see the benefit to the community honestly.
To close to primary school. Safety concerns
Should be used for a dog park
Concerns about management of the site. Similar reasons as listed above.
the land should be available to everyone, perhaps general park
Reasons outlined above. We thought there already was a dump for caravans in the Rec Park grounds. Maybe there isn't. Maybe visitors could make use of the excellent facilities at the McLaren Vale Caravan Park only 7 or 8 minutes from Willunga for those choosing to visit.
"I'm concerned about an RV park being located directly between two schools, both with increasing student populations. During peak periods, the area is already congested with both vehicle and pedestrian traffic, including young children. Adding to this congestion with people unfamiliar to the area and increasing traffic density, poses a legitimate increased risk to children and families. RV's attempting to enter the park from the far lane is likely to amplify traffic congestion, subsequently futher increasing the risk as RV drivers trying to quickly enter, without a safe gap, in an attempt to get out of the way. Similarly, RV drivers attempting to leave the park during peak traffic periods may be hyper-focused on vehicle traffic, and attempt to exit in a vehicle opening, without adequately checking surroundings for children and pedestrians. Additional signage may support awareness, but does not address realistic driver behaviours in dense traffic. I would expect a thorough assessment of traffic management (vehicle and pediestrian) with strong risk controls, should the RV park go ahead."
I don't believe an RV park that close to the Village centre is aligned to the character of the town. It will lead to traffic chaos and safety concerns particularly as it is so close to the farmers market.

Inappropriate place for an RV park due to close proximity to the kindy, primary school & high school. Rec park has other land in the township, that would be much more suitable
"1. Busy road a. Especially at school pick-up drop off times – which are also a busy arrival/departure times for RVs and vans b. School buses park there for afterschool run so that they are away from pedestrian crossings c. Especially busy on Saturday market day d. Children of users can easily run onto the road e. Has any traffic count been undertaken as part of this proposal? 2. School children safety a. Site is smack dab between and adjacent to two of Willunga's three schools – bad position b. Children walk and ride between the schools along this footpath and would be endangered by turning vans/RVs c. Location exposes children to 'stranger danger' by random visitors 3. Wildlife consideration a. The area is a recognised corridor for ducks crossing between the golf course and creek b. There are signs warning drivers about them, that is still relevant. 4. Groundworks a. The proposal states that work will be done to provide better access to the site, and that no formalised roads or paving will be done. With any rain the site will be a bog and whatever grassed areas that are supposed to be parked on will be chewed up. b. Runoff from the now bog will end up in the creek behind and have environmental impact. c. The proposal's assertion that no vegetation will be removed or damaged cannot be supported. 5. Management by volunteers a. As a very active Rec Park volunteer since arriving in Willunga in 2019, I can attest that it is a small pool who do the hard work, run events and raise funds for the development and upkeep of the existing community owned facilities. b. Adding a five-year commitment to the existing demands on volunteers is a big ask. Some of the hardest workers are in their 60's and 70's. c. Likewise, tasking volunteers to 'police' the site and move on those not complying is putting (mainly older) volunteers in unenviable, unsupported and potentially dangerous situations. Volunteers are neither Rangers not Police Officers. d. Site maintenance will involve rubbish collection (possibly daily) and disposal – additional impost on those who already maintain the Rec Park grounds. e. There is no direct benefit to the Community of Willunga for a facility managed by volunteers on this major road. 6. Council commitment a. Presumably Council would be funding the road changes, given the stated parlous situation of the budget and other priorities has this been costed at all. 7. Nice idea – wrong place a. As a caravan owner with a dog, I can appreciate the benefit to travellers of such a site in our lovely town.

b. As a local, I see no benefit to the community. c. There are caravan parks in McLaren Vale, Port Willunga, Mt Compass and Aldinga which can accommodate visitors to Willunga."
It's a waste of money and the area is better off used for something that the community will value, there is already the park at McLaren Vale not even 5 minutes away so why do we need one in Willunga
Short term visitors in close proximity to a school doesn't feel right
The Pear Tree Paddock is located between two schools. This will increase the chances of minors being hit be vehicles. People from the area have gone through the children crossing near Willunga High School when children are waiting, so imagine how much more people will go through when they are unfamiliar with the area and/or the crossings. On top of that, I am a student of Willunga High School and my brother a student of Willunga Primary School. We both walk to school without an adult as both our parents work full time jobs. I would be incredibly discouraged when walking to school as I walk on the bike path that also runs alongside the paddock. My walk to school, usually my favourite part of the day due to the beautiful nature, would become less beautiful if there is noise pollution and random people wandering around near the path I walk on every day.
Short stay RV park will attract anti social and unsavoury behaviour. Too close to schools.
"Too close to schools - safety/security children. Area too small for RV Park. Unsightly. Wildlife affected."
This proposal doesn't benefit the community at all. It will be unsightly and not a good location at the entrance to our township and near the schools. Perhaps somewhere near the industrial area would be more suitable. I also think it's unfair and unreliable to say it will be run by volunteers. I see potential problems arising if people stay for longer periods than allowed. I also think it will compete with local air bnbs. This land could be used in better ways to serve the community eg retirement homes, aged care, a bbq area, etc
I dont like the idea of adding more RV parks so close to a river which has an endangered fish species, when there is a caravan park in mclaren vale or camping up the road in kuitpo. I would much rather it be converted to something which supports the people of the town such as a dog park.
The proposed RV park will not generate sufficient tourism (as proposed), rather will generate an excess of rubbish from people parking overnight. This rubbish will inevitably build up along the riperian bushland immediately adjacent to the proposed site which will enter the Wirra creek system where key fish species (such as the mountain galaxis) live. Suggesting that 'voluenteers' will maintain the site will not be sufficient to keeping the native vegetation that backs the site clean and safe from harm. Our green spaces in Willunga are being reduced by housing developments and other such proposals, wherein the native fauna are flora are struggling to sustain as it is. Not to mention the impact that a paved surface will have on rainfall runoff, collecting all the rubbish and delivering it straight into the Wirra creek system. Further proposals such as this to take away the grassed area and replace it with paved, impervious surfaces for no purpose other than to house RVs overnight is not going to provide any fiscal benefits to the community. Realistically it may bring 2-3 extra people into the town on a weekend which is no marginal impact on tourism in the township. Especially when there is a perfectly usable caravan park available less than 10 minutes from the site (which is rarely, if ever full). The proposed RV park's impact on the surrounding enviornment far outweights any potential theoretical benefits it would bring to the community.
"Having an RV park between 2 public schools is unacceptable. Kids walk between the schools both in the morning and afternoon and to have strangers camped out there is a risk not worth taking. On the flip side with kids out and about at all hours of the day and bells ringing all day, it wouldn't be a good experience for the campers either. The site is not appropriate from all angles."
I am supportive of camping options in Willunga or close by but I am concerned that this is located close

to the bike path where many school children walk to get to the high school. I'm worried that the RV park may bring unsavoury characters into the community and that this could make it unsafe for children who walk alone to school.
Concerns about community safety, waste control at RV Park and noise. Concerned how close the RV parks is to Willunga's schools.
For the aforementioned. While I acknowledge that tourism accommodation is limited in the region and appreciate the rational for the RV park I have concerns about the reclassification.
Similar to above. Relying on volunteers would not suffice to maintain things especially cleanliness.
" - having travelled and seen low cost sites, especially those without facilities, are used as dumping points and open latrines, regardless of the 'self contained' requirement. - If nobody is enforcing the self contained rule, people will abuse it. - a low cost option, will bring in low budget travellers, bringing little value to the town. - lately campers have even observed in the school car park, alongside the old railway station, regularly seen people urinating in public from these campers. - who would enforce the inevitable overstaying person, due to what appears to be a homeless crisis."
"Having a designated area for people to hang around and will contribute segregation to the area including litter and noise pollution. Please fund something that will benefit Willunga and it's community"
"Too close to schools, disruption of traffic, unsightly to have on Main Rd Recreational dog park would be much more appropriate"
"This will increase larger vehicles in a very small space. I am concerned about the grass and the heavy vehicles ruining this space. The high school students frequently walk past this space, and it's highly populated by children. There is no guarantee as to what types of people may be staying in the park, and the care they will give when entering/exiting the space, as well as treating the children with respect. Who will police the stay length of those in the park, as there is no authority held by Rec Park to discipline, move on any characters who aren't acting as they are supposed to."
There is a perfectly good caravan park in McLaren vale. This is just stupid.
We live on Station Rd our property backs onto the park. This will ruin our outlook and reduce our property value. Who will manage the noise, the litter, the upkeep of the land? We have called police for numerous issues with people in the primary school at night and they never come out from Christie's so they're not going to help with managing noise or people doing the wrong things. Seriously for $10 per night this is of no financial benefit. It should be a dog park, a picnic area and playground- something that serves the rate paying residents rather than people passing through.
more traffic, more noise, should be for community use, not for out of towners. Why can't the RV users pay for somewhere to stay (eg in a caravan park) like everyone else?!
I do not believe the space and location is fit for what is being proposed. It fundamentally changes the area. It will add congestion and safety risk given the roads, school proximity and infrastructure in place. In addition something like this run by volunteers has no accountability and it is residents and locals impacted when things don't go as planned eg waste, litter, noise etc. It also impacts on the wildlife we have in this area and is yet another open green space being removed for the animals. I don't see an upside to this for many reasons but being in the heart of the township will adversely impact locals in their daily life and enjoyment.
There is already a caravan park in McLaren Vale. You are also placing people camping overnight between 2 schools and next to the linear park. What happens to the waste? You will get some people who let grey water discharge to the environment, the creek is next to the park.
We don't have a dumb site, we don't have a lot of parking in the town and caravans and their utes are big. We don't need more caravans in the town when we don't have a place to park

The park is more suited to the community use as a dog park sorely required in the area to allow dogs off leach and to socialise with other dogs , would also be useful for dog training with easy access by Willunga Vets who offer puppy training on a terribly inadequate area of their propoerty. . An RV park on the scenic entrance to Willunga will be diminish the historic beauty of the entrance and is best sited away from public view.
The main road is too busy. Too much happening in a small area with the school, vet, & grooming business & main thoroughfare to the Vale.
As mentioned above and reinforced here - local community space is far better use of the park.
The location, main road is too busy, cause more traffic congestion.
The paddock should be re-vegetated or returned to more bushland to support the native wildlife. A space for everyone to enjoy rather than a parking lot. I do not support using it as a space for a RV Park. It will become an ugly eyesore, noisy and spoil Willunga.
Terrible location. I support one in the town but not there in between 2 very busy schools and rec park. Jay drive area is a much better option
"While I support tourism and recognise the contribution that RV travellers can make to the local economy, I do not believe Pear Tree Paddock is an appropriate location for a community-managed short-stay RV park. My concerns relate to public safety, environmental protection, loss of recreational opportunities, site suitability and the long-term interests of the Willunga community. Pear Tree Paddock is situated in a highly sensitive location at the entrance to Willunga, directly between Willunga Primary School, Willunga High School, kindergarten and OSHC facilities, and adjacent to the veterinary clinic and recreation precinct. The proposal would introduce large motorhomes, caravans and towing vehicles into an area that already experiences significant traffic pressures associated with school drop-off and pick-up periods, school buses, agricultural vehicles, commuters, local events and visitor traffic. At peak times, the surrounding road network already experiences congestion, particularly during the Willunga Farmers Market, Tour Down Under events, sporting activities, golf tournaments and community functions. Introducing additional large vehicles entering and exiting the site would increase traffic complexity and create avoidable safety risks for pedestrians, cyclists and other road users, particularly children travelling to and from nearby schools and recreation facilities. The proposal also raises significant environmental concerns. Pear Tree Paddock adjoins Wirra Creek, an important environmental corridor that supports native vegetation, wildlife habitat and the broader character of the Willunga landscape. Increased vehicle movements, waste generation and visitor activity inevitably create risks relating to litter, wastewater management, fuel contamination, vegetation damage and disturbance to wildlife. Given the site's environmental sensitivity, a precautionary approach should be adopted before introducing a use that may place additional pressure on the creek environment. Pedestrian access between the proposed RV park and the Willunga township presents another significant challenge. Visitors travelling via Main Road would be required to cross a busy road without the benefit of a dedicated pedestrian crossing. Alternatively, pedestrians remaining on the western side of Main Road must navigate sections with limited or informal walking infrastructure near the creek crossing, creating obvious safety concerns. Potential solutions, such as constructing new pedestrian infrastructure or a bridge across Wirra Creek, would likely involve additional cost and could permanently alter the natural character of the creek environment. Access via the Shiraz Trail would require visitors to walk directly past preschool, primary school and OSHC facilities, creating further concerns regarding the suitability of locating transient accommodation in such close proximity to areas used extensively by children and families.

I am also concerned about the loss of existing recreational opportunities. Pear Tree Paddock has a long history as a pony club and equestrian facility and continues to be used by horse riders. Equestrian recreation opportunities within the district have steadily declined over time, making the preservation of remaining horse-friendly spaces increasingly important. Converting the site to visitor accommodation would displace a longstanding recreational use and reduce opportunities for local residents to participate in horse-related activities. The economic benefits of the proposal also appear uncertain. While RV visitors would contribute some spending within the township, Council-supported low-cost accommodation has the potential to compete with existing caravan parks, accommodation providers and tourism businesses that already invest in the local economy, employ local people and contribute rates revenue. It is unclear whether the proposal would generate substantial new economic activity or simply redistribute spending that would otherwise occur through established accommodation providers. Finally, the physical characteristics of Pear Tree Paddock raise questions about its suitability as an RV destination. The site is relatively small, experiences seasonal wetness during winter, lacks key supporting infrastructure such as dump points and dedicated visitor facilities, and offers limited capacity for future expansion. These constraints suggest that other locations within the region may be better suited to accommodating RV travellers while avoiding the safety, environmental and community impacts associated with this proposal. Many residents support tourism and recognise the value of welcoming visitors to Willunga. However, supporting tourism does not require supporting every proposed location. In my view, Pear Tree Paddock is a valuable community asset whose location, environmental setting and recreational potential make it better suited to community-focused uses than visitor accommodation. For these reasons, I do not support the proposed future use of Pear Tree Paddock as a community-managed short-stay RV park."
Better use for dog park
Thinking of this site in the future. If the caravan park turns out not to be viable, it will be easier for it then to be sold off to developers as high density housing as has happened elsewhere. Houses squashed in together, eves touching, no backyards for kids to play in. Too close together to even consider planting a tree. Would totally ruin Willunga's look and feel and the reason people visit. We need green space! This is not the best location for a caravan psrk!
Too close to school areas causing traffic problems. Other facilities for caravans are available in McLaren Vale and Port Willunga.
Feel that the location is not a positive move for the local area. The location is between the two local public schools, on a major throughfare where children would be regularly walking past. Feel that this would be potentially problematic with unknown adults congregating in the area. Having students walking past regularly could potentially give opportunity for negative behaviours and put the safety of students and campers at risk, also raising the risj=k of destructive behaviours which could lead to conflict. I don't believe that developing this site, so close to the schools, would be a safe or wise choice for the community at large.
I oppose because of the potential risks to local school children. The additional vehicles maneuvering during high school traffic times. The infrastructure at the site is also not ideal.
It should be used for community use. Those in the community want the space.
"Why do you not support the proposed future use of Pear Tree Paddock as a community-managed short-stay RV park? While I support tourism and recognise the value that RV travellers can bring to local businesses, I do not believe Pear Tree Paddock is an appropriate location for an RV park. My primary concerns relate to child safety, traffic impacts, pedestrian access, environmental impacts, loss of recreation opportunities and the overall suitability of the site.

Pear Tree Paddock is located between Willunga Primary School, Willunga High School, kindergarten facilities, OSHC services and the veterinary clinic on one of the main entry roads into town. The proposal would introduce caravans, motorhomes and towing vehicles entering and exiting the site in close proximity to school traffic, buses, commuters, harvest vehicles and visitors. These concerns have been repeatedly raised by local residents: ""The safety issues having it near the schools is a worry as a parent. Not only relating to traffic on this road that has serious traffic issues to start with, transient people departing the town when our kids are walking solo to school is also a concern."" ""Love the idea, as you know Lauren I tried to get one started in Aldinga a few years back. This location between two schools screams safety issues to me however. Tradionally most travellers leave between 8.30 and 9 some pull out closer to ten but majority leave earlier. They also arrive traditionally around 3ish. Having vans pulling in and out between peak times plus Willunga Charter buses for Willunga High, plus harvest season it has the potential for some serious safety issues for school children in a tiny town. Lots of other spare land with the potential for further growth for toilets etc further down the track."" ""Think for a moment of the traffic congestion of caravans constantly going in and out especially on a Saturday. Keep Willunga's confines the way they are and find another location."" Pedestrian access between Pear Tree Paddock and the township is also problematic. There is no safe pedestrian crossing point on Main Road, limited footpath infrastructure and significant safety concerns associated with pedestrians moving between the site and the town centre. Any new pedestrian bridge infrastructure may also have environmental implications for Wirra Creek and surrounding vegetation. Environmental concerns are another significant issue. The site adjoins Wirra Creek and contains mature vegetation and habitat values that deserve protection. Increased vehicle movements, waste generation, noise, wastewater risks and human activity have the potential to negatively affect the creek environment. Residents have expressed these concerns directly: ""It used to be a pony club training arena when i was younger. Anything fuel related or cars will ruin this spot including the creek at the back and possum habitat and anything else that lives there. As per my last comment- having a dog park will be less destruction- is you want a campsite- do it somewhere else"" ""Fabulous idea - but wrong place. Would make a better dog park, which we desperately need. Too close to the schools, (re traffic around school hours) with big vehicles coming & going. Concerned around the health of Wirra Creek potential for pollution, with increased human traffic around it."" I am also concerned about the loss of existing recreational opportunities. Pear Tree Paddock has a long history as a pony club and equestrian facility and continues to be valued by horse riders. Residents have highlighted this existing use: ""Not the right location. And it's still used by horse riders who have been driven off the Shiraz Trail."" ""That used to be a Pony Club back in the day."" ""Merridee Parker I believe it's still used by horse riders, who have nowhere else to go."" Finally, the site itself appears poorly suited to RV accommodation. It is relatively small, experiences winter wetness, lacks supporting infrastructure and provides limited opportunities for future expansion. Many residents have indicated they support the concept of an RV park but believe a more appropriate location exists elsewhere. For these reasons, I do not support Pear Tree Paddock being used as a community-managed short-stay RV park."
Changes the intended use of the land from recreation/exercise/green space to short stay

accommodation.
"While I support tourism and understand the potential benefits of RV travellers visiting Willunga, I do not believe Pear Tree Paddock is an appropriate location for an RV park. My primary concerns relate to child safety, traffic impacts, environmental impacts, loss of community recreation opportunities, and the suitability of the site itself. Pear Tree Paddock sits between Willunga Primary School, Willunga High School, a kindergarten, OSHC facilities and the veterinary clinic, all on a busy entrance road into town. The proposal would introduce large motorhomes, caravans and towing vehicles entering and exiting the site throughout the day, particularly during periods that overlap with school traffic, school buses, harvest traffic, event traffic, daily commuters and general visitor movements. The site already experiences congestion and limited pedestrian infrastructure particularly on Willunga Farmers Market mornings, Willunga Recreation Centre, Golf Course and Tour Down Under events, and introducing additional large vehicles in this location creates unnecessary safety risks for children and other road users. The site also adjoins Wirra Creek and contains mature vegetation and habitat values that should be protected. The operation of an RV park would increase human activity, waste generation, vehicle movements and potential pollution risks in a sensitive environmental area. Community concerns regarding wastewater disposal, litter, fuel contamination, native ducks, vegetation loss and impacts on creek health are valid and should be carefully considered. Pedestrian access to/from Pear Tree Paddock and Willunga Township is problematic. Access via Main Rd requires pedestrians to cross the road to the footpath on the other side there is no pedestrian crossing and it is a busy road. This would be an accident waiting to happen. The alternate is for pedestrians to remain on the western side of Main Road and walk on the gravel edge of, and then on the road to get over the creek incredibly dangerous. To build a pedestrian bridge would be to permanently alter and negatively impact the environment of Wirra Creek. To access the township via the Shiraz Trail, itinerant visitors would have to walk past the preschool, primary school, OSCH, and children's recreation facilities. Obviously problematic, and distinctly against the interests of the Willunga community's most vulnerable members. I am also concerned that the proposal would displace an existing recreational use. Pear Tree Paddock has historically operated as a pony club facility and continues to be used by horse riders. Equestrian opportunities in the Willunga area have already diminished over time, and the site remains one of the few locations where horse-related recreation can occur. Replacing a community recreation asset with visitor accommodation represents a loss of local recreational opportunities for residents. The proposal may also have unintended economic consequences. Council-supported low-cost RV accommodation could potentially compete with established caravan parks and accommodation providers that already contribute to the local economy, employ staff and pay rates. It is not clear that the proposal would create significant new economic activity rather than simply redistribute existing visitor spending. Finally, the physical characteristics of the site appear poorly suited to RV accommodation. The land is relatively small, experiences winter wetness, lacks supporting infrastructure such as dump points and dedicated access arrangements, and offers limited capacity for future expansion. Many community members have expressed support for the concept of an RV park but believe a more suitable location exists elsewhere within the region."
"I don't think this location is right for an RV park. It's not in keeping with the visual aesthetic of the area and would be an eyesore for visitors entering into Willunga. Additionally, this is already a high traffic area. Encouraging large vehicles to enter and exit will only congest the road here. It's already busy during school drop off and pick up hours and exceedingly busy on market days. Ultimately, while an RV park maybe a good idea within the winery region, Pear Tree Paddock is not the

best location for it."
"This is already a heavily congested area, I am concerned about how busy it will be, the wear on the roads, and the general distracting look of lots of vehicles. It also is more useable to visitors, than locals."
"As mentioned earlier. Child safety. Our community has very little for teenagers. The land would be better used to support our kids rather than bring in tourism."
"Protect creek, vegetation and open space in this site. Not suitable as between 2 schools, safety concerns, including access. Other local sites better, particularly modifying the existing Rec Park to allow more RV facilities"
Traffic and congestion in an already busy main access road, especially during school and market times.
There is a caravan park located at mclaren vale, aldinga and port willunga all very close to willunga whic provide affordable sites for vans.
"1. This is not something that will improve the communal areas or social services for the people of Willunga and surrounding areas. 2. From travelling myself in this way, and talking with others who travel this way, they are not necessarily going to increase actual spending in the town. People looking for a low-cost place to park their RV are cooking in their own facilities, and not going out for meals. 3. It relies on volunteers to confirm that all vehicles entering the park are truly self-contained, and the amount of work that goes into keeping such sites clean I feel is beyond a volunteer role - especially given the difficulty that existing volunteer run events have in attracting and maintaining a group of people who can do this on a consistent basis."
Too close to the primary school
"Too close to kindy and 2 schools. Traffic congestion on main road with farmers market close by. Safety. For children walking past to and from school. Transient people coming and going. Low socio economic groups utilising cheap accom. Noise. Abuse of environment and dumping of rubbish by transient people."
The area doesn't need an RV park, it can and probably will lead to it being a long stay park and then potentially a tented city.
The site proposed is inappropriate for an RV park. I fully support an RV park at Willunga but not at this site. It sits between two schools with large volumes of traffic at peak times when RVs would be exiting and entering. People cannot be trusted to do the right thing and cassette dumping and other rubbish in the natural area would happen. The number of unaccompanied children walking around the site also presents concern.
"Concerns about safety withextra traffic and caravans at school pick up/drop off. Wrong spot. Also, the area is beautiful and attracts tourists because off this. Putting a caravan park on the way into town is bad look. Doesn't exactly blend in well with our beautiful vineyards, almonds, heritage buildings and food and wine scene. It's the wrong vibe all together."
It's too close to schools and sporting complexes that will be affected by the influx of the RVs
Leave it alone. Why does everything need to be used up for something- The only idea i have seen so far that makes sense is a dog park that is an extension to the vet. It needs to stay a Natural Reserve. Having a RV or camp-site will ruin the scenery and pollute the nearby creek
As mentioned above, the impact to such a prominent road and the streetscape would hinder the regions appeal. Somewhere less prominent would be a better solution, as it's generally acknowledged that an RV park would be good for the region. Although there are parks in McLaren Vale and Port Willunga which may be better expanded given their infrastructure and locations.
Schools and a kindy either side and I don't think we want this type of thing in Willunga.

Wrong positioning for an RV park near the 2 schools. Outter skirts of town would be better
the infrastructure required, the ugliness of an RV park, and the high likelihood of a decline into an impractical and badly controlled accommodation area
"Creates no real significant impact in "tourism" to willunga considering roads into aren't even set up for RVs or caravans, creates no significant income for council and community Creates more costs involved, adding to rate increases for something no one really needs or wants, Aldinga (5 minutes down the road) has 2. Keep willunga historical for gods sake, not everything needs an RV park"
"I don't like the placement of the RV park. I'm not opposed to one being somewhere in the area but feel it's too close to the two schools and I'm concerned for children's safety. A lot of children walk down main road between the two schools and I'm concerned about more strangers being around as well as the increase of traffic on that road. Also, it should stay as bushland for the local fauna as well as maintaining and preserving their habitat."
"Placing a generator too close to homes, dry grass, or combustible materials allows exhaust heat to spark nearby items. This is more dangerous in hot weather. Generators can be noisy, and this could be a problem for residents. There's also the likelihood of night-time noise from the occupants themselves especially if sitting outside of the RVs together and/or playing music late at night. Imagine that many people being outside altogether late at night in a residential area. The high school is close by, and the primary school, and preschool are also nearby. School drop off and pick up are already very busy times on the road. School children, including some of the primary children walk to and from school alone, and their safety is paramount. I would be concerned about any social issues impacting the users of the service that may put our children at risk."
I feel that this type of development, while valuable for the community, is ill suited given the proximity to the primary school, preschool and high school. The path through that section of land is heavily trafficked by children going to and from school and I believe that this proposal would increase vehicle traffic particularly down Railway Terrace which is already a congested road during school time, and ill suited to larger vehicles like RVs.
"1. Public Safety and Amenity Concerns Willunga already faces ongoing issues with illegal camping by people in converted vehicles along roadsides. These activities have led to unhygienic and unsafe conditions, including public urination and littering. Despite repeated community concerns, Council has taken no meaningful action to address or prevent this behaviour. Establishing a sanctioned RV park will only legitimise and encourage further low-cost camping activity, worsening the problem. The proposal risks creating an environment that is unsafe for residents, particularly women and girls, and increasing antisocial behaviour such as drinking and disorderly conduct. 2. Environmental and Community Impact pear Tree Paddock is a valued green space used by families, dog walkers, and residents for recreation and relaxation. It offers natural beauty, a creek, and views of sunsets over the vineyards — all of which contribute to Willunga's character and community wellbeing. Developing this area for vehicle accommodation would degrade its environmental quality, increase pollution risks to the creek, and diminish the open space available for residents. Once lost, this kind of natural community asset cannot easily be replaced. 3.Inconsistency with Council's Environmental and Climate Commitments The City of Onkaparinga has publicly committed to environmental stewardship and climate action through its Environment Strategy 2021–2026 and Climate Change Response Plan. These policies

emphasise protecting biodiversity, reducing emissions, and preserving natural areas for community benefit. Converting a green space into a vehicle park directly contradicts these objectives. It undermines Council's stated goals of sustainable land management and environmental protection, and sends a conflicting message about its priorities in addressing climate change and ecological preservation. 4. Inappropriate Land Use Changing the land classification from "Natural Areas" to "General Community Areas" undermines the intent of preserving bushland and open space for public enjoyment. The proposed use is inconsistent with the area's existing character and the expectations of local residents who value Willunga's natural and peaceful environment. 5. Broader Community Implications While the proposal claims to support local businesses through tourism, the likely outcome is an increase in transient, low-cost visitors who contribute little economically but impose significant social and environmental costs. The short-term gains do not outweigh the long-term impacts on community safety, amenity, and environmental integrity. Conclusion For these reasons, I strongly urge Council to reject the proposed amendment to the Community Land Management Plan and the associated RV park proposal. Willunga's open spaces should remain clean, safe, and accessible for families and residents — not converted into low-cost camping grounds that compromise community values, safety, and environmental integrity."
I do not support the Pear Tree Paddock RV park proposal. The concept appears underdeveloped, with insufficient detail about how the $10 fee, volunteer management, three-night stay limit, and site controls will work in practice. I am also concerned the proposal may duplicate existing accommodation in the area rather than deliver a clear community benefit, and I would like to see stronger evidence of need, impact assessment, and operational safeguards before any further progress.
I'm concerned about child and pedestrian safety given its proximity to the schools. I'm also concerned about the increased risk of littering and local pollution. The fact the initiative and site management will be left to volunteers is inappropriate. Council has to take responsibility and ownership.
RV park in Willunga is great, not at this location. It's a beautiful location, not to be completely ruined by the sight os RVs. A more appropriate suggestion would be a large dog park for community use.
It is between 2 schools and a kindy, traffic would be even worse on weekends, especially Saturdays, the paddock has flooded in the past.
"I wish to raise my concerns regarding the proposed RV park in Willunga. My primary concern relates to community safety, given the site's close proximity to Willunga Primary School, kindergarten facilities, and Willunga High School. These schools are attended by a large number of children, including vulnerable students, and the area is highly accessible to members of the public. While I acknowledge that the overwhelming majority of RV travellers are responsible and respectful, it only takes a small minority to create issues. Concerns such as loitering, anti-social behaviour, disturbances, and the increased presence of unknown individuals in immediate proximity to schools should not be overlooked. Given the vulnerable nature of the school population and the ease of access to these facilities, I do not believe this location is appropriate for an RV park. Traffic and congestion are also major concerns. This section of road already experiences substantial traffic volumes throughout the week, particularly during school drop-off and pick-up times, commuter periods as residents travel to and from work, and throughout the harvest season when agricultural

vehicles and increased rural traffic are common. Congestion is further intensified on weekends due to the Willunga Farmers Market, football and netball matches, community events, and general visitor traffic to the township. Existing traffic management measures are already stretched during these peak periods, and I do not believe the surrounding road network has the capacity to safely accommodate the additional vehicle movements that an RV park would generate. A further concern is the impact increased congestion may have on emergency access. Delays to emergency service vehicles, school buses, and other essential services during already congested periods could have serious consequences. As a serving police officer who regularly works within the community, I have concerns regarding the potential implications for public safety should emergency access be impeded during peak traffic periods. I would like to emphasise that I am not opposed to the concept of an RV park in principle. I recognise the value that tourism and recreational vehicle travellers bring to regional communities. However, I strongly believe that this particular location is unsuitable due to the significant safety, traffic, and emergency access concerns it presents. A more appropriate site, away from schools and high-traffic community facilities, should be considered."
This has always been a green area, it would be devastating to turn it into what would essentially be a carpark for RVs. This doesn't represent this town's culture. There is already a caravan park down the road at Mclaren vale which is rarely (if ever) at capacity. There was also community interest to use for its original equestrian purposes.
Willunga has a beautiful peaceful little township ambience which is felt as soon as it is entered from all directions including the main road from McLaren Vale. A caravan park would absolutely ruin this. A better site would be somewhere tucked away out of sight if there has to be something like this. Short stay makes no difference to the fact that a caravan park on previous natural bushland would be ugly and jarring to the rural feel of the township.
Return on the property will be minimal for the impact created. Safety of school, slow traffic trying to get in and out. Number of proposed sites would be small. Thus not worth any upgrades needed. Allocating it to one company is not good.
Not an appropriate land parcel for such a use. Would create additional traffic issues on the road. The land would be better use as a revegetation park
"It's quite a small plot of land. How many RVs could realistically exist on the site? What about the impact to the owners of the several houses that back onto this land? The idea of a five year lease is a non-sequitor. The site is currently grass and would require hard surfacing to be installed, drainage etc would likely never be removed even if the rv park was not successful. This seems to be a case of "we have an empty plot of land. What can we do with it?" Versus "where would be the best place for an RV park should one be justified or needed?" What are the sites have been considered for an RV park? How many RVs, what is maximum length, etc? What are the anticipated benefits? Has this been analysed from a financial perspective? RV tourism can genuinely help small towns, but the best projects usually put RVs where vehicles naturally belong - near highway access, existing services, industrial edges, showgrounds or underused land — rather than sacrificing a small attractive village green beside schools."
"I support an RV/short stay park in Willunga but not in this location - it should either be made a part of the existing space at willunga rec grounds (eg off Aldinga road between Tealicious & the CFS station - would take limited effort to transform this into an RV park with a few bays in it, or at a different location such as the large area of council land off Jay Drive. This location is too close to the kindy/school grounds. An ideal use of the small parcel of land would be a fenced off lead dog park, highly

appropriate given the proximity to the vets and bike track."
This piece of land is in a beautiful location surrounded by nature, it should be used for something that can bring the community together or closer to the nature, not for rv's to park all over The land at the rec park next to the CFS is sufficient for people to park fully self contained RVs.
"Again while it says campers are to be self contained it is hard to police and as a feel or RV/caravaner I see lots of risks around rubbish being left and grey water being illegally dumped and ending up in the creek which is close by. I am not against an RV park in Willunga but not at this location. I also have serious concerns around traffic on Saturdays with the market and soccer, this will only add to it. I also have concerns around the park being so close to the Shiraz Trail which school kids use to walk to school- increased their vulnerability."
Vehicles unwelcome on open space. Open space is a visual, as well as recreational amenity. It's important to maintaion open space in an increasingly urbanised environment. Vehicle access potentially damaging.
I am concerned that the council does not have the foresight or fortitude to repel a developer if WRPV proposal folds
This needs to be run properly

WHAT ADDITIONAL INFORMATION WOULD HELP YOU FORM A VIEW ON THE PROPOSAL?
"What is being proposed in relation to road works and parking pads. Have other areas more suitable for an RV Park been considered?"
What earthworks and other amenities such as lighting will be involved. What tenure, time frame?
I support the idea of an RV park, however I am concerned about the environmental impact on the creek that runs behind the area if there is not a toilet and shower block being built or any policing of antisocial behaviour.
As above, it would be good to better understand if any maintenance work would be done to support the movement of heavy vehicles on the site without getting bogged.
Trial outcomes
"How would the community volunteers work? I think it would need more structure. Who will provide the maintenance?"
"How we would monitor quality/capibility of come volunteer oversight. How effectively will disputes be dealt with as they arise"
Discussion about practical issues as mentioned above.

If this proposal was to go ahead, would you support Council providing the Willunga Recreation Park Volunteers a lease of up to 5 years??

YES, I SUPPORT A LEASE OF UP TO 5 YEARS
it takes years to do proper planning, 5 years is too short.
It may take some time to see the benefit.
Good spot!
There should be a get out of jail free clause in case the proposal proves to be unworkable
value to the community and visitors
So that it can be set up and utilized for a good amount of time to see its benefit
5 years is a good period to trial this project.
I believe a five-year lease is a reasonable period of time to determine whether the proposed use is successful or not.
Five years should be minimum,
They are local and the money goes back to the community
Rec park is an excellent community group
As an active volunteer across a number of Willunga's wonderful sports facilities, clubs and fund raising festivals I believe this proposal will become anther great assett the comminity will embrace . It will develop into well managed and maintained jewel in the crown accomadation option for the City of Onkaparinga.
As above it will bring visitors at money to local businesses and provide resources to to rec park it will also give a good amount of time to see if it's working
I trust Willunga Rec Park to manage this with integrity, and community interests at the top of their minds, as they already do with the significant community assets they already manage.
This will give Willunga an opportunity to see if this did work well in said above.
Reasonable time frame to see how it benefits ther area
I agree with the proposal, although I think the fees are too low.
To allow time for people to discover and use the area
I think it would really help the local businesses having the extra visitors to the area.
To keep it in Willunga's hands
This is a good time-frame for a trial and doesn't provide REC Park them with a longer-term commitment which may not be successfully supported by travellers.
The move away from small local councils has been a big negative so far.
Should be 25 yrs
to enable it to happen. I assume the volunteers would be staying there too in order to make it sustainable
I think a cheaper alternative to expensive caravan parks would encourage more visitors to the area.
Open up tourism and more people staying in the area
5 years is a good amount of time for a lease to prove the effectiveness of an RV park in this location.
"At least five year, but should not have to rely on volunteers. Council Community officers could support the collection of fees and enforce over stays"
5 years is a good time period for the RV park to establish itself and see if it can be successful.
There are no low fee RV areas in the district. It would make us truly RV friendly. The limit on van numbers means low traffic volume each day which should not be a problem.
Lease is long enough for assessing parks future
Give it 5 yrs to really have a chance to show the community how it can work and build in popularity

5 years is not very long
Love the fleurieu peninsula. Afficionado of the winery restaurants. I've stayed at the Frank Potts reserve because its walking distance to the hotel at Langhorne Creek (and close to Bleasedale!) so I'd be more than keen to have similar facility at Willunga.
There must be security of tenure to ensure the viability of the project
As above. But a limited time will give a good view for the pros and cons.
I would support the proposal for the longest period possible
5 years is a good amount of time to gauge use and benefit to the town
5 years will give the park adequate time to become an established spot on the local and national traveller network.
It can take time for the word to spread and to confirm whether the site works well as an RV site.
To get known with travellers from all around Australia you need to make a decent commitment. Word spreads within the motorhome and caravan forums and we will support you .
5 years is a long time if it doesn't go well but I believe it will, so 5 years could be a good amount of time to get word out and measure its success in number of uptakers and local revenue feedback.
Time frame allows for ongoing RV park users to return and advise others of park.
Local community know and understand the area.
Best to lock in a longer term lease to provide certainty for all parties, and enable advertising and promotion.
Visitors to spend money in Wilkins's and surrounding areas.
"I think as both a business owner and a regular caravaner with family I think this has great merit to the economic community of Willunga as well as an opportunity to support tourism of this lovely town. I agree that 3 nights should be the maximum amount for stays."
It will take some time for the site to be recognised by RV users and the User Guides
i think its a great idea
Needs to be long enough to become established.
You need this time to get the word out & see how much demand is there. I think you will need a bigger area in the future as it will be a success.
It will increase your tourism
Willunga is flagged as an "RV Friendly" township but has nowhere for travelers to stay overnight. Without a designated RV park, with as a minimum a dump point" , we cannot call our township an RV Friendly place. As someone who has travelled over 60,000 km with our caravan, Willunga would not be a place we would visit with such a facility and thus the township would lose out on the dollars that we'd bring to the local community.
At present there is no low cost RV park in south Adelaide and this would provide an area for tourists to visit and increase tourism to the local area
Think it's a good idea
Encourage growth in willunga, support of small business
They would be good managers
If they have the relevant experience and knowledge I do not have a problem
Makes sense
Gives it a good chance to gauge the response
5 years provides a good timespan for people to know the RV park is there and for the community to know if it works for them.
If volunteers put in their hand work to professionally do this then yes
Hopefully will bring in more business to our area. Land currently unused as far as I am aware.
5 years seems like a reasonable timeframe and gives the group a reasonable chance to establish the

park
Good amount a time to assess the merits of a RV park, and the management of it.
5 years is a good trial period
"5 years provides an initial learning phase for the park management. 5 years enables the park management to plan for future use."
It's putting money into the community
I think it's a reasonable period of time to see whether the new use of land is working and sustainable going forward
This gives a reasonable time for the project to be set established and judged before having to reapply to council for further consideration.
Certainty helps justify planning and other costs of implementation
A 5 year lease allows some certainty for the operators and isn't locking Council or the community in for a long term agreement.
5 years seems like a reasonable trial time
A short term lease would be a waste of time and not be long enough to collect data on it's success.
why not? - lets see if it works

NO, I DO NOT SUPPORT A LEASE OF UP TO 5 YEARS
This site is at the start of the Kidman Trail, a nationally significant horse riding trail, which runs from Willunga to the Barossa Valley. To have RVs with increased traffic, and possibly dogs, would cause definite safety problems to horse riders in the vicinity who will be starting, or finishing the 5 day ride. This is a facility that should be maintained and upgraded to increase the attraction to equestrian visitors, as there are few such attractions in this state.
The land could be used for something else, moonlight cinema, concerts, markets
As I oppose the proposed usage, 5 years would be much too long in the event that my concerns come to fruition and the community at large objects to an RV park after it comes into being.
I disagree a low cost rv park will bring enough benefit
To close to primary school. Safety concerns.
Should be a dog park
I really do not want an RV park in Willunga.
"As a very active Rec Park volunteer since arriving in Willunga in 2019, I was unaware that an entity known as 'Willunga Recreation Park Volunteers' existed. I must join. What I am aware of is this. It is a small pool of volunteers who do the lion's share of the hard work to run events and raise funds for the development and upkeep of the existing community owned facilities. Five years is a long time – till 2031/32. Adding a five-year commitment to the existing demands on volunteers is a big ask. Some of the hardest workers are in their 60's and 70's. Likewise, tasking volunteers to 'police' the site and move on those not complying is putting (mainly older) volunteers in unenviable, unsupported and potentially dangerous situations. Volunteers are neither Rangers not Police Officers. If the site is not to become a community eyesore, its maintenance will involve rubbish collection (possibly daily) and disposal – additional impost on those who already maintain the Rec Park grounds."

As I have just listed, it would be an unsafe addition to the peaceful community of Willunga. The vehicles would not need to go 25KM an hour down that road full of minors from 8am to 9am and 3pm to 4pm. These times are standard check-in times for an RV park and would significantly increase the already high chance of getting hit on that road. The school buses that run from the schools usually park infront of the paddock while wating for the collection time and putting in the RV park would seriously disrupt the buses that are vital for students living in McLaren Vale, McLaren Flat and Aldinga
RV Park is great idea but not at Pear Tree Paddock.
I don't want to see a park for vans and tents in that location.
I don't support the proposed RV park so I don't support a lease of any length
They miss manage the rec park as it is and make hideous demands from the school and have run the almond blossom festival into the ground.
Would like a trial period.
I do not support any lease for use as RV park
Five years is a long time to potentially have significant problems in the area. If this disaster of an idea is to go ahead, it should be done on a yearly basis agreement. Consulting the community after the first trial year, at the very least.
Inappropriate site
I hate the idea of the RV park and therefore do not support anyone holding the lease for it
This is not the right location
There should be a one year time period for anything that goes there to make sure it's supported and good for the community
The park is more suited to the community use as a dog park sorely required in the area to allow dogs off leach and to socialise with other dogs , would also be useful for dog training with easy access by Willunga Vets who offer puppy training on a terribly inadequate area of their propoerty. . An RV park on the scenic entrance to Willunga will be diminish the historic beauty of the entrance and is best sited away from public view.
"At most, a pilot project should be undertaken. Council should maintain control of the site."
As previously mentioned an RV park is not community use of the space.
Would there be a cost to rate payers?
On market days the space will become even more of a painful bottleneck to navigate. People drive with no care at the moment. The entry and exit point will make it even harder for me to even get out onto the road. There are ducks with transverse that area with ducklings and there will be more careless deaths of wildlife than there are now. RV people won't spend as much in the town as you think.
I don't support it at all
"I do not support Council offering a five-year operating lease for an RV park at Pear Tree Paddock because I do not believe the proposal represents the highest and best use of this important community asset. A five-year lease is a significant commitment that would effectively dedicate the site to visitor accommodation for a substantial period of time, potentially limiting Council's ability to explore alternative uses that may deliver greater long-term social, recreational, environmental and economic benefits for the local community. Given the strategic location of Pear Tree Paddock and its long history as community recreation land, I believe a decision of this magnitude warrants careful consideration of all available options before Council commits to a particular use. The proposal appears to be proceeding without a comprehensive comparison of alternative community outcomes. Once a lease is granted and supporting infrastructure established, there is a

risk that the site becomes progressively committed to accommodation-related purposes, reducing future flexibility and making alternative community uses more difficult to implement. The location itself presents several challenges that are unlikely to be fully resolved through lease conditions or operational management alone. These include traffic and pedestrian safety concerns associated with large vehicles entering and exiting a site located near schools and children's facilities, environmental risks relating to the site's proximity to Wirra Creek and surrounding vegetation, and ongoing questions regarding waste management, seasonal site conditions, amenity impacts and overall suitability for RV accommodation. I am also concerned that the primary beneficiaries of the proposal would be short-term visitors rather than local residents. While visitor spending may provide some economic benefit to the township, the direct use of the site would be largely limited to transient travellers. By contrast, community-owned land has the potential to provide enduring benefits for local children, families, sporting groups, volunteers, recreational users and community organisations throughout the year. Pear Tree Paddock represents a rare opportunity to invest in infrastructure and activities that directly enhance community wellbeing. Community suggestions put forward during consultation have included the restoration of pony and equestrian facilities, dog exercise areas, open recreation space, environmental education initiatives, community event infrastructure and other forms of active recreation. These alternatives have the potential to generate ongoing community value while maintaining the site's open-space character and historical recreational function. The site's history should also be carefully considered. Pear Tree Paddock has long been associated with recreation and community use, particularly equestrian activities. Retaining and enhancing this role would preserve an important part of Willunga's character and provide opportunities for future generations to enjoy the site in a manner consistent with its historical purpose. Before committing to a five-year lease arrangement, I believe Council should undertake a more rigorous assessment of alternative uses and evaluate their social, environmental and economic outcomes alongside those of the proposed RV park. Such an assessment should consider not only potential revenue generation, but also broader measures of community benefit, public access, wellbeing outcomes, environmental stewardship and long-term strategic value. In my view, the available information suggests that Pear Tree Paddock has greater potential as a community-focused recreation and open-space asset than as a visitor accommodation facility. For these reasons, I do not support Council offering a five-year operating lease for the proposed RV park at Pear Tree Paddock."
Dog park
As above, don't believe an RV park is a wise choice for the proposed location.
Cars and vehicles will destroy the area. It's Dangerous near scools
"Question 3: What are the main reasons you don't support Council offering the Recreation Park volunteers a 5-year operating lease over Pear Tree Paddock? I do not support granting a five-year operating lease for an RV park at Pear Tree Paddock because I do not believe the proposal represents the highest and best community use of the site. A five-year lease would commit the community to a tourism accommodation model before alternative uses have been properly explored and assessed. Given the importance of the site, its location and its history as a recreation asset, I believe Council should first undertake a comprehensive assessment of options that may deliver greater long-term community benefit. The concerns regarding traffic, pedestrian safety, environmental impacts and site suitability would not disappear simply because a lease agreement is in place. A number of local residents have also questioned whether the site should instead be used for community purposes:

""An RV park in Willunga located properly would be fantastic. I'd rather see that parcel of land used for the community, a dog park would be ideal, next to Vet."" ""Leave it alone. Why does everything need to be used up for something- The only idea i have seen so far that makes sense is a dog park that is an extension to the vet"" ""Thanks Moira, great idea, but wrong location. Jay Drive reserve would be more appropriate. This land could be used for the local community, for example a large dog park would suit this location. Many dog owners in Willunga. Your Say submitted."" I am also concerned that the proposal primarily benefits transient visitors rather than local residents. Council-owned community land should, wherever possible, prioritise uses that generate lasting public benefit for local families, volunteers, sporting groups, recreational users and community organisations. For these reasons, I do not support Council offering a five-year operating lease for the proposed RV park."
"I do not support the granting of a five-year operating lease for an RV park at Pear Tree Paddock because I do not believe the proposal represents the highest and best community use of the site. The proposed lease would effectively commit the community to a tourism accommodation model for a significant period of time before there has been sufficient consideration of alternative uses that may deliver greater social, environmental and economic value to local residents. A five-year term is a substantial commitment for a site that occupies an important position within the Willunga community and has a long history as a recreational asset. The location presents several challenges that are unlikely to be resolved through lease conditions alone. These include traffic and pedestrian safety concerns associated with large vehicles entering and exiting near schools, potential environmental impacts on Wirra Creek and surrounding vegetation, and ongoing concerns regarding amenity, waste management and site suitability. I am also concerned that the proposal primarily benefits transient visitors rather than the local community. While visitor spending may generate some economic activity, the direct beneficiaries of the site would largely be short-term travellers rather than local children, families, volunteers and community groups. Council-owned community land should, wherever possible, prioritise uses that generate ongoing public benefit for residents and strengthen community wellbeing. Many community members have suggested alternative uses for the site, including the restoration of pony and equestrian facilities, dog exercise areas, community recreation space and event-support infrastructure. These alternatives have the potential to provide year-round community benefit while preserving the open-space character and recreational purpose of the land. Before entering into a five-year lease arrangement, I believe Council should undertake a more comprehensive assessment of alternative community uses and compare their social, environmental and economic outcomes against those of the proposed RV park. In my view, the available evidence suggests that Pear Tree Paddock has greater potential as a community-focused recreation asset than as visitor accommodation. For these reasons, I do not support Council offering a five-year operating lease for the proposed RV park at Pear Tree Paddock."
I'd prefer a shorter lease, so this can be reviewed and rectified quickly if it is having a negative affect on the area.
I do not support this at all. There are lots of parks in the area. I don't believe we need one at all.
It is not necessary to have in Willunga
Unknown on management plan
I do not support the proposal.
I'm not clear on the benefit to the town
Leave it alone. Why does everything need to be used up for something- The only idea i have seen so

far that makes sense is a dog park that is an extension to the vet. It needs to stay a Natural Reserve. Having a RV or camp-site will ruin the scenery and pollute the nearby creek
The land could be used for so many other things plus it will get too wet in winter- A dog park would be so much better suited to the space.
It shouldn't go ahead
I think the plan is impractical. Commercially run short stay parks have great trouble managing the great variety of people who want to or need to us RV parks. This is not the place for RV parks, especially run by volunteers who would have great trouble applying the rules referred to.
"Creates no real significant impact in "tourism" to willunga considering roads into aren't even set up for RVs or caravans, creates no significant income for council and community Creates more costs involved, adding to rate increases for something no one really needs or wants, Aldinga (5 minutes down the road) has 2. Keep willunga historical for gods sake, not everything needs an RV park"
"1. Public Safety and Amenity Concerns Willunga already faces ongoing issues with illegal camping by people in converted vehicles along roadsides. These activities have led to unhygienic and unsafe conditions, including public urination and littering. Despite repeated community concerns, Council has taken no meaningful action to address or prevent this behaviour. Establishing a sanctioned RV park will only legitimise and encourage further low-cost camping activity, worsening the problem. The proposal risks creating an environment that is unsafe for residents, particularly women and girls, and increasing antisocial behaviour such as drinking and disorderly conduct. 2. Environmental and Community Impact pear Tree Paddock is a valued green space used by families, dog walkers, and residents for recreation and relaxation. It offers natural beauty, a creek, and views of sunsets over the vineyards — all of which contribute to Willunga's character and community wellbeing. Developing this area for vehicle accommodation would degrade its environmental quality, increase pollution risks to the creek, and diminish the open space available for residents. Once lost, this kind of natural community asset cannot easily be replaced. 3.Inconsistency with Council's Environmental and Climate Commitments The City of Onkaparinga has publicly committed to environmental stewardship and climate action through its Environment Strategy 2021–2026 and Climate Change Response Plan. These policies emphasise protecting biodiversity, reducing emissions, and preserving natural areas for community benefit. Converting a green space into a vehicle park directly contradicts these objectives. It undermines Council's stated goals of sustainable land management and environmental protection, and sends a conflicting message about its priorities in addressing climate change and ecological preservation. 4. Inappropriate Land Use Changing the land classification from "Natural Areas" to "General Community Areas" undermines the intent of preserving bushland and open space for public enjoyment. The proposed use is inconsistent with the area's existing character and the expectations of local residents who value Willunga's natural and peaceful environment. 5. Broader Community Implications While the proposal claims to support local businesses through tourism, the likely outcome is an increase in transient, low-cost visitors who contribute little economically but impose significant social and environmental costs. The short-term gains do not outweigh the long-term impacts on community safety, amenity, and environmental integrity. Conclusion

For these reasons, I strongly urge Council to reject the proposed amendment to the Community Land Management Plan and the associated RV park proposal. Willunga's open spaces should remain clean, safe, and accessible for families and residents — not converted into low-cost camping grounds that compromise community values, safety, and environmental integrity."
I think two years would be enough time to see if this works.
It's too long, puts the community at risk and this type of initiative should be treated with respect and requires paid labour at the very least.
5 years is a long time, especially if it was the wrong decision.
Please see above. I would be concerned with what the park would use the space for and believe it should require community consultation.
I am against this project for reasons stated above, I would not support a lease for such use no matter the governing organisation
A lease limits it use.
If there are problems that's a long time to put up with them. I think a trial run would be better. Maybe 6 month trial
I don't think the proposal should go ahead
This is a square peg and a round hole proposal.
As above, wrong location
As above. If anything we need more spaces for children and young people, a place where they can dig and build. There have been illegal bike jumps built at the courthouse because young people are looking for an open space to build and create - I'd like to see it as a spare parts or nature play space or a community garden. Give it back to the residents of Willunga who pay large amounts of rates and not just for tourists or business owners
People can't pay rent of feed thier kids and you want to waste resources on this? It's a disgrace to even concider it in this climate we are in.
I would like to see a history of usage/problems etc for a trial period of, say, 12 months with the promise of renewal extension for 5 years AFTER this initial trial period has revealed any management/local issues.
Thin edge of the wedge
I would prefer a 2 year lease with a condition that the whole project be dismantled if it does not meet community expectations.
As a new venture I think the proposal should be reviewed sooner than 5 years.

I'M UNSURE
"What will happen if the voluntary system breaks down and the Council revokes the lease. Will the land be returned to ""natural areas""? The ""Paddock"" forms an important wildlife corridor between the golf course and the creek. I am concerned that the large duck population that live in this area will be affected."
Unsure volunteers could run this well and then if the park falls over, what becomes of the land?
Whilst not supportive of the RV park, we may support the Willunga Recreation Park Volunteers to use it for other means.
It's an unrealistic expectation to ask volunteers in an already 'over volunteered' community to take this on. Especially as most who do are retires.

5 years sounds reasonable if it goes ahead, but that's what I'm unsure about.
I'd prefer 3 years as an initial trial period. 5 years is greater than our council election framework.
Visitors not familiar to the area will increase accidents on a busy road.
I would think a shorter term trial would be helpful prior to committing to 5 years
I'm opposed to the proposal and hope it didn't go ahead. In saying that, if rather the money stay in the local community.
Maybe a trial of 3 years with possible extension.
Volunteers im not so sure about. It needs to be done by management who are experienced in the caravan park industry

IS THERE ANYTHING ELSE COUNCIL SHOULD CONSIDER?
A dog park as we have none in town and it's right next to the vet
The creek needs to be monitored for liquid waste deposits
The park is more suited to the community use as a dog park sorely required in the area to allow dogs off leach and to socialise with other dogs , would also be useful for dog training with easy access by Willunga Vets who offer puppy training on a terribly inadequate area of their propoerty. . An RV park on the scenic entrance to Willunga will be diminish the historic beauty of the entrance and is best sited away from public view.
Dog park
"Increase the biodiversity of the site by ensuring sites are partioned or separated by natural plants providing screening. Fires are often the comfort warmth for travellers, a central point for this rather than individual fires would be preferrable so travellers can gather together."
Council Rates are about three times the amount they should be.
No
A RV park with more of an open area on a quiet road to approach the park with a view would be more suitable.
please consider.... we have loved the generosity of small towns that offer this and always make sure we spend in that town.
I think that this land should be used for the benefit of the area. All tourism is a plus for City of Onkaparinga.
Be a great asset to the area
No
Nothing in addition to the queries above.
Projects such as these are resource intensive. Council should be concentrating on essential services, in circumstances where the prospects for our economy are increasingly grim.
"Honesty boxes work quite well elsewhere. Council could make this work at other locations such as Sellicks or Silver Sands"
An equestrian park would be ideal.
"Could be better used as something else for the community. The parcel of land off Jay Drive would be better suited."
Willunga needs more vegetation not a parking spot for RVs.
Safety of children
"Council should carefully consider whether Pear Tree Paddock could deliver greater long-term value to the Willunga community through uses that directly benefit local residents while continuing to support

Council's strategic objectives relating to recreation, wellbeing, youth development, environmental stewardship and community connection. The decision before Council is not simply whether an RV park can operate on the site, but whether visitor accommodation represents the highest and best use of a unique parcel of community-owned land. Pear Tree Paddock occupies a strategic location within Willunga and offers opportunities to create lasting community benefits that may extend well beyond those generated by short-stay visitor accommodation. Community feedback throughout the consultation process indicates significant interest in retaining the site as a community-focused open space. Suggested alternatives have included a dog exercise area, community recreation space, event-support infrastructure, environmental education opportunities, improved open-space amenities and the restoration of horse and pony facilities. These proposals share a common theme: they provide ongoing benefits to local residents while preserving the site's recreational and community character. In particular, I encourage Council to give serious consideration to restoring and activating Pear Tree Paddock as an equestrian and pony recreation facility. Such a use would build upon the site's established history, preserve its open-space character and provide valuable recreational opportunities for children, young people, families and the wider community. Equestrian activities offer a range of social, educational and wellbeing benefits, including opportunities for skill development, confidence building, volunteering, community participation and connection with the natural environment. A revitalised equestrian facility could support local clubs, youth programs, community events and recreational users while maintaining a use that has historically formed part of the site's identity. Unlike visitor accommodation, an equestrian and recreation-focused use would primarily serve local residents and community groups. It would maintain the site's role as a community asset, generate lower levels of vehicle turnover and activity associated with transient accommodation, and contribute directly to the health, wellbeing and community outcomes identified within Council's Community Vision 2034. More broadly, I encourage Council to assess all potential future uses of Pear Tree Paddock through a long-term lens. Community land is a finite and valuable resource, and decisions made today will influence how future generations are able to use and enjoy the site. Consideration should therefore extend beyond short-term financial returns and include broader measures of public value, including community wellbeing, recreation opportunities, environmental protection, youth engagement, social connection and preservation of local character. Pear Tree Paddock is a unique community asset with significant untapped potential. Its future should reflect the values, needs and aspirations of the Willunga community and deliver enduring benefits for residents for decades to come. Before making a final decision, I encourage Council to undertake a thorough assessment of alternative community-focused uses and ensure that the option ultimately selected delivers the greatest overall benefit to the people of Willunga."
Fully self contained RVs only, including built in grey and black water tanks. Do not provide a Dump Point. They smell and require a large area to manoeuvre to. Do not provide toilets - asking for trouble. If you have a water tap it must have a sign “no van washing”.
Potentially consider the option of a community park or recreational space that does not include the option for overnight campers. Suggest looking further afield (away from primary and high school zones) for a camping area.
Possibly a dog park, considering it is so close to the vets and grooming place, that would seem sensible.
Yes. Focus on community use. Open a dog park. Less pollution. Maintenance of a nice area

"Question 4: Is there anything else that Council should consider? Council should carefully consider whether Pear Tree Paddock could deliver greater long-term value through uses that directly benefit local residents while still supporting Council's objectives around recreation, wellbeing, community connection and environmental stewardship. Community feedback demonstrates that many residents support tourism but do not support this location. Repeated themes emerging from community feedback include: ""Great idea, wrong location"" ""Great Idea different location"" ""Good idea, but not that small paddock"" ""Fabulous idea - but wrong place."" Many residents have suggested alternative community-focused uses including a dog park, recreation space, event parking, environmental improvements and the restoration of horse-related facilities. I believe Council should give particular consideration to restoring and activating Pear Tree Paddock as a pony and equestrian facility. This would align with the site's history, maintain its recreational character, support children and families, encourage volunteering and provide positive physical and mental wellbeing outcomes. An equestrian and recreation-focused use would preserve open space, maintain lower vehicle turnover, minimise environmental impacts and provide benefits that are experienced directly by local residents rather than short-term visitors. Before making a final decision, Council should consider not only which option generates revenue, but which option delivers the greatest long-term social, environmental and community benefit for Willunga residents. Pear Tree Paddock is a unique community asset, and its future should reflect the character, values and needs of the Willunga community for generations to come."
Please don't make this change.
Signage to where closest toilets/bins are
Will there be a local dump point added somewhere near by for RV black water disposal? Maybe at the RV park itself or at the service station?
"Council should carefully consider whether Pear Tree Paddock could deliver greater long-term community value through a use that directly benefits local residents while still supporting Council's strategic objectives around wellbeing, recreation, youth development and community connection. The community feedback generated to date suggests there is significant support for retaining the site as a community-focused open space rather than converting it to visitor accommodation. Suggested alternatives have included a dog park, community recreation space, event parking and the restoration of horse and pony facilities. In my view, Council should give particular consideration to the restoration and activation of Pear Tree Paddock as a pony and equestrian facility. Such a use would align strongly with the site's history, preserve its open-space character, support children's development and mental wellbeing, provide opportunities for community participation and volunteering, and create positive recreational outcomes for residents of all ages. Unlike an RV park, an equestrian facility would primarily serve local families and community members, generate lower vehicle turnover, maintain the recreational character of the site and contribute to the social, health and wellbeing outcomes identified within Council's Community Vision 2034. It would also preserve a use that has historically existed on the site and remains valued by many local residents. Before making a decision, I encourage Council to consider not only which option generates revenue, but which option delivers the greatest long-term social, environmental and community

benefit for Willunga residents. Pear Tree Paddock is a unique community asset, and its future use should reflect the values, character and needs of the local community for generations to come.
The following below are verbatim quoted local
Willunga resident Facebook comments in response to the posts by Onkaparinga Mayor Moira Were and Onkaparinga Councillor Lauren Hew about the Your Say survey.
Onkaparinga Councillor Lauren Jew's Facebook post responses:
The idea is there & great, but wrong location, pedestrian/traffic danger near bridge (tree will definitely need removal to build pedestrian footbridge) there's no footpath at all on that side of the main road, boggy ground especially in winter, not big enough, too close to schools, traffic hazard both entering & leaving, again due to being on main road in & out of Willunga, no safe dump point, too close to the Vets & hence the noise from overnight vet animals upsetting travellers & visa versa, some trees will possibly be removed & will the Wirra Creek suffer even more ? These are all quite reasonable & considerable thoughts I think ?
The safety issues having it near the schools is a worry as a parent. Not only relating to traffic on this road that has serious traffic issues to start with, transient people departing the town when our kids are walking solo to school is also a concern.
Think for a moment of the traffic congestion of caravans constantly going in and out especially on a Saturday. Keep Willunga's confines the way they are and find another location.
Am I right I saying this land is between the primary school and high school next to the vet? If so I think it's a terrible idea. You can have an RV park but not in the confines of an historic town. Most RV parks in country towns are on the outskirts and I certainly wouldn't classify this location as that! School kids and 4WD's and twin axle caravans don't mix..
What will happen vintage time?? We'll get all the riff raff that are backpackers.
An RV park in Willunga located properly would be fantastic. I'd rather see that parcel of land used for the community, a dog park would be ideal, next to Vet.
Love the idea, as you know Lauren I tried to get one started in Aldinga a few years back. This location between two schools screams safety issues to me however. Tradionally most travellers leave between 8.30 and 9 some pull out closer to ten but majority leave earlier. They also arrive traditionally around 3ish. Having vans pulling in and out between peak times plus Willunga Charter buses for Willunga High, plus harvest season it has the potential for some serious safety issues for school children in a tiny town. Lots of other spare land with the potential for further growth for toilets etc further down the track.
I reckon being so close to the primary school and kindy it's not ideal. A local splash pad or similar would be a great addition to the community though.
The location might not be as good as you think . Hard stand surface is best for all the manoeuvring RVs do. A dump point access to water tap. The town will benefit but perhaps the area across from the railway siding might be better ..
The idea is there & great, but wrong location, pedestrian/traffic danger near bridge (tree will definitely need removal to build pedestrian footbridge) there's no footpath at all on that side of the main road, boggy ground especially in winter, not big enough, too close to schools, traffic hazard both entering & leaving, again due to being on main road in & out of Willunga, no safe dump point, too close to the Vets & hence the noise from overnight vet animals upsetting travellers & visa versa, some trees will possibly be removed & will the Wirra Creek suffer even more ? These are all quite reasonable & considerable thoughts I think ?
Great idea, but terrible location. Too close to the primary school, kindy, osch.
Traffic congestion.
Great idea, wrong location
Great Idea different location

Good idea, but not that small paddock
Not the right location. And it's still used by horse riders who have been driven off the Shiraz Trail.
Fabulous idea - but wrong place.
Would make a better dog park, which we desperately need.
Too close to the schools, (re traffic around school hours) with big vehicles coming & going.
Concerned around the health of Wirra Creek potential for pollution, with increased human traffic around it. That used to be a Pony Club back in the day.
A much better option for enhancing Willunga as a village and destination would be to use this land as event day car parking AND bringing the farmers market back to High Street.
The Willunga-adjacent market as of today, while well attended, has become just another sterile market environment.
Merridee Parker I believe it's still used by horse riders, who have nowhere else to go.
why can't they stay at the oval?
The safety issues having it near the schools is a worry as a parent. Not only relating to traffic on this road that has serious traffic issues to start with, transient people departing the town when our kids are walking solo to school is also a concern. Good idea, wrong spot, too many big rigs on fairly busy main rd Am I right I saying this land is between the primary school and high school next to the vet? If so I think it's a terrible idea. You can have an RV park but not in the confines of an historic town. Most RV parks in country towns are on the outskirts and I certainly wouldn't classify this location as that!
School kids and 4WD's and twin axle caravans don't mix..
no no no with the big increase in travellers its sad to see more not caring for the parks rubbish of all sorts left loud noise dogs barking
What will happen vintage time?? We'll get all the riff raff that are backpackers.
Responses to Moira Were's Post
It used to be a pony club training arena when i was younger. Anything fuel related or cars will ruin this spot including the creek at the back and possum habitat and anything else that lives there. As per my last comment- having a dog park will be less destruction- is you want a campsite- do it somewhere else. Great idea just wrong location. Maybe revisit at 8.30 on and 3pm on when vans will be departing between 2 schools and kindy, children's safety is of paramount importance. As much as we like to think people do the right thing it's not always the case and emptying of toilet cassettes is a very common issue in the dark. Being so close to the creek and residents, generators have a potential for noise issues and a fire hazard. Again, great idea just a different location
Thanks Moira, great idea, but wrong location. Jay Drive reserve would be more appropriate. This land could be used for the local community, for example a large dog park would suit this location. Many dog owners in Willunga. Your Say submitted.
No let them use the existing established caravan parks in the council area that pay rates & employ locals.
No you want them to lose custom /$$$ so they sack staff or reduce there hours.
Visitors will still spend local
Just try doing ya job. (Lower the debt)our rates.
Let the locals do there job
At least they know what there job is
Leave it alone. Why does everything need to be used up for something- The only idea i have seen so far that makes sense is a dog park that is an extension to the vet
Nope!
Wrong location, near schools, traffic is already becoming congested in Willunga too, also, $10 is cheap, will it attract a contigent of the wrong crowd??...honestly, there is mclaren vale, aldinga, moana all close by, Do we really need this??

NO NO NO TO RV PARK.tooo many travellers dont respect parks Good idea, bad positioning"
A lot of residents believe a gated, off leash dog park would be more suitable as this is already next door to the groomers and vet practise.
"I think turning this area into a gated dog park would be a much better use of the space and of tax payers money. The area is incredibly popular with dog owners, yet there is no where for dogs to exercise and socialise off lead. As the groomer and vet is situated there already, I think it kind of makes sense."
CMCA has probably replied ? (Campervan and Motorhome Club of Aus) . They manage similar sites around Australia with volunteer custodians, and have documented things like the amount spent locally. There are a lot of mature travellers around who don't want pools and jumping castles, but the main reasons i like community camping is that it caters for adults. Commercial caravan parks often close their gates at 1700, sometimes even 1300 - during summer time that's very restrictive . They are often not within walking distance to restaurants, resulting in local businesses saying, with truth, that the campers aren't customers.
"The should be an off leash dog park in the near vicinity as many if not most RV travellers are accompanied by their companion dogs. Also there should be water and an toilet dump point somewhere in Willunga but not necessarily within the proposed RV Park"
Consider something for our youth. We have no community centre or youth clubs. The skate park is old and small. Support the next generation to enjoy their village.
Further reveg
Ticket machine? Must be self contained vehicles. CMCA rules for grey water catchment. No set minimum such as Kingston SE. We pass through there on our way to and from Adelaide so we don't need 2 nights stay each way.($20 minimum for 2 nights)
Leaving the land as is
I think the proposal as stated is sufficient, but should be limited to RVs and caravans which are self sufficient eg Their own toilet facilities and should not be available to any type of accomodation such as vans, vehicles with roof top tents. Experience shows that allowing campers without onboard toilet facilities results in toilet paper littering the surrounding area
To ensure people pay, use a digital system, check out other rv parks that do this well, Bordertown rv park has a great eft ticket system that ensures people pay - otherwise you will get horrible travellers who won't pay
Responsible management plan with position and escalation process
"Ensuring that rubbish bins are provided to ensure that the site is kept clean. Provide a booking facility would be nice like the Eyre Peninsula do for their similar RV spots"
Find somewhere else for this.
Wiki camps is the bible for travellers
Please contact CMCA and discuss with them the installation of a dump point and potential water availability.
Access, facilities eg water electricity and wast management.
Plenty of caravan parks around local to willunga. Not every square foot of land needs to be taken up.
Other uses that rate paying locals may prefer
A dog park in Willunga would be beneficial for the community.
Dog Park or leave it as it is
If this doesn't proceed I am happy for the area to be revegetated with natives as dedicated bushland. We do NOT need another dog park.

A site that is less prominent and away from main roads. Incorporating into existing parks makes sense. Or perhaps the land near the industrial estate in Willunga.
A Dog Park.
This land is crying out to be joined to the neighbouring park on the other side of Wirra Creek. Wirra Creek runs year round and should be properly revealed (now referred to as "daylighting") as the centre attraction of an expanded park. It is also of importance to the history of Willunga, as a watering and resting stop on the road south.
"Council should consider expanding this as 15 spots not enough. But gives us hope."
Detailed consideration of access and egress points for the site considering the likely large size of some of the RVs
Yes, consider that your own policies explicitly stand in opposition to this proposal, that this is clearly Council trying to offload the care and maintenance of an asset in an attempt to generate income and negate expenses.
Possibly install an RV waste dump. I'm not sure if there are any public toilets nearby to the proposed site as I live in the Riverland.
You need bins & volunteers to issue receipts that are attached to the caravan, motorhomes. Make it dog friendly with dog poo bags. An information sign where dump point & water fill up is in McLaren Vale. Make it up to 3 days. We have just come back from 4 months in Tasmania. We stayed in these sort of places 95% of the time. Because it gave us money to spend in towns & not just the one caravan park. We travel with our dog & so many people do it's an eye opener. The travel community like the 3 day stay. Because first day is gone getting there & setting up & then you get 2 days to explore the area properly. Also please allow clothes to be hung under caravan awning area. It's very difficult when on holidays to dry your clothes when places don't allow it.
A dump point is essential if this is to succeed
Since covid RV tourism has increased and onlaprinka has so much to offer
The CMCA is a national member association that could also be considered for caretaking responsibilities. They successfully look after parks at Penola and Port Pirie.
Ensure it does not encourage roof top camping
A large community dog park. I'm fairly certain this would be heavy supported within the community.
No
Please keep it a green space, why do all green spaces have to have something on it. I dont want to be walking on the linear trail behind the paddock with strangers watching from their vans. I also dont want strangers camping out near our schools..
Please considering community safety, and safety of our young people, as the primary concern in this application.
Only for fully self contained vehicles
Turning the space into a free open green space that supports the existing Wirra Creek
Building toilets
I think it's too cheap. I would also support a small amenities block with coin operated hot showers, toilets and a separate camp kitchen with a shelter, benches and a sink. Let's give visitors a lovely nature stay. I think more than 15 vehicles might fit.
A lower impact site would be good. As who maintains the site? Who upgrades it. A better community use would be better.
Please install fast chargers at the petrol station. If we want to attract visitors this would go along way.
Safety for those staying there
Would need a waste dump point

Appendix B: Email Feedback

Ann Smith

From: Willunga Basin Trail [redacted]
Sent: Wednesday, 8 July 2026 12:49 AM
To: Your Say Onkaparinga
Subject: Willunga Pear Tree Paddock proposal

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender's full email address and know the content is safe.

To whom it may concern
Willunga Basin Trail Inc has established and maintains a 130km walking trail in the Willunga Basin including through the town of Willunga. The City of Onkaparinga is our primary partner. and much of the trail is placed on unmade road reserves, paths and tracks which are on land under the care and control of the City of Onkaparinga.

We support the change of use of the Pear Tree Paddock to allow the lease of land to the Willunga Recreation Park to use as a RV park for short term stays at a low cost. This would make accommodation available in Willunga to a greater range of visitors which would benefit Willunga businesses and events as well supporting affordable recreation for those visitors

However we would like consideration to be given to the need for a camping facility for walk-in campers for short-term low cost stays. Such a facility could be used by those walking the Willunga Basin Trail which has been designed as a 5_day hike and is already attracting many walkers from South Australia and interstate. Whereas Pt Willunga, Moana, Mclaren Vale and Pink Gum camp site in the Onkaparinga River National Park offer low cost overnight stays for those walking the trail , carrying a tent and sleeping bag, there is nothing of that sort in Willunga. Bed and breakfasts are expensive and usually require 2 night minimum stays. Such a camping facility would also benefit visitors to events in the town and young people in particular, giving opportunity for affordable outdoor activity which encourages independence and resilience.

WBT Inc has approached the Willunga Recreation Park with the suggestion that a small part of the Pear Tree Paddock be fenced off with a few camping platforms provided, accessed off the Shiraz (Coast to Vines trail). WBT Inc is prepared to contribute to the cost of this infrastructure and to the administration of this facility. The Recreation Park representative believes that the proposal ,while a good one, is unfeasible because of the need to walk to the Rose Garden for a toilet.

This proposal is therefore put forward so that the idea is at least "on the table" due to its considerable potential for an increase in well-being for the community.

[redacted]
Chairperson WBT Inc

Friends of Willunga Basin inc.

15 High St, Willunga 5172 Chair: [redacted] email:secfowb@gmail.com

July 7th 2026

Your Say
Future use of a portion of Pear Tree Paddock Willunga. Willunga RV Park Proposal
yoursay@onkaparinga.sa.gov.au

Friends of Willunga Basin (FOWB) do not support the proposal to change land classification from Natural Areas (Subcategory: Bushlands) to General Community Areas (Subcategory: Service and Social Facilities). To establish a low-cost recreational vehicle (RV) park at Pear Tree Paddock.

FOWB's objects to the proposal on the grounds that the parcel of land (Pear Tree Paddock) is valuable and unique green space.
Pear tree Paddock is both a social and environmental asset to the town of Willunga, the open green space enhances the distinctive character of Willunga.
The proposed location is surrounded by significant / important trees, the Willunga creek and the Willunga Golf Course the entire area is a valuable green corridor, an asset that must be retained.

The impact of heavy recreational vehicles (RV) will have negative impacts on the paddock and its existing ecosystem.

The proposal may will create traffic / access hazards with RV's entering and exiting the location.

Council should not change the classification of this land from Natural Areas (Subcategory Bushlands) because it is a unique parcel of land that should be preserved in its existing classification. Green space within an urban environment must be preserved for future generations. RV vehicles will destroy this rare and beautiful parcel of land.

FOWB strongly encourages Council to reject this proposal.

FOWB encourages Council to find a more suitable location for a low cost RV park, a location within existing General Community Areas (Subcategory: Service and Social Facilities).

Yours faithfully

[redacted]

Chair, Friends of Willunga Basin

Ann Smith

From: Strata 6413 [redacted]
Sent: Tuesday, 7 July 2026 1:36 PM
To: Your Say Onkaparinga
Cc: [redacted]
Subject: Submission – Proposed RV Park and Community Land Management Plan Amendments
Attachments: Submission.Regarding.the.Proposed.RV.Park .pdf; Resized_20260704_102445.jpeg; Resized_20260704_102448.jpeg; Resized_20260704_102515.jpeg; Resized_20260702_150252.jpeg; Resized_20260702_150650.jpeg

You don't often get email from [redacted] Learn why this is important

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender's full email address and know the content is safe.

Dear Sir/Madam,

Please find attached our formal submission regarding the proposed RV Park, the proposed amendments to the Community Land Management Plan, and the associated five-year lease proposal.

This submission is made on behalf of **Strata Corporation No. 6413** and outlines the concerns of residents whose properties are directly affected by the proposed development.

The unit holders of Strata Corporation No. 6413 have been copied (CC'd) into this email, as they are directly affected by the proposed development and support the submission being lodged on their behalf.

We respectfully request that our submission be included as part of Council's formal assessment of the proposal and that the matters raised be given careful consideration before any decision is made.

I would appreciate written confirmation that this submission has been received and will be included as part of the formal consultation process.

Thank you for your time and consideration. Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

[redacted]
Presiding Officer / President
On behalf of **Strata Corporation No. 6413**
1–3 Station Road
Willunga SA 5172

Strata Corporation No 6413

Submission Regarding the Proposed RV Park and Community Land Management Plan Amendments

Dear Sir/Madam,

Thank you for the opportunity to provide feedback on the proposed Recreational Vehicle (RV) Park, the proposed amendments to the Community Land Management Plan, and the associated five-year lease proposal.

I submit this correspondence on behalf of **Strata Corporation No. 6413** in my capacity as **Presiding Officer/President**. Our Strata Corporation comprises five residential units located at **1–3 Station Road, Willunga**, with three of those units backing directly onto the reserve where the proposed RV Park would be established.

While we support responsible tourism and acknowledge the importance of encouraging visitors to the Fleurieu Peninsula, we are concerned that the proposal has not satisfactorily demonstrated that the likely impacts on neighbouring residents, local infrastructure, public safety, environmental values, and the long-term management of community land have been adequately assessed or addressed.

Our objection is not to tourism itself, but to the introduction of an overnight camping facility immediately adjacent to established homes. This location raises significant concerns regarding residential privacy, noise, traffic, fire safety, security, and the long-term amenity of neighbouring properties. Nearby residents include elderly individuals, people living with disabilities, families with young children, and homeowners who have invested in the peaceful and residential character of this area. These residents should not be expected to absorb the ongoing impacts of a commercial overnight accommodation facility operating immediately behind their homes.

Fire safety remains one of our most significant concerns. Council should explicitly state whether campfires, portable fire pits, solid-fuel appliances, or other smoke-producing equipment will be permitted within the proposed RV Park. If any such activities are to be allowed, the proposal should clearly explain how smoke impacts on adjoining residential properties will be managed.

Smoke generated from campfires has the potential to drift into neighbouring homes and outdoor living areas, preventing residents from comfortably using their backyards or drying washing on external clotheslines. It may also adversely affect residents living with asthma, respiratory illnesses, allergies, and other health conditions, as well as young children and elderly people who are particularly vulnerable to poor air quality. Given the close proximity of the proposed camping sites to residential homes, we respectfully submit that campfires and other smoke-producing fires should not be permitted if the proposal proceeds.

We also ask Council to carefully consider who will be responsible for enforcing the proposed conditions of approval. While the proposal refers to site management, it remains unclear whether the facility will be supervised by a dedicated paid caretaker or rely primarily on volunteers.

We acknowledge and appreciate the invaluable contribution volunteers make to our community. However, managing an overnight accommodation facility requires consistent supervision, prompt responses to complaints, and the authority to enforce site rules and conditions.

Council should clearly identify who will be responsible and accountable for the day-to-day management of the site, what hours they will be available, how compliance with site conditions will be monitored, and how complaints relating to excessive noise, campfires, anti-social behaviour, barking dogs, illegal dumping, waste disposal, and other compliance issues will be investigated and resolved.

Without clearly defined and adequately resourced management arrangements, neighbouring residents may be left to bear the ongoing impacts of the development with limited ability to obtain timely assistance.

We are also concerned that the proposed amendments to the Community Land Management Plan may gradually facilitate a transition from community recreation land to commercial accommodation use. Community land should continue to be managed primarily for the benefit of the local community. Any transition towards commercial activities should only occur where there is a clear and demonstrable public benefit that outweighs the impacts on neighbouring residents and the surrounding community.

The cumulative impact of increased traffic, noise, visitor turnover, smoke, privacy loss, security concerns and ongoing activity has the potential to substantially diminish the peaceful residential amenity currently enjoyed by neighbouring homeowners.

The proposed RV Park is also likely to attract visitors travelling with dogs and visitors returning from local wineries, hotels and licensed venues, particularly during weekends, public holidays and throughout the peak tourist season. While the majority of visitors are expected to behave responsibly, it is reasonably foreseeable that increased late-night conversations, music, vehicle movements, doors opening and closing, generators, barking dogs and general campsite activity may disturb neighbouring residents.

Given the close proximity of the proposed camping sites to established homes, these impacts are likely to be clearly audible and could significantly affect the quality of life of nearby residents. We therefore request that, should the proposal proceed, Council impose strict and enforceable conditions relating to quiet hours, amplified music, pet control, after-hours management, and the prompt enforcement of any breaches.

For the reasons outlined above, we respectfully request that Council refuse the proposal in its current form.

Should Council nevertheless determine that the proposal proceed, we respectfully request that no approval be granted until independent assessments have been completed addressing traffic, infrastructure, bushfire risk, environmental impacts, and residential amenity. We further request that any approval be subject to robust and enforceable conditions that genuinely protect the safety, health, wellbeing, privacy, and amenity of neighbouring residents.

Thank you for taking the time to consider our submission. We appreciate the opportunity to participate in the consultation process and trust that the concerns of directly affected residents will be given careful and balanced consideration before any decision is made.

Yours faithfully,

[redacted]
Presiding Officer / President
On behalf of Strata Corporation No. 6413
1–3 Station Road
Willunga SA 5172

From: [redacted]
Sent: Saturday, 27 June 2026 12:14 PM
To: Your Say Onkaparinga <YourSay@onkaparinga.sa.gov.au>
Subject: Pear Tree Paddock Willunga

You don't often get email from [redacted] Learn why this is important

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender's full email address and know the content is safe.

I suggest you reserve a small area in the projected use of the Paddock for short term camping. The Willunga Basin Trail has many people walking the route and some of these look for overnight camping. This is scarce in the Willunga area and this would be an ideal opportunity to provide this facility.

[redacted] Port Willunga.

Appendix C: Telephone Call Feeback

Ann Smith

From: [redacted]
Sent: Tuesday, 23 June 2026 9:10 AM
To: Your Say Onkaparinga
Subject: Lot 27 Ref: 8890848 Community Consult

Good morning,

[redacted]

Lot 27 Ref: 8890848

Called to say he will not be home for the community consult between 3-5pm regarding Lot 27. (Located behind his property at 9 Station Rd, Willunga)

He said he is happy with councils proposal, and just wanted to pass this message on.

Thankyou

[redacted]
Customer Relations Team
www.onkaparingacity.com

CITY OF ONKAPARINGA

Appendix D: Drop-in Session Feedback

Location – Willunga Community Hub
Date – 28 June 2026, 2pm – 3pm
Who attended – Fiona Dallimore, Paula Bugden and Ed Scanlon

Drop-in session feedback from 8 attendees

Love the idea. Will be great for the town.
RV Park much needed for Willunga and would be great for towns business. Willunga is a special town and this is a great way to have travellers be able to spend time here.
Good idea for self-contained RV Park. Caravans are always passing through and many stop at the Willunga Recreation Park thinking its available to everyone.
I definitely support the idea.
AS there are no spots in main street or many other places for car and caravan to park. I support it whole heartedly.
Go ahead.
Good for town. Good for business. People can stay in town. Supportive of plan.
Long overdue. Location brilliant. Great idea. Supportive of proposal.
I support it.

Summary of feedback

"Eight participants attended the drop-in session held on Sunday 28 June in the Willunga Hub. All expressed support for the proposal. Participants described the RV Park as a positive initiative that would benefit Willunga by encouraging visitors to stay in the town, supporting local businesses and providing a much-needed location for self-contained recreational vehicles. Several participants also commented that the proposed location was well suited and that the facility was ""long overdue."""

Appendix E: Door Knocking Feedback

Location – properties around Pear Tree Paddock, Willunga
Date – 23 June 2026
Who attended – Danielle Thompson and Lisa Kemp

Summary of feedback

Owner of the business was not there. Left a sorry we missed you flyer and Danielle's business card with receptionist.
Spoke to owner (female). Received the letter. "No problems with it". "great idea." Thinks it could be a boost for her business. She checked that no toilets are being built – Danielle confirmed this, for self contained RVs. She said toilets were their concern – that people would want to come and use their toilets. Not concerned about noise or anything.
Could not access house – no gate at front. Left sorry we missed you flyer under the gate at the back of the property.
Resident said they filled out online survey. They are a "no". Thinks it should be left as green space. It gets busy on the main road – will lead to more traffic, with impacts to safety for kids and animals. Would rather see it revegetated and left as green space.
3:23pm No answer. Left a sorry we missed you flyer in the letterbox.
Resident said they had "mixed feelings" about proposal. Danielle explained the proposal – for self-contained RVs. Resident said it needs a toilet block and dump or people will throw it on the ground. Resident feels like she (community?) need more time to think about it and discuss. She then said she is "inclined to say no – not there'. Something nearer the beach better. There isn't much here (referring to businesses in Willunga).
Resident said they are renting, do not own the property. Also stated they didn't get the letter – may have gone to landlord. Resident said they think it will be good for tourism and local business. Stated that as long as it will still be quiet, it is fine.
Spoke to both property owners (husband and wife). They had received the letter (were holding it). They are concerned that they can see through the vegetation to the part of land that is in the proposal – it is only about 20m from their back fence. The land is really close to residential properties and school and kindy. Resident said they are very upset about the proposal – they only purchased the property three weeks ago. Concerns include:

• homeless and backpackers unofficially staying there, leaving a mess, etc. They have seen homeless at Moana caravan park and difficult Council has in moving them on. • people dumping (black water, rubbish, etc) on the reserve – people dump even when they are not supposed to. Generators make a lot of noise – which travels in the gully. • Safety for kids with increased traffic • Think people will park up close to their property, further away from the vet and groomer. • People drinking and smoking, dropping cigarette butts, etc. Residents queried if there would be a pilot period – Daneille advised that consideration could be given to a shorter lease initially to see how it goes – that will be considered by Council. Before we left we encouraged residents to send an email or complete the Your Say survey with their concerns and anything else they think of that they hadn't mentioned.
Resident confirmed they received the letter. Resident stated that her partner also owns unit 4. Resident stated that their stance was "absolutely not". Concerns included: Between two school – traffic issues – not a good idea to have large vehicles around small children. The intersection at the top of the road is already dangerous without increased traffic. "can see it turning into Victoria Square" with tents, barking dogs, etc. How would it be 'policed'? Who would have the authority to control it? That area is where the vets exercise dogs receiving care. In summer it is like a 'tinder box', so a fire risk with cigarette butts. Heavy vehicles will impact the road surface – it is already bad from tractors. Resident stated that they understand it is good for the township economics, but also impacts the community. Again stated it is a "strong no" from her. She advised there is a strata meeting next week and she will raise it on the agenda.
Were advised by two other residents that there is no one currently living in this unit – it is under contract but has not yet settled.
Spoke to male resident. He stated that he was surprised residents weren't consulted as part of the earlier EOI process. He said he thought infrastructure would be needed to make it useable all year round. Concerned about traffic and proximity to the school. Resident stated that he doesn't think the location is appropriate, would be better as community land such as a dog park.
Resident confirmed they had received the letter. "Think it is fine". She said that she was OK because the land was up closer to the vet, not near their property. Asked about a trial period. Said that she presumed people would be monitoring the space.

Called on the morning of 23/6/26 to say he will not be home between 3pm and 5pm and spoke to Allison Houghton from Customer Relations. "He said he is happy with council's proposal, and just wanted to pass this message on". ***NOTE**: when we walked past this property there was a for sale sign out the front.
Resident confirmed they got the letter. "Quite a nice idea". Might be a bit ugly from the road. Mostly concerned about the vegetated area – Danielle confirmed there would be no change to that land. Resident also confirmed that there would be no toilet block.
Resident reported that they responded (to previous EOI engagement?). Resident stated her husband would like to provide feedback but is away until next week. Agreed that Danielle would call next week. Resident left a voicemail message after follow-up. Resident stated they are mostly concerned about the vegetated area, however it appeared this would be protected, so did not really have any concerns.
Note on the door advising training in progress – do not disturb. Danielle to email them.

Appendix F: Door knock Letter

17 June 2026
Our ref: 8890848

CITY OF ONKAPARINGA

TO THE OCCUPANT

Dear resident

Door knocking notification - proposed future use of a portion of Allotment (Reserve) 27, Main Road, Willunga

We want to hear your thoughts on the proposal to grant a lease of up to 5 years for the establishment of a low-cost overnight parking area for self-contained recreational vehicles (RVs), motorhomes, and caravans at Allotment (Reserve) 27, Main Road, Willunga, commonly known as Pear Tree Paddock.

In order for Council grant a lease for this purpose, Council proposes to amend the Community Land Management Plan for a portion of Pear Tree Paddock from Natural Areas (subcategory: Bushland) to General Community Areas (subcategory: Service and Social Facilities).

Please find enclosed a Fact Sheet with more details regarding the proposal.

Our team will be **visiting you on Tuesday 23 June 2026 between 3 and 5pm** to collect your thoughts and answer any questions.

If you do not want us to visit your property, please let us know by emailing us at yoursay@onkaparinga.com.au .

If there are extreme weather conditions on the day, we may postpone our visit and advise you of a different date and time.

We understand you may not be available at this time for us to visit, in which case you can still provide feedback via the following methods. Engagement will be open from **17 June 2026** to **7 July 2026**:

Online:	www.onkaparingacity.com/yoursay
E-mail:	mail@onkaparinga.sa.gov.au
Post:	City of Onkaparinga, PO Box 1, Noarlunga Centre, SA 5168
In person:	Join us at the Willunga Hub Community Hall on Sunday 28 June 2-3pm
Personal Delivery:	Customer Services Centre at Ramsay Place, Noarlunga Centre

Stay informed

To receive updates on this project as it progresses, including the engagement outcomes, click the **'+ Follow'** button at the top of the Your Say page.

CITY OF ONKAPARINGA
PO Box 1, Noarlunga Centre SA 5168 | (08) 8384 0666 | onkaparingacity.com ABN 97 647 258 128

Kind regards

Danielle Thompson
Property Officer – Transactions

Enclosed: Aerial photo of subject land, Fact Sheet



Appendix G: Letter to Residents

17 June 2026
Our ref: 8890848

CITY OF ONKAPARINGA

TO THE OCCUPANT

Have your say

Proposed future use of a portion of Allotment (Reserve) 27 Main Road, Willunga

We invite you to have your say on the proposal to grant a lease of up to 5 years for the establishment of a low-cost overnight parking area for self-contained recreational vehicles (RVs), motorhomes, and caravans at Allotment (Reserve) 27 Main Road, Willunga, commonly known as Pear Tree Paddock.

In order for Council to grant a lease for this purpose, Council proposes to amend the Community Land Management Plan for a portion of Pear Tree Paddock from Natural Areas (subcategory: Bushland) to General Community Areas (subcategory: Service and Social Facilities).

Please find enclosed a Fact Sheet with more details regarding the proposal.

For further information and to have your say, please visit www.onkaparingacity.com/yoursay .

Don't forget to click the +Follow button on the Your Say page so we can keep you informed and updated during the engagement process.

Alternatively, you are welcome to provide feedback using one of the below methods:

Email:	mail@onkaparinga.sa.gov.au
Post:	City of Onkaparinga, PO Box 1, Noarlunga Centre SA 5168
In person:	Join us at the Willunga Hub Community Hall on Sunday 28 June 2-3pm
Personal Delivery:	Customer Service Centres

Written feedback must contain a name (first and surname) and a valid physical address (PO Boxes are not accepted).

Please address all written feedback for the attention of Property Officer, Transactions.

All feedback received will be presented to Council for consideration before a decision is made. Engagement is open until **7 July 2026.**

CITY OF ONKAPARINGA
PO Box 1, Noarlunga Centre SA 5168 | (08) 8384 0666 | onkaparingacity.com
ABN 97 047 258 128

If you have any queries, please contact me on 8384 0666.

Kind regards

Danielle Thompson
Property Officer – Transactions

Enclosed: Aerial photo of subject land, Fact Sheet



2

Appendix H: Mail Out Area – door knock letter



Appendix I: Mail Out Area - engagement



Appendix J: Onsite Signage

Location of signs



Core Flute Signs







Banner


Your Say
Future use of portion of Allotment 27 (Reserve) Main Road Willunga
onkaparingacity.com/yoursay


Your Say
Future use of portion of Allotment 27 (Reserve) Main Road Willunga
CITY OF ONKAPARINGA
onkaparingacity.com/yoursay

Appendix K: Public Notice

CITY OF ONKAPARINGA

Have Your Say
Proposed Amendment to Community Land Management Plan and grant of Lease - Portion of Allotment 27 (Reserve) Main Road, Willunga

Notice is hereby given, in accordance with Section 198(2) of the *Local Government Act 1999* (SA), that Council proposes to amend the Community Land Management Plan for the following portion of community land from Natural Areas (subcategory: Bushland) to General Community Areas (subcategory: Service and Social Facilities).

Pursuant to Section 202 of the *Local Government Act 1999* (SA), Council proposes to grant a lease for a term of up to five (5) years over a portion of the following parcel of community land for the purpose of operating a short-stay RV Park for fully self-contained vehicles only. The proposed lease is consistent with the proposed amendment to Council's Community Land Management Plan for General Community Areas (subcategory: Service and Social Facilities).

Pear Tree Paddock, Main Road, Willunga SA
Portion of Allotment 27 (Reserve) comprised in Certificate of Title Volume 6136 Folio 156, commonly known as Pear Tree Paddock.

We invite your feedback at
www.onkaparingacity.com/yoursay

You can also post a written submission to:

Proposed CLMP Amendment and Lease - Pear Tree Paddock
City of Onkaparinga
PO Box 1,
Noarlunga Centre SA 5168

Engagement is open until 7 July 2026

S Mason
Chief Executive Officer

10.2 FINAL REPORT - REVOCATION OF THE COMMUNITY LAND CLASSIFICATION OF PORTION OF ALLOTMENT 195 (RESERVE) WOODLEA DRIVE, ABERFOYLE PARK

Report contact	Meeting
Danielle Thompson, Property Officer Transactions	Council
Manager	
Nicole Moore, Manager Community Safety and Property (Acting)	
Director	**Date**
Renee Mitchell, Director Planning, Governance and Regulatory Services	15 September 2026

1. Purpose

This report confirms receipt of the Minister for Local Government's approval to the proposed revocation of the community land classification for the subject land at Allotment (Reserve) 195 Woodlea Drive, Aberfoyle Park, and seeks Council's approval to proceed with disposal to the adjoining landowner in accordance with Council's Policy, Acquisition and Disposal of Land and other Assets.

2. Recommendations

That for the portion of Council owned Allotment (Reserve) 195 in Deposited Plan 10724, comprised in Certificate of Title Volume 5740 Folio 766 and bordered red in Attachment 1 to the agenda report, Council:

1. **Receives the Minister for Local Government's approval to revoke the community land classification of the subject land, in a letter dated 23 July 2026 (refer Attachment 2 to the agenda report).**
2. **Resolves to formally revoke the community land classification of the subject land, pursuant to section 194(3)(b) of the *Local Government Act 1999* (SA).**
3. **Resolves to dispose of the subject land to the adjoining landowner at 9 Woodlea Drive, Aberfoyle Park.**
4. **Authorises the Chief Executive Officer and their sub-delegates to execute any documents required to finalise the revocation and disposal process, with the land to be disposed of at no less than market value.**
5. **Approves that the net proceeds from the sale of the subject land are to contribute towards Council's annual revenue target for the disposal of surplus assets, as identified in the Long-Term Financial Plan and adopted Annual Budget.**

3. Executive summary

At its meeting on 14 October 2025 Council endorsed the commencement of the revocation and disposal process and approved proceeding to public consultation.

Following public consultation and consideration of community feedback, Council resolved on 17 March 2026 to seek the Minister for Local Government's approval to revoke the community land classification.

Ministerial approval was granted by letter dated 23 July 2026 (Attachment 2). Council administration can confirm that an independent valuation pursuant to Council's *Acquisition and Disposal of Land and Other Assets Policy* will be procured, to ensure that a market valuation is obtained not less than six (6) months prior to disposal.

This report represents the final step in the legislated process, seeking Council's approval to revoke and dispose of the subject land to the adjoining landowners at 9 Woodlea Drive, Aberfoyle Park.

4. Background

Policy and/or relevant legislation	• *Local Government Act 1999* (SA) • Acquisition and Disposal of Land and Other Assets Policy • Long Term Financial Plan • Public Consultation Procedure
Who did we talk to/who will we be talking to	• Comprehensive internal consultation confirmed no current or future Council requirement for the subject land. • Public consultation was undertaken on the proposed revocation of the community land classification to enable disposal to the adjoining landowner. • The Minister for Local Government has consented to the proposed revocation process (Attachment 2).

5. Discussion

To reach the final stage of the community land revocation process, Council has previously undertaken the following statutory requirements:

- 14 October 2025 – Council declared the subject land surplus to requirements and suitable for revocation and disposal to the applicant.
- 7 November 2025 to 1 December 2025 – Public consultation was undertaken.
- 17 March 2026 – Council considered the public consultation submissions and approved proceeding with a request to the Minister for Local Government for approval to revoke the community land classification.
- 23 July 2026 – The Minister for Local Government approved the Council's request to revoke the land's community land classification.

To finalise the process, Council is now requested to formally resolve to revoke the subject land's community land classification, as recommended in this agenda report.

6. Financial implications

The adjoining landowners (the Applicants) will pay all costs associated with the revocation and disposal process, including council's application and processing fees, public consultation, valuation, surveying and conveyancing.

The Applicants will pay the current market value for the subject land, as determined by an independent licenced valuer, in accordance with Council's *Acquisition and Disposal of Land and Other Assets Policy*. The valuation will reflect the land area of approximately 146m^2 subject to final survey.

It is proposed that the net proceeds from the disposal of land will contribute towards the annual revenue target for the sale of surplus assets identified within the Council's Long-Term Financial Plan and Annual Budget. Once the annual revenue target has been achieved, any additional net proceeds from the disposal of council-owned surplus land will be allocated to the Future Investment Reserve (the Reserve). The net proceeds assigned to the Reserve will be used for future strategic investment opportunities that support the Council's long-term financial sustainability, while delivering future community benefit. While held in the Reserve, these funds offset Council's borrowings and reduce interest costs.

7. Risk and opportunity management

Risk	
Identify	**Mitigation**
Council does not approve proceeding with the revocation and disposal of the subject reserve land.	The subject land has been identified as having no strategic or operational requirement to remain as community land under Council ownership. The applicant has landscaped the land and a driveway crosses the site, with occupation currently formalised under a temporary licence pursuant to section 202 of the *Local Government Act 1999*. If revocation does not proceed, Council would need to continue administering the licence and retain the associated landowner responsibilities, third-party risk and liability. Progressing the revocation and disposal would provide a permanent arrangement and reduce these ongoing requirements and risks.
Opportunity	
Identify	**Maximising the opportunity**
Council approves proceeding with the revocation and disposal of the subject land through to completion.	Revocation and disposal of the subject land to the applicant would resolve the current temporary occupation arrangement, remove ongoing costs associated with maintaining and holding the land and administering the licence agreement and reduce the Council's landowner risks. The net sale proceeds will contribute towards the Council's annual revenue target identified in the Long-Term Financial Plan and adopted annual budget.

8. Timelines and deadlines

No specific timelines or immediate deadlines apply.

9. Next steps

If approved by Council, engage a registered independent valuer to assess the market value of the subject land and complete the formal revocation process, and disposal to the adjoining landowner.

10. Attachments

Attachment 1 – Aerial of subject land (1 page)

Attachment 2 – Letter from the Minister for Local Government (2 pages)

- END OF REPORT –



CITY OF ONKAPARINGA	The City of Onkaparinga does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Onkaparinga shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.	**Property Mapping System** Allotment 195 (Reserve) adj to 9 Woodlea Drive, Aberfoyle Park	Scale: 1:564 Projection: GDA2020 / MGA zone 54 Date: 24/07/2025	N

OFFICIAL

Hon Rhiannon Pearce MP

Government of South Australia

26MLG0171

Ms Sharon Mason
Chief Executive Officer
City of Onkaparinga
PO Box 1
NOARLUNGA CENTRE SA 5168

By email: mail@onkaparinga.sa.gov.au

Dear Ms Mason,

Thank you for your correspondence seeking my approval of the City of Onkaparinga's (Council) proposal to revoke the classification as community land of approximately a 146m^2 portion of Allotment (Reserve) 195 in Deposited Plan 10724 as described in Certificate of Title Volume 5740 Folio 766 located on Woodlea Drive, Aberfoyle Park (Subject Land).

After carefully considering the effect of the revocation of the Subject Land on the area and the local community, I am of the opinion that, on balance, the revocation will be more positive than not in its effect. I approve the Council's proposal to revoke the classification as community land of an approximately 146m^2 portion of Allotment (Reserve) 195 in Deposited Plan 10724 as described in Certificate of Title Volume 5740 Folio 766, as shown in the attached map.

If the Council wishes to proceed with the revocation, it will need to pass a motion to revoke the community land classification pursuant to section 194(3)(b) of the *Local Government Act 1999*.

I am advised that the Council's Disposal of Council Land and Other Assets Policy requires the Council to obtain one independent valuation that must be made no more than six months prior to the proposed disposal. I trust the Council will ensure compliance with this important requirement with regards to sale of the Subject Land.

Thank you again for your correspondence and I trust this information is of assistance.

Yours sincerely,

Hon Rhiannon Pearce MP
MINISTER FOR LOCAL GOVERNMENT

23 / 7 / 2026

Attachment 1 – Map of Subject Land

Minister for Emergency Services
Minister for Local Government
Minister for Recreation, Sport and Racing

PO Box 1066, Adelaide SA 5000
Tel +61 8 8406 3888 | **Email** minister.pearce@sa.gov.au

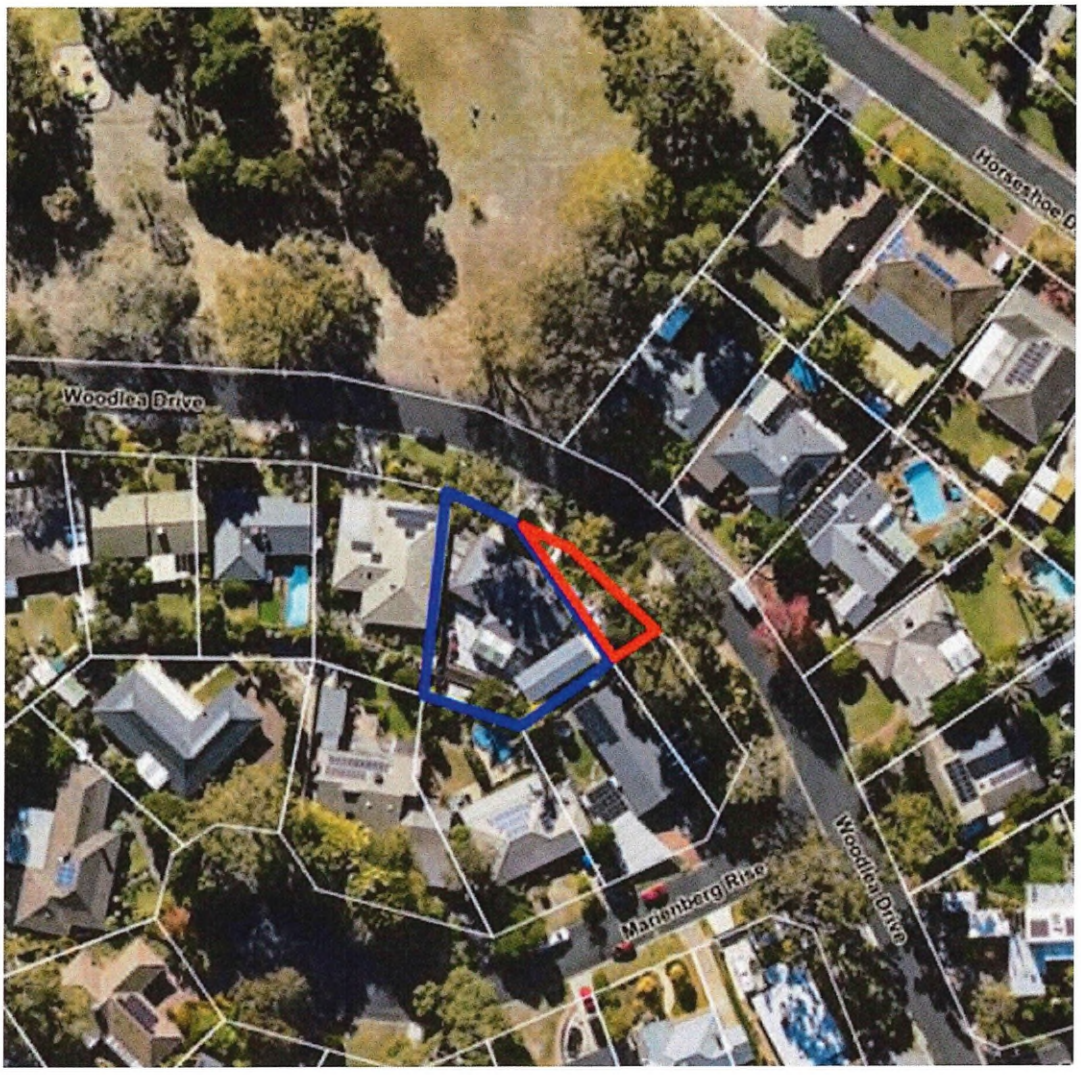
SOUTH AUSTRALIA

Document Set ID: 9022008
Version: 1, Version Date: 24/07/2026

ATTACHMENT 1 – MAP OF SUBJECT LAND

Subject Land

Applicant's Land



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Document Set ID: 9022008
Version: 1, Version Date: 24/07/2026

10.3 EVENT ROAD CLOSURES

Report contact	Meeting
Bobbie-Jean Stevens, Manager Communication and Engagement	Council
Manager	
Bobbie-Jean Stevens, Manager Communication and Engagement	
Director	**Date**
Jani Baker, Director Strategy, Engagement and Community	15 September 2026

1. Purpose

To seek Council approval for an ongoing delegation to the Chief Executive Officer (CEO) for the consideration and approval of temporary road closures associated with the Adelaide Rally, Adelaide Hills Rally and Willunga Hillclimb motorsport events.

2. Recommendations

That Council:

1. **Notes the history of Council approvals for the Adelaide Rally and Willunga Hillclimb motorsport events and the existing arrangements for the approval of temporary road closures associated with these events.**
2. **Delegates to the Chief Executive Officer, pursuant to section 44 of the *Local Government Act 1999*, authority to provide ongoing consent to temporary road closures and approval for the use of temporary traffic control devices associated with:**
   - **the Adelaide Rally**
   - **the Adelaide Hills Rally**
   - **the Willunga Hillclimb**

   where the event is proposed to operate on roads under the care and control of the City of Onkaparinga and the required legislative and event management requirements have been satisfied.
3. **Notes the delegation does not apply to the Sellicks Beach Historic Motorcycle Classic due to its scale, complexity, location, environmental considerations or other risk factors.**

3. Executive summary

The Adelaide Rally, Adelaide Hills Rally and Willunga Hillclimb are established motorsport events which operate within the City of Onkaparinga when their proposed routes include roads under the city's care and control. The events provide economic, tourism and promotional benefits to the region.

Under the Road Traffic Act 1961, council is required to provide consent for the closure of roads under its care and control and approve the use of temporary traffic control devices associated with the closure. The declaration of an event and associated road closure orders are made by the Commissioner of Police under delegation from the Minister for Transport and Infrastructure.

Historically, because of community interest in motorsports events, road closures were brought to Council for consideration rather than being exercised under the Chief Executive Officer's delegation.

In 2019 the Adelaide Rally and Willunga Hillclimb motorsports events received approval from Council to enter a five-year agreement from 2021-25 for road closure approvals to be managed under the CEO's delegation.

Both five-year agreements are now due for renewal.

The Adelaide Hills Rally is a separate motorsport that requires temporary road closures when the route includes the City of Onkaparinga. It is proposed that the Adelaide Hills Rally be included with the Adelaide Rally and Willunga Hillclimb under the ongoing CEO delegation.

Delegating authority to the CEO would provide efficiencies to council and certainty for the events, resulting in continued economic outcomes delivered for our region.

4. Background

Policy and/or relevant legislation	Section 33 of the Road Traffic Act 1961
Who did we talk to/who will we be talking to	**Internal consultation** Internal teams: Events, Permits Team Leader Economic Growth and Tourism Director Operations, Manager Assets and Technical Services **External consultation** SAPOL Tim Possingham, Massive Events Corporation – Adelaide Rally UME organisers – Adelaide Hills Rally and Willunga Hill Climb

The Adelaide Rally is an annual three-day motorsport event featuring competitive and touring categories across closed-road stages in Adelaide, the Adelaide Hills and surrounding regions. The event requires road closures in the City of Onkaparinga, dependant on the event route.

The Willunga Hillclimb is an annual event where competitors undertake timed runs along a closed-road course on Old Willunga Hill.

The Adelaide Hills Rally is an annual gravel rally event featuring national and state-level competition across closed-road stages in the Adelaide Hills and Fleurieu region. It has previously operated on roads within the City of Onkaparinga, most recently in 2024.

2019 Council consideration

In May 2019, a report was presented to Council seeking approval for the temporary road closures associated with the 2019 Adelaide Rally.

As part of that report, administration proposed that future motorsport events, including the Willunga Hillclimb, be managed under the CEO's delegation. The recommendation was subsequently removed from the final resolution of Council.

The 2019 report also considered matters previously raised in relation to motorsport events, including community concerns, resident access, noise and the economic benefit of the events. At that time, council's records indicated that no complaints had been received in relation to road closures, resident access or other formal matters associated with the 2018 Adelaide Rally or Willunga Hillclimb.

2021 five-year delegation

A further report was presented to Council at the August 2021 meeting seeking endorsement for the Adelaide Rally event to enter a five-year agreement from 2021-25 for road closure approvals to be managed under the CEO’s delegation and was subsequently carried at that meeting.

Following this decision, Ultimate Motorsport Events (UME) expressed support for a similar arrangement to apply to the Willunga Hillclimb. Council approved the same five-year arrangement for the Willunga Hillclimb for the period 2021–2025.

The five-year arrangements for both events have now expired and require renewal.

Adelaide Hills Rally

The Adelaide Hills Rally is an established motorsport event which operates across the Adelaide Hills and Fleurieu region. Depending on the annual event route, the rally may require temporary road closures on roads under the care and control of the City of Onkaparinga.

While the previous five-year delegated arrangements specifically applied to the Adelaide Rally and Willunga Hillclimb, it is considered appropriate to include the Adelaide Hills Rally within the proposed ongoing delegation.

The nature of the road closure approval required from Council is consistent with the Adelaide Rally and Willunga Hillclimb, and the event is subject to the same legislative, traffic management, risk management and community notification requirements.

Including the Adelaide Hills Rally within the delegation would provide a consistent approval process for these established motorsport events where they use roads under Council's care and control.

Community complaints and experience

Council’s customer service records have been reviewed to identify any complaints or customer requests relating to the three motorsports events during period from 2021 to 2025.

In 2024 one complaint was received in relation to noise and fume pollution associated with the Willunga Hill Climb. There are no other known complaints recorded.

For context, previous Council reports recorded limited formal complaints associated with the operation of these events. The 2020 Council report noted that no complaints had been received in relation to the 2019 Adelaide Rally or Willunga Hillclimb on Old Willunga Hill Road or Wickham Hill Road.

Sellicks Beach Historic Motorcycle Classic

The proposed delegation is not intended to apply to the Sellicks Beach Historic Motorcycle Classic.

This biennial event is materially different from the Adelaide Rally and Willunga Hillclimb in terms of its frequency, location, scale, duration, environmental and coastal considerations, traffic and access arrangements, community impacts and overall event complexity.

The event involves the use of coastal land as well as associated traffic and access arrangements and has historically required specific Council consideration. Council undertakes a detailed community engagement and risk assessment processes for the event.

5. Discussion

Proposed ongoing delegation

The experience of the past five years provides an opportunity to move from a time-limited arrangement to an ongoing delegation to the CEO and to include the Adelaide Hills Rally within the same framework, providing greater efficiency and certainty while maintaining appropriate risk management, community consideration and legislative oversight.

The proposed arrangement would continue to provide appropriate oversight through council's existing permit process including traffic management and risk assessment processes, while avoiding the need for Council to reconsider the same established road closure arrangements each year.

The delegation would apply specifically to the Adelaide Rally, Adelaide Hills Rally and Willunga Hillclimb and would be subject to:

- compliance with the Road Traffic Act 1961 and any other relevant legislation
- appropriate traffic management arrangements
- consideration of impacts on residents, businesses, road users and emergency services
- appropriate notification and communication with affected properties and the community
- payment by event organisers of applicable road closure, traffic management, advertising and other associated costs
- appropriate risk management and insurance arrangements
- any other conditions considered necessary by the CEO.

The CEO would retain discretion to refer a proposed event to Council where the event circumstances, route, community impacts, risk profile or other considerations warrant elected member consideration.

6. Financial implications

The delegation is expected to reduce administrative resources associated with preparing annual Council reports for established events.

Event organisers remain responsible for applicable costs associated with road closures, traffic management, advertising and other event requirements in accordance with council's requirements.

7. Risk and opportunity management

Risk	
Identify	**Mitigation**
Employee welfare/public safety.	The event organisers update their Risk Plan ahead of each event held to ensure improvements and enhancements are added to keep the documents current.
Environment – noise and air pollution	**Example from current UME Risk Plan:** **Noise pollution** Noise is monitored in accordance with the environmental regulations and is kept as far as possible within the defined limits allowed for the event. **Air Pollution** This is minimised during scrutineering where excessive smoke would be detected, and vehicles affected excluded or required to make modifications prior to participation. The CEO would continue to be responsible for ensuring community and environmental considerations are addressed before approval is provided.
Opportunity	
Identify	**Maximising the opportunity**
Efficiency	The approval process would be managed administratively rather than requiring an annual Council report for established events with well-understood operating arrangements.
Certainty for event organisers	An ongoing delegation would provide event organisers with greater certainty when planning future events, including route planning, community notification, traffic management and event promotion.
Appropriate governance	The CEO would continue to be responsible for ensuring legislative, risk management, traffic management and community considerations are addressed before approval is provided. SAPOL would continue to review traffic management plans.
Economic and tourism benefits	All three events attract competitors, spectators and visitors from within South Australia and interstate, contributing to local visitor expenditure and supporting the city's profile as a destination for events.
Consistency with other event road closures	The proposed arrangement would align motorsport events with the broader approach to temporary road closures, where appropriate approvals are already managed under delegation to the CEO.

8. Next steps

Events to receive road closure approval and proceed.

Adelaide Hills Rally – 3 October 2026

Adelaide Rally – 17 October 2026

Willunga Hill Climb – no event request received for 2026 yet.

- END OF REPORT –

10.4 OPPORTUNITIES TO STRENGTHEN URBAN GREENING AND BIODIVERSITY OUTCOMES

Report contact	**Meeting**
Rachael Hamilton, Senior Sustainability Advisor	Council
Manager	
Ynys Onsman, Manager Strategy, Sustainability and Economic Growth	
Director	**Date**
Jani Baker, Director Community	15 September 2026

1. Purpose

To respond to the Council resolution of 17 March 2026 to identify 'opportunities to strengthen urban greening and biodiversity outcomes across Council reserves and natural areas'.

This report outlines opportunities to build on existing programs and assets through a more coordinated, evidence-based approach that improves environmental, social and climate resilience outcomes.

2. Recommendations

That Council:

1. **Notes the opportunities identified to strengthen urban greening and biodiversity outcomes across Council reserves and natural areas.**
2. **Endorses the Greening and Biodiversity Foundations Roadmap (Attachment 2 to the agenda report).**
3. **Notes that implementation will be undertaken progressively, subject to available resources and alignment with existing strategic plans.**

3. Executive summary

Urban greening and biodiversity play an important role in supporting resilient, liveable and climate-adaptive communities. As natural ecosystems face increasing pressure from urban growth and changing climatic conditions, local government has an important role in protecting, enhancing and connecting green infrastructure in a way that balances environmental outcomes with long-term affordability, service delivery capacity and community needs.

Onkaparinga has a strong foundation of programs, policies and investment supporting urban greening and biodiversity (see attachment one). Opportunities exist to further strengthen outcomes across parks, reserves and natural areas through a more coordinated and targeted approach focused not only on vegetation extent and canopy cover, but also habitat quality, biodiversity condition, ecological connectivity and climate resilience.

Opportunities include enhancing greening outcomes within parks and reserves, protecting and restoring high-value natural areas, strengthening ecological corridors, embedding biodiversity and water-sensitive design into projects, improving water resilience, and enhancing greening outcomes through reserve renewal and development processes.

The findings indicate that there are opportunities to more closely align effort and expertise with locations and initiatives offering the strongest environmental, social and climate resilience benefits, recognising this could involve trade-offs in terms of competing priorities, cost and delivery capacity across the organisation.

To achieve this, the report presents a 'Greening and Biodiversity Foundations roadmap' (attachment 2), which identifies nine opportunities across three community vision aligned goals. Delivering these opportunities would require taking various approaches to resourcing, and we anticipate would happen as budget allows.

A key opportunity is improving strategic alignment and practical implementation through development of a Biodiversity Strategy and a Green Infrastructure Management Plan, which would be prioritised through existing resourcing and timed to align with the upcoming review of the Climate Change Response Plan in 2027.

4. Background

Policy and/or relevant legislation	*Planning Development Infrastructure Act 2016* *Native Vegetation Act 1991* *Biodiversity Act 2025* *Urban Greening Strategy 2025* *Regional Landscape Plans* *City of Onkaparinga:* - *Climate Change Response Plan* - *Open Space Strategic Management Plan* *Landscape South Australia Act 2019* City of Onkaparinga is covered by two landscape boards – Green Adelaide and the Hills and Fleurieu Landscape Board. Along with delivering greening and biodiversity grants from these Boards, council also supports Landscape Board priorities in the region through collaborative action for: • Metropolitan Adelaide and Northern Coastal Action Plan (MANCAP) 2026 • Coastal biodiversity monitoring • Coastal management • Urban pest animal and plant control • Rural roadside pest plant control • Community volunteering
Who did we talk to/who will we be talking to	Parks and Natural Resources teams - Natural Area Conservation - Urban Forest - Open Space Operations Assets and Technical Services teams - Community Assets - Projects - Technical Services Planning

5. Background

The City of Onkaparinga adopted revised greening and canopy targets in March 2026. This included a target for citywide green cover of 40% by 2055, with peformance measures including:

- expanding tree and understory planting using climate ready, locally appropriate native species
- improving habitat connectivity between reserves and along waterways and streetscapes
- embedding climate adaptation and biodiversity resilience principles into future open space, planting, and asset management plans.

When adopting this target, Council also resolved that a report be brought back to the Chamber regarding:

> *opportunities to strengthen urban greening and biodiversity outcomes across reserves and natural areas.*

5.1 Definitions

Urban greening and biodiversity can be defined as follows:

- **Urban greening** includes all trees, vegetation (such as shrubs) and grass. This includes verges, irrigated turf, raingardens, streetscapes, garden beds as well as remnant vegetation and native grasslands; and the supporting components or infrastructure needed to sustain them, such as healthy soils and water.
- **Biodiversity** refers to the variety of native plants, animals, fungi and other living organisms, the genetic diversity within species, and the ecosystems they form. In the City of Onkaparinga, biodiversity includes remnant native vegetation, waterways, wetlands, coastal environments and the ecological connections between them. While remnant vegetation contains many of the city's most important biodiversity values, opportunities to protect, enhance and restore biodiversity exist across all landscapes, including parks, reserves, streetscapes and urban areas.

Urban greening and biodiversity exist throughout interconnected landscapes across our city, including council owned or managed parks and reserves, natural areas, streets and roads (verges/median strips), as well as private land.

As per the resolution, this report focuses on parks and reserves, and natural areas. While tree planting and canopy targets also contribute to overall urban greening and biodiversity outcomes, they are not the focus of this report.

5.2 Parks and reserves

The Open Space Strategic Management Plan (OSSMP) classifies parks and reserves in our open space network by size, use and onsite facilities, which guide service levels and management requirements.

Council manages more than 850 reserves, including 497 developed reserves, 357 undeveloped reserves, 250 playgrounds, 14 locations with outdoor fitness equipment and 4 dog parks. Most undeveloped reserves are passive reserves with fewer built assets and more natural features.

The reserve classifications most relevant to urban greening and biodiversity are:

- Active reserves: Formalised spaces focused on a primary activity.
- Family reserves: Multi-use spaces typically centred around a playground or dog park.
- Passive reserves: Less formalised spaces used for activities such as walking and nature appreciation, often containing or adjoining natural areas.

Passive reserves offer the greatest opportunity to increase tree canopy and understory vegetation due to the availability of suitable space and fewer competing recreational demands.

Natural areas include remnant native vegetation, creeks and waterways, estuaries, coastlines, wetlands and road reserves. Most of these areas are located within the OSSMP's passive

reserves, although some occur in other reserve categories. Collectively, natural areas cover approximately 1,300 hectares, including:

- 395 ha of woodlands and forests
- 253 ha of coast and estuaries
- 67 ha of wetland vegetation
- 202 ha of creekline vegetation
- 404 ha of modified woodlands and forests
- 570 km of road reserves containing native vegetation

Managing natural areas requires specialised skills such as plant identification, weed control and ecological restoration.

6. Discussion

6.1 Current direction

Council has an extensive range of programs and projects that support urban greening and biodiversity outcomes, an overview of which is provided in Attachment 1.

Council's current strategic direction recognises the importance of increasing urban greening and biodiversity outcomes across the city. While tree planting and canopy expansion remain important objectives, ongoing success will also depend on improving habitat quality, biodiversity condition, species diversity and ecological connectivity. This broader approach supports more meaningful and resilient environmental outcomes over the long term.

Strategic direction includes:

- **Community Vision 2034:** has specific goals to enhance the quality and quantity of tree canopy and vegetation across all land types, and support collaboration and traditional approaches to manage natural areas.
- **Climate Change Response Plan (CCRP):** contains ten actions related to urban greening and ten related to biodiversity, with four actions completed for each area to date. Just over half of these are strategic or advocacy actions. CCRP actions 1.17 through 1.19 specifically relate to urban greening and biodiversity for parks and natural reserves. These actions include opportunities to deliver open space upgrades that incorporate a diversity of trees and vegetation including native vegetation plantings, passive irrigation and trialling climate resilient species and methods
- **Open Space Strategic Management Plan (OSSMP**): includes actions to strengthen urban greening and biodiversity. The OSSMP also supports passive irrigation and opportunities to incorporate Biodiversity Net Gain (BNG) principles into open space renewal projects. BNG ensures projects leave biodiversity in a better state than when they commence.
- **Strategic Asset Management Plan:** includes Key Performance Indicators to help track how projects contribute to cooling and enhancing the natural environment by incorporating water sensitive urban design, water infiltration and urban greening. It also includes measures related to ongoing maintenance and improvement of vegetation condition in remnant bushland areas.

6.2 Opportunities to strengthen urban greening and biodiversity

Council's current programs, policies and existing investment provide a strong foundation for urban greening and biodiversity outcomes. However, analysis undertaken for this report

identified opportunities to further strengthen outcomes across parks and reserves, natural areas and the broader urban landscape.

While increasing tree canopy cover and revegetation remain important objectives, achieving meaningful long-term outcomes will require a coordinated and evidence-based approach that considers habitat quality, biodiversity condition, ecological connectivity, climate resilience and the systems that support effective implementation. The analysis indicates that the greatest value will be achieved by directing effort towards locations and initiatives that deliver multiple environmental, social and climate resilience benefits.

Opportunities for action are detailed in the Greening and Biodiversity Roadmap at attachment two, which would provide the foundations for more targeted strategic direction, aligned to the Climate Change Response Plan and our infrastructure management approach. The opportunities identified are interconnected and are most effective when delivered through three strategic focus areas aligned with Community Vision 2035:

- **Increasing capacity for future-focused decision-making and delivery**

  A key opportunity and foundational approach is the development of a coordinated approach to prioritisation and delivery across Council, through a Biodiversity Strategy and related Green Infrastructure Management Plan. This would consolidate existing strategic directions, studies, biodiversity information, mapping, asset data and planning frameworks into practical decision-making tools that supports evidence-based decision making.

  This would integrate information such as biodiversity condition, ecological connectivity, canopy cover, urban heat, social vulnerability, irrigation access and asset data to identify priority locations, guide project development and align effort across programs and teams. This would support a more strategic approach to canopy enhancement, habitat restoration, reserve renewal and biodiversity investment, while improving alignment between strategic planning, service delivery and funding decisions.

  Supporting opportunities include strengthening data integration and monitoring, establishing project pipelines that attract external funding and partnerships, aligning resources with priority outcomes, and investigating mechanisms that direct tree removal fees and other funding sources towards strategic greening and biodiversity initiatives.

- **Protecting and regenerating natural areas and biodiversity**

  Protecting, enhancing and restoring existing remnant vegetation and ecological values represents the highest priority for improving biodiversity outcomes. Retaining and improving the condition of high-value natural areas is critical for protecting threatened species, supporting biodiversity and improving ecological resilience.

  Natural regeneration will often provide the most effective and sustainable long-term biodiversity outcomes while reducing ongoing maintenance requirements compared with intensive revegetation approaches. Ongoing management of weeds, pests and habitat fragmentation remains essential to maintaining and improving ecological condition.

  Beyond site-based restoration, significant opportunities exist to strengthen ecological connectivity across the city. Support in creek corridors, reserve linkages, unmade road reserves and other habitat corridors can improve species movement, strengthen landscape-scale resilience and enhance biodiversity outcomes across Council-managed land.

  Delivery will continue to rely on strong partnerships with community groups, environmental organisations, volunteers, educational institutions and government agencies. These partnerships can strengthen environmental stewardship, attract external funding and provide access to specialist knowledge and expertise.

  Cultural knowledge is an important part of this mix, and future opportunities may also arise from programs such as KYAC's Kaurna Yerta Ranger Program, a federally funded program for which council provided a letter of support.

- **Enhancing greening outcomes across parks and reserves**

  Parks and reserves provide significant opportunities to increase canopy cover, vegetation diversity, habitat value and community amenity while improving broader landscape function. Opportunities include targeted revegetation, biodiversity plantings, pollinator habitat creation and restoration of degraded or underutilised areas.

  Achieving long-term success will depend not only on additional planting, but on improving the conditions that support healthy and resilient landscapes. This includes enhancing soil health, water infiltration, water retention and access to water, whilst continuing to follow green infrastructure, biodiversity and water-sensitive design principles for reserve renewals, upgrades and infrastructure projects.

  Climate-responsive water management approaches, including passive irrigation, stormwater harvesting, can improve vegetation establishment, increase drought resilience and maximise the value and longevity of greening investments.

  The implementation of the Open Space Strategic Management Plan also provides opportunities to reimagine passive reserves to deliver greater greening, biodiversity and climate resilience outcomes. Using ecological, canopy, urban heat, social vulnerability and open space data to guide future investment can help create greener neighbourhood parks, increase shade and cooling benefits, and strengthen habitat values.

  Additional opportunities exist through the development assessment process and delivery of contributed assets. Advocating for new open space, verges and associated landscapes that support canopy growth, vegetation diversity and ecological connectivity will contribute to a more resilient urban landscape and improve long-term greening outcomes across the city.

  Across all opportunity areas, successful delivery will depend on clear prioritisation frameworks, stronger cross-team coordination, improved use of spatial data, strategic water utilisation and targeted investment in locations where the greatest environmental, social and climate resilience benefits can be achieved.

7. Financial implications

Delivering improved urban greening and biodiversity outcomes will require a combination of strategic planning, targeted investment and specialist capability. The resource requirements of the opportunities identified in the roadmap vary considerably.

Council has already committed funding to resourcing that will assist progress, including:

- Recruiting a Green Infrastructure Planner to help coordinate and drive implementation
- Endorsing increased PCW funding to support playground greening projects through the Open Space Strategic Management Plan
- Ensuring relevant fines and developer contributions related to trees are directed to operational greening initiatives.

Some opportunities, particularly those relating to strategic planning, data integration, prioritisation, partnerships and funding attraction, may be progressed through existing resources and work programs. The proposed Green Infrastructure and Biodiversity Plan would help coordinate these activities and guide future investment towards areas of greatest need and benefit.

Other opportunities, including reserve renewal, habitat restoration, biodiversity enhancement and ecological corridor projects, are likely to require future investment for activities such as irrigation, weed and pest management, ecological restoration and monitoring.

The analysis also identified an ongoing need for specialist ecological expertise to support biodiversity conservation, natural area management and strategic environmental planning.

Additional capability may be required over time to support the delivery and long-term management of priority initiatives.

Potential funding sources may include existing programs, future budget bids through PCW and the Annual Business Plan, external grants, developer contributions, partnerships, co-investment opportunities and the reinvestment of tree removal fees, where appropriate.

While some initiatives may increase costs in the short to medium term, well-designed greening and biodiversity projects can reduce ongoing maintenance requirements in suitable locations and provide broader environmental, social and climate resilience benefits over time.

8. Risk and opportunity management

Risk	
Identify	**Mitigation**
Employee welfare/public safety	Delivery of additional urban greening and biodiversity initiatives will require sufficient organisational capacity and specialist expertise. Resourcing requirements have been identified to support informed decisions on what can be delivered within existing resources and where additional investment may be required
Reputation/community expectation	Parks, natural areas and biodiversity are highly valued by the community. Continued investment in planning, management and enhancement of these assets supports community expectations and demonstrates environmental leadership.
Financial/business sustainability	Expanding greening and biodiversity outcomes creates ongoing maintenance and renewal obligations. Aligning strategic, capital and operational investment will help ensure these outcomes remain financially sustainable over the long term
Environment	Strategic investment in urban greening, biodiversity and natural area management will improve climate resilience, protect ecological values and reduce the risk of environmental decline.
Compliance/legal	Ongoing management of natural areas supports Council's ability to meet legislative and regulatory obligations under relevant environmental legislation and policy frameworks
Service delivery	Appropriate resourcing and clear priorities will support delivery of expected service levels while maintaining flexibility to adopt innovative approaches that improve greening and biodiversity outcomes.

Opportunity	
Identify	**Maximising the opportunity**
Details of opportunities are outlined in attachment 1.	

9. Timelines and deadlines

Timelines to progress the various opportunities vary, with some requiring further scoping and resources to be allocated to proceed.

Items that are outlined as actions in the Climate Change Response Plan are intended to be completed by the end of the existing plan in 2027.

10. Next steps

- Progress priority opportunities that can be delivered through existing programs, strategies and approved work plans.
- Scope the proposed Green Infrastructure and Biodiversity Plan, including resource requirements, governance arrangements and potential funding sources.
- Identify opportunities for external funding, partnerships and co-investment to support implementation.
- Further investigate priority projects and determine where implementation can be achieved through existing resources or where future budget consideration may be required.
- Continue integrating urban greening and biodiversity outcomes into reserve renewal, infrastructure delivery and natural area management programs

11. Attachments

Attachment 1 – Examples of current urban greening and biodiversity programs and projects (3 pages)

Attachment 2 – Opportunities for urban greening and biodiversity (6 pages)

- END OF REPORT –

Attachment 1 –current and upcoming greening and biodiversity work

COMMUNITY ENGAGEMENT PROGRAMS

Sustainable Onkaparinga education program

The Sustainable Onkaparinga program delivers over 100 workshops, events and presentations annually, engaging more than 40,000 people online and in person. Through community initiatives such as the Seed Library, Significant Trees and Greener Verges rebates, outreach activities, online resources and a dedicated Facebook community, the program promotes urban greening and empowers residents to take practical environmental action.



Green Adelaide Learning Partnerships Program

Council has hosted the southern Green Adelaide Learning Partnerships team since 2011. The team works with more than 35 schools and early learning centres across Onkaparinga to deliver curriculum-linked educational programs, with a focus on biodiversity, nature connection, and environmental stewardship.



Schools tree planting event 2026

Volunteer Conservation Programs



Willunga Basin Trail members planting

Our Natural Areas Conservation team deliver a variety of engagement and planting activities. This includes supporting 14 community conservation groups, and 31 Trees For Life volunteer sites to support planting and restoring native bushland with a biodiversity and education focus on increasing habitat



Council nursery volunteers

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. Around 1,600 free tubestock native trees are given out each year to households, schools, community groups and small businesses with a focus on creating habitat.



Tree giveaway event 2026

Attachment 1 –current and upcoming greening and biodiversity work

COUNCIL PROGRAMS FOR GREENING AND BIODIVERSITY

The City of Onkaparinga includes areas with challenging growing conditions, particularly along the coast, as well as significant biodiversity values, including Grey Box woodlands, native grasslands and coastal ecosystems. Maintaining a diversity of vegetation types supports a resilient landscape, enhances community health and wellbeing, and provides important habitat for native wildlife.

BIODIVERSITY RESTORATION

Urban Grasslands

Trialled in areas such as O'Sullivan Beach and Moana, the urban grassland program supports native grasses and herbs to regenerate. Unlike weed grasses, native grasses have cooling benefits, as well as attracting native butterflies and at least twice as many beneficial insects than mown grass, promoting healthier soils.



Our 'no mow' grassland program

Urban Wildflower Meadows Project

Designed as a departure from the monocultures of traditional urban parks, this project successfully creates a space for both people and wildlife. Featuring more than 40 flowering species, attracting a wide range of pollinators and native fauna throughout summer, generating strong interest and positive engagement from local residents.



Urban Wildflower Meadows trial

On ground restoration works

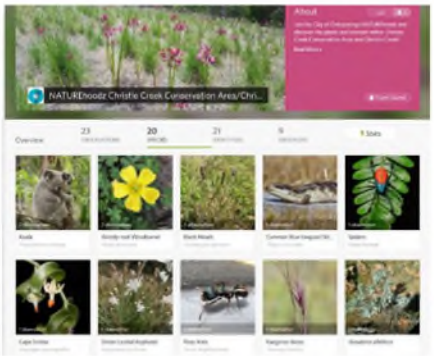
Staff work to maintain all of our parks and reserves including mowing, irrigation as well as managing and restoring our native vegetation natural areas.



Staff from Natural Areas Conservation Field Team planting to stabilise Silver Sands Foredunes, Aldinga Beach

Citizen Science

Community users of the iNaturalist app and council staff are contributing to an umbrella project called NATUREhoodz which has been set up on many of the natural areas managed by Council. Since 2019 we have had nearly 47,000 observations of almost 3,000 different species of plants and animals.



NATUREhoodz program on council's website

Attachment 1 –current and upcoming greening and biodiversity work

Current projects

Urban Creek Resilience and Recovery Projects

The Urban Creek Resilience and Recovery projects will restore waterway health and enhance the natural environment over five years (2024-2028) along 7.7 km of Panalatinga Creek, Serpentine Creek, Sauerbier Creek, and Homestead Creek, as well as some of their tributaries.

Funded by $6.83 million from the Australian Government's Urban Rivers and Catchments Program, these projects will address common challenges affecting our creeks, including pollution, erosion, silt buildup, and loss of native vegetation, all of which have been impacted by urban development.



Symonds Reserve Upgrade

Council received a $300,000 grant to help improve urban greening and biodiversity in Symonds Reserve in Aldinga Beach.

Currently a low canopy suburb, the project plans to plant additional trees and understory vegetation, including irrigated lawn and native vegetation which will provide a cooler, greener and more diverse area for the surrounding community and local community services. This project aims to plant up to 100 trees and significant amount of vegetation (including native trees, shrubs and grasses) during 26/27.

This winter we will plant 22,000 local native trees, shrubs, wildflowers and groundcovers along the creeks.



Symonds reserve prior to upgrade

Christies Creek SEB (Significant Environmental Benefit) Project

Christies Creek has been established as an SEB project since 2018. The aim of these 'offset credit areas' are protecting and managing an area of existing degraded vegetation and/or revegetation to improve its condition, funded by clearance offsets under the *Native Vegetation Act 1991*.

This project has enabled woody weed removal and bush care weed control to assist the natural regeneration of native species, revegetation and fire protection works in this area, helping to restore it to the biodiverse area it once was, including important understory such as native grasses and garland lilies (pictured).

Recent fence installation has demonstrated significant improvements in illegal dumping and associated impacts.



Garland lilies at Christies Creek SEB site

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Attachment 2 - Urban greening and biodiversity foundations roadmap

The opportunities outlined below focus on improving urban greening and biodiversity outcomes within reserves and natural areas and do not extend to streets, verges, or private land.

Priority - community vision aligned	Opportunity	Description	Greening and biodiversity impact	Strategy link	Contributing team/s	Delivery implication
Increase capacity for future focused decisions and delivery	Improve our strategic direction to Urban Greening and Biodiversity through: - A Biodiversity Strategy to build on the 'resilient natural areas' goal in the Climate change Response Plan - A Green Infrastructure Management Plan driving operational outcomes	Set strategic direction and action based on evidence and context, through consolidating existing strategies, studies, bushland condition, mapping and asset information into key principles and roles. Identify priority locations for greening, biodiversity enhancement, ecological connectivity, reserve renewal, ensuring implementation aligns with strategy.	Directs effort to locations where it will achieve the greatest habitat, cooling, greening and biodiversity outcomes, ensuring limited resources deliver maximum community benefit.	CCRP 3.1, 3.4, 3.5; SAMP evidence-based asset investment and strategic planning; OSSMP smarter and more sustainable open space investment, action 17b	Sustainability; Spatial Assets; Community Assets Parks and Natural Resources	Potential for reprioritisation of existing resources
Protect and regenerate natural areas and biodiversity	Protect and enhance high-value natural areas	Prioritise effort in specialist resources for restoration, weed and pest management, fire management and monitoring. Expand existing ecological stewardship, urban grasslands and develop Bush Heritage Agreements and other conservation activities that improve the condition	Protects significant remnant vegetation, improves biodiversity condition, supports threatened species and strengthens ecological resilience across council-managed natural areas.	CCRP 3.5, 3.6, 3.8; OSSMP biodiversity objectives; SAMP protection of high-value environmental assets	Community Assets; Sustainability Parks and Natural Resources Spatial Assets	Will potentially require future operating budget and/or specialist resources

Attachment 2 - Urban greening and biodiversity foundations roadmap

The opportunities outlined below focus on improving urban greening and biodiversity outcomes within reserves and natural areas and do not extend to streets, verges, or private land.

Priority - community vision aligned	Opportunity	Description	Greening and biodiversity impact	Strategy link	Contributing team/s	Delivery implication
		and resilience of high-value natural areas.				
Protect and regenerate natural areas and biodiversity	Strengthen ecological connectivity across the city	Targeted strategic effort in ecological linkages, creek corridors, unmade road reserves, reserve connections and other strategic habitat corridors to improve biodiversity outcomes and landscape-scale connectivity.	Improves movement of native species between reserves and natural areas and supports a more resilient and cohesive landscape.	CCRP 3.1, 3.8; Ecological Linkages Study; OSSMP strategic planning of open space networks	Sustainability; GIS; Community Assets Parks and Natural Resources Spatial Assets	May require future PCW or operational budget allocation.
Protect and regenerate natural areas and biodiversity	Restore habitat and increase vegetation diversity in reserves	Enhance ecological value of reserves through revegetation, understory planting in irrigated areas, pollinator habitat creation, habitat restoration and strategic planting of degraded or underutilised areas. Consider cool/cultural burns as a potential land management tool.	Improves habitat for birds, pollinators and native fauna while increasing species diversity and biodiversity outcomes across council reserves.	CCRP 3.4, 3.5; OSSMP biodiversity outcomes; SAMP strategic improvement of existing assets	Community Assets Parks and Natural Resources	Potential for reprioritisation of existing resources and additional project funding

Attachment 2 - Urban greening and biodiversity foundations roadmap

The opportunities outlined below focus on improving urban greening and biodiversity outcomes within reserves and natural areas and do not extend to streets, verges, or private land.

Priority - community vision aligned	Opportunity	Description	Greening and biodiversity impact	Strategy link	Contributing team/s	Delivery implication
Enhance greening outcomes across parks and reserves.	Reimagine passive reserves for greening and biodiversity outcomes	Integrate greening, biodiversity and climate resilience outcomes into reserve renewal projects and sites identified through OSSMP implementation, informed by ecological, social vulnerability, heat and open space data.	Creates greener neighbourhood parks with additional shade, habitat, biodiversity plantings, cooling benefits and improved amenity.	CCRP 1.18, 1.19; OSSMP reserve reimagining framework; SAMP asset optimisation principles	Community Assets; Sustainability; Parks and Natural Resources Spatial Assets	Some budget existing, also requires reprioritisation of resources and additional project funding
Enhance greening outcomes across parks and reserves.	Embed greening, biodiversity and passive irrigation into council projects	Integrate green infrastructure, biodiversity, passive irrigation and climate resilience outcomes through opportunistic reserve upgrades or renewals using design standards, planting specifications, and alternative irrigation options.	Supports healthier vegetation, improved drought resilience, increased biodiversity and enhanced greening outcomes across council assets and infrastructure projects.	CCRP 1.5; OSSMP climate resilience and irrigation retention; SAMP resilient asset design	Technical Services; Infrastructure Asset Management; Projects; ; Planning Parks and Natural Resources	May require future PCW or operational budget allocation.

Attachment 2 - Urban greening and biodiversity foundations roadmap

The opportunities outlined below focus on improving urban greening and biodiversity outcomes within reserves and natural areas and do not extend to streets, verges, or private land.

Priority - community vision aligned	Opportunity	Description	Greening and biodiversity impact	Strategy link	Contributing team/s	Delivery implication
Increase capacity for future focused decisions and delivery	Maximise delivery through strategic partnerships and co-investment	Build on existing partnerships with community conservation groups, Trees For Life/Bush For Life, Landscape Boards, Landcare groups, volunteers, universities and other stakeholders by creating a pipeline of projects and programs aligned to council's highest-priority greening and biodiversity outcomes	Builds on greening, habitat restoration and biodiversity outcomes by leveraging external expertise, volunteers, grant funding, advocacy opportunities and community participation.	CCRP partnership and community capacity objectives; OSSMP community involvement; SAMP leveraging external resources	Strategy; Sustainability; Community Assets; Grants Attraction Parks and Natural Resources	Requires reprioritisation of existing resources
Enhance greening outcomes across parks and reserves.	Create systems for focusing existing resources to enable additional opportunities and leverage grant funding.	Develop a framework to allocate tree removal fees toward strategic canopy enhancement initiatives and priority natural area restoration works.	Creates systems that support resourcing for key priorities in biodiversity and urban greening.	CCRP 1.18, 1.19, 3.4; SAMP objective 10. Improve our environment through design, construction and maintenance of built and natural assets.	Sustainability, Community Assets, , Finance Parks and Natural Resources Spatial Assets	Requires reprioritisation of existing resources

Attachment 2 - Urban greening and biodiversity foundations roadmap

The opportunities outlined below focus on improving urban greening and biodiversity outcomes within reserves and natural areas and do not extend to streets, verges, or private land.

Priority - community vision aligned	Opportunity	Description	Greening and biodiversity impact	Strategy link	Contributing team/s	Delivery implication
Enhance greening outcomes across parks and reserves.	Maximising outcomes for Contributed Assets	Advocate for appropriate landscapes that fit with council's overall goals and objectives – including verges, with sufficient space for appropriate street trees, as part of the development assessment process Advocate for the Planning, Development and Infrastructure Act to include enforceable standards for developer contributions such as greening and biodiversity outcomes	High quality open space and verge areas that provide diverse landscapes appropriate to location that support broad ecological connectivity.	CCRP 1.18, 1.19; SAMP Objective 9. Provide infrastructure that supports greening and cooling; OSSMP new developments and land divisions	Development policy; Technical Services; Sustainability Parks and Natural Resources Spatial Assets	Will require additional resources and funding for contributed assets.

Resourcing assessment

Attachment 2 - Urban greening and biodiversity foundations roadmap

The opportunities outlined below focus on improving urban greening and biodiversity outcomes within reserves and natural areas and do not extend to streets, verges, or private land.

Delivery Implication	Definition	Assessment criteria	Typical characteristics
Requires reprioritisation of existing resources	Can potentially be progressed through existing teams, programs and budgets but would require reprioritisation of staff time, work programs or project sequencing.	No significant new capital investment identified, limited ongoing maintenance implications, primarily coordination, planning or integration activities.	Strategic planning, policy integration, partnership development, prioritisation tools, improved use of existing information.
Requires reprioritisation and additional project funding	Would require reprioritisation of existing resources and allocation of PCW funding for implementation.	Moderate establishment costs; can generally be delivered through existing renewal, reserve improvement or capital programs with supplementary funding; ongoing maintenance impacts manageable within existing service models.	Reserve upgrades, revegetation projects, habitat improvements, biodiversity plantings.
May require future budget consideration	Unlikely to be fully achieved through existing resources and may require future PCW or operational budget allocation.	Larger-scale projects, city-wide implementation programs or infrastructure works; benefits generally delivered over longer timeframes.	Capital projects, corridor development, stormwater harvesting, major greening infrastructure.
May require future operating budget and/or specialist resources	Likely to require ongoing operational funding, specialist expertise, contractor support or dedicated resources to maintain intended outcomes over time.	Recurring management obligations rather than one-off projects; may involve monitoring, ecological management, pest control, weed control, restoration or conservation activities.	Long-term environmental management, ecological restoration, biodiversity stewardship and monitoring programs.

10.5 STRATEGIC LAND RATIONALISATION PROGRAM UPDATE

Report contact	Meeting
Rochelle Redmond, Asset Optimisation Specialist	Council
Manager	
Ben Calder, Manager Operational Excellence (Acting)	
Director	**Date**
Jade Bird, Director Corporate and Commercial	15 September 2026

1. Purpose

To provide an update on the Strategic Land Rationalisation Program, including the status of sites currently under consideration, and to seek endorsement of proposed next steps for several sites where community land revocation processes commenced prior to 2022 but remain incomplete.

2. Recommendations

1. **That Council notes the update on the Strategic Land Rationalisation Program, including the outcomes achieved in 2025/26 and the current status of sites under consideration, as outlined in Attachment 1 to the agenda report.**
2. **That, for the Council owned land described as;**
    1. **Allotment (Reserve) 25 in Deposited Plan 7411 comprised in Certificate of Title Volume 2551 Folio 3, located at 2 Rialto Street, Morphett Vale and bordered in blue within Attachment 2 to the agenda report, and**
    2. **Allotment (Reserve) 20 in Deposited Plan 151896 comprised in Certificate of Title Volume 5856 Folio 354, located at 14 Margaret Street, Port Noarlunga, and bordered in blue within Attachment 3 to the agenda report**

    Council:

    a. **Notes the updated Reports on the proposal for consultation (Section 194 of the *Local Government Act 1999* (Attachment 4 to the agenda report).**

    b. **Approves the re-commencement of the revocation process to revoke the community land classifications, including undertaking individual public consultation in accordance with the provisions of section 194(2) of the *Local Government Act 1999*, and consult with the community on the basis that Council intends to sell on the open market.**

    c. **Notes all public consultations will be in accordance with Council's Community Engagement Policy.**

    d. **Requests a further report(s) be presented to Council following the outcome of the public consultation phase of the revocation process to enable Council to determine if the revocation and disposal should proceed for each individual parcel of land.**

    e. **Notes that in accordance with the Acquisition and Disposal of Land and Other Assets Policy, sale proceeds would contribute to the annual $3 million surplus asset Long Term Financial Plan revenue target. Any proceeds above the target would be directed to the Future Investment Reserve for future strategic investment opportunities.**

3. Executive summary

In 2024/25, council recommenced a Strategic Land Rationalisation Program to support the achievement of the Long Term Financial Plan target of generating $3 million per annum from the sale of surplus land. This proactive program, which forms part of the Great Places Program, complements the ongoing land disposal process undertaken in response to application-based proposals. Attachment 1 provides an update on the status of individual sites considered under the program and the outcomes achieved to date.

During 2025/26, Council received approximately $5 million in proceeds from land sales. A further $3 million has been received to date in 2026/27. Based on the current disposal pipeline, it is anticipated that a further three revoked sites may progress to disposal during the 2026/27 financial year, subject to the completion of the required revocation, valuation and marketing processes.

Since recommencing the program in 2024/25, Council has considered 12 parcels of land, of which:

- four have been disposed of
- six remain in process
- Council has resolved not to proceed with two.

Attachment 1 includes details of the above sites, as well as including three additional sites where community land revocation processes were commenced by the former Council prior to 2024 but were not completed. This report proposes next steps for these sites.

For two sites, it is proposed that community engagement be undertaken to recommence the revocation process:

- 14 Margaret Street, Port Noarlunga (former Country Women's Association Hall)
- 2 Rialto Street, Morphett Vale.

The outcomes of this engagement are proposed to be presented to Council in December 2026 to inform future decisions regarding these sites.

For the remaining site, the former kindergarten at Highwray Drive, it is proposed that next steps be informed by the outcomes of the proposed future Expression of Interest (EoI) process for the Roopena Street O'Sullivan Beach former Kindergarten site. This is expected to provide broader insights into demand and opportunities for this type of facility.

A strategic assessment of all Council-owned land is currently underway to ensure that our land holdings are best positioned to meet current and future service and community needs. The assessment considers the Community Facilities Network Planning, which also forms part of the Great Places Program. The outcomes of this assessment will be presented to Council in mid-2027 and will inform the future land disposal pipeline required to achieve the Long Term Financial Plan target for revenue generated through the sale of surplus land.

4. Background

Policy and/or relevant legislation	*Local Government Act 1999* Acquisition and Disposal of Land and other Assets Policy Long-Term Financial Plan Community Engagement Policy Community Facilities Guidelines 2024 Social Equity Model – Community Facilities 2024
Who did we talk to/who will we be talking to	Public consultation is proposed to seek the community views on the proposed community land revocation and disposal. The Strategic Land Rationalisation Program forms part of the Great Places initiative which will be the subject of an Elected Member Session on 22 September 2026

5. Discussion

2 Rialto Street, Morphett Vale

At its meeting 21 January 2020 Council declared the 1,070m2 site as surplus to requirements and approved the commencement of the public consultation process for purpose of revoking its community land status.

The 21-day legislated public consultation commenced on 24 June 2020 and the results were;

- 9 responses received in total
- 5 for the proposal
- 4 against the proposal

Key themes raised through the 2020 consultation included environmental and biodiversity values, retention of open space, support for subdivision into residential allotments.

In 2020 the revocation process was placed on hold as part of a pause in strategic land disposals. The engagement results were not considered by Council. Given the time that has elapsed it is considered appropriate to undertake engagement once again.

An internal review has confirmed the site remains surplus to requirements. Since October 2022 there has been nine illegal dumping complaints.

14 Margaret Street, Port Noarlunga

The former Country Women's Association (CWA) hall was constructed in the 1970's. The building is approaching end of life and requires significant upgrades to meet current standards and its small-size limits functional use. The building is currently vacant and has not been used since March 2020.

At its meeting 18 August 2020 Council declared the subject land as surplus to requirements and approved the commencement of the public consultation process by undertaking public consultation. However, prior to commencement of the public consultation strategic revocations were placed on hold.

The former CWA Hall is located in is located in Central North West District, which is operating significantly above its total district community facilities floor area target. The facility also performs poorly against the Community Facilities Guidelines, particularly in relation to scale, flexibility, adaptability and integration with its surroundings. Overall, it does not align with Council's current direction for its community facilities network.

A community member has expressed an interest in purchasing the land and building for a number of years for use as office space. This interest remains current and strong.

23 Highwray Dive, Morphett Vale

At its meeting on 19 July 2022 19 July 2022, Council resolved to proceed with the revocation process to enable disposal of the site. Council also resolved to demolish the community building (former John Morphett Kindergarten) and car park, with funding to be considered through future Project and Capital Works. The revocation request was subsequently forwarded to the then Minister for Local Government, the Hon Geoff Brock MP, for consideration on 5 September 2022. In April 2024, the Minister requested that the matter be returned to Council for further consideration. The matter has not been progressed since.

The site is located within the Central North East District and performs poorly against the Community Facilities Guidelines.

Given the time that has elapsed since the 2022 resolution to demolish the building, it is considered appropriate to reassess current market demand for the building before progressing to demolition.

The building is one of nine purpose-built kindergarten sites constructed in the 1970s and 1980s currently in our asset portfolio. However, since the early 2000s the Department for Education has shifted its policy to locating kindergartens within School campuses. Of the sites, two are vacant, two are leased as community children's centres, one is subject to a long-term lease to 2033, and four are subject to commercial lease arrangements.

The Roopena Street building at O'Sullivan is one such facility. At its meeting on 21 July 2026 Council approved continuing with the revocation process with the ultimate aim (subject to approval of the Minister for Local Government) of undertaking an EoI process for use for education and/or childcare purposes. An EoI for the Roopena site would provide broader insights into demand and opportunities for this type of facility. -It is proposed to consider the outcomes from that process in determining the next steps for the Highwray Drive site. This will be presented as part of the broader strategic assessment of all Council-owned land in mid 2027.

Community Facilities Network Planning

Of the sites identified in this report, 10 of them are vacant land. The three sites at 2 Roopena Street (former O'Sullivan Beach Kindergarten), 14 Margaret Street (former CWA Hall) and Highwray Drive (former John Morphett Kindergarten) have building assets on them. Due to this, these three sites are also subject to consideration under the Council's Community Facilities Framework, with reference to their individual facility attributes in the context of the wider facilities network in their districts. Council approved policy in 2016 (Community Facilities Guidelines) and 2017 (Differential Service Level Model – Community Facilities) that has provided the foundation for assessments of the strategic future of community facilities since that time. The Council updated this policy in 2024 as the Community Facilities Guidelines and Social Equity Model – Community Facilities Provision, respectively.

6. Financial implications

In accordance with the Acquisition and Disposal of Land and Other Assets Policy, proceeds from the sale of the land would be assigned to the annual $3 million dollar target from the sale of surplus assets as per the Long-Term Financial Plan and budget. Any surplus proceeds above the $3 million target would be directed to a Future Investment Reserve where they will be retained for future strategic investment opportunities. While held in the Reserve the funds will offset borrowings therefore reducing interest costs.

7. Risk and opportunity management

Risk	
Identify	**Mitigation**
Uncertainty about the status of sites for which revocation has been on hold	This report proposes next steps for sites for which the community land revocation process has been on hold since 2020.
Longterm vacant buildings	As there are no strategic or operational requirements to retain the property located at 14 Margaret Street (former CWA Hall) , revocation and disposal is recommended to reduce Council's ongoing holding costs in a district with an oversupply of community space.
Community concerns with selling Council land	Public consultation will occur, with the feedback presented in the update reports.
Revoking the Community land status has an environmental impact	The subject parcels for revocation have minimal vegetation. Planning legislation applies to any development proposal and includes environmental considerations.
Reconsulting on a matter previously consulted	While community engagement has already been undertaken with regards to the potential disposal of the Rialto Street site, given the time elapsed, and to ensure compliance with the *Local Government Act 1999* and relevant Council Policies, a further round of community engagement is recommended.

Opportunity	
Identify	**Maximising the opportunity**
Optimised Land portfolio	A strategic assessment of all council owned and managed land is currently underway. This will help ensure that council's land holdings are suitable for our current and future needs. Any parcels of land that have community facility assets on them will also considered under the Council's Community Facilities Framework to ensure the strategic future of the facility is considered as part of the optimisation assessment.
Financial Sustainability	Proceeds from the sale of the land will contribute to the annual $3 million dollar from the sale of surplus land as per the Long-Term Financial Plan.

8. Timelines and deadlines

If approved, public consultation for 2 Rialto Street, Morphett Vale and 14 Margaret Street, Port Noarlunga will commence in September 2026.

9. Next steps

A further report following the completion of the public consultation phase will be provided to Council.

The strategic review of all council owned land will be presented to Council in mid-2027.

10. Attachments

Attachment 1 – Strategic Land Rationalisation Program update table (2 pages)

Attachment 2 – Aerial Image (1 pages)

Attachment 3 – Aerial Image (1 pages)

Attachment 4 – Reports on the proposal for consultation, Section 194 Report (4 pages)

- END OF REPORT –

Attachment 1

Strategic asset rationalisation update

Disposals

Ward	Site	Settlement date	Consideration
Southern Vales Ward	St Matthews Street Willunga	21 October 2025	**$227,273.00**
Mid Coast Ward	Liguria Crescent Noarlunga Downs (allot.49&289)	6 February 2026	**$1,227,272.73**
Mid Coast Ward	113 Liguria Crescent Noarlunga Downs	23 December 2025	**$3,810,000.00**
	Application based transactions for potions of land, road or easements	2025/26	**$193,000.00**
Total	**2025/26 FY**		**$5,457,845.73**

Ward	Site	Settlement date	Consideration
Knox Ward	Allotment 20 Taylors Avenue, Morphett Vale	3 September 2026	**$3,077,000.00**
Southern Vales Ward	Brodie Road Huntfield Heights	2026/27 FY	**Market Price as per independent valuation**
Mid Coast Ward	43 Thames Drive Reynella	2026/27 FY	**Market Price as per independent valuation**
	4 Thames Drive Reynella	2026/27 FY	**Market Price as per independent valuation**
Total	**2026/27 FY**		**$3,077,000.00**

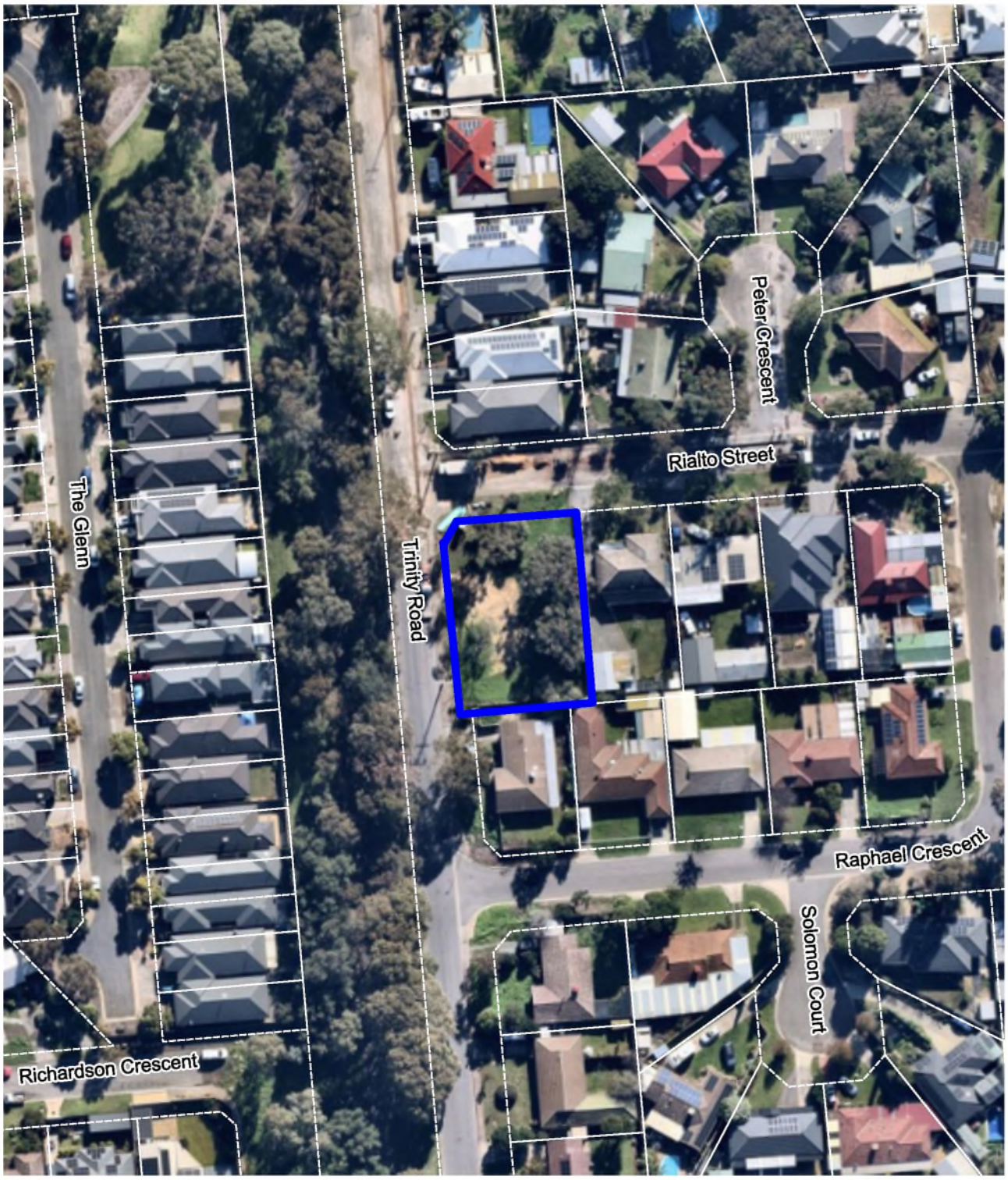
In process

Ward	Site	Status	Next steps
Pimpala Ward	Hopkins Court Woodcroft	Revocation - Minister Consideration	Final report to Council with Minister response
Knox Ward	4-6 Marie Avenue Morphett Vale	Revoked	Land division for residential allotments. DA approved
Mid Coast Ward	2 Roopena Street O'Sullivan Beach	Revocation - Minister Consideration	Final report to Council with Minister response
	Selaru Way Noarlunga Downs	Revoked	Land division required for completion of the revocation process
South Coast Ward	Mindarie Street Port Willunga	Not approved by Council	Land to remain in Council ownership – no future plans for the land
Thalassa Ward	9 Canberra Drive Aberfoyle Park	Not approved by Council	Land to remain in Council ownership – no future plans for the land

On hold – commenced prior to November 2022

Ward	Site	Status	Next steps
Knox Ward	2 Rialto Street, Morphett Vale	Revocation – 1st report 2020	**2026 proposed:** community engagement
	23 Highwray Drive Morphett Vale	Minister requested further consideration by Council 2024	**2026 proposed:** Await outcomes of future EOI process for Roopena St, O'Sullivan Beach
Mid Coast Ward	14 Margaret Street, Port Noarlunga	Revocation – 1st report 2020	**2026 proposed:** community engagement

Attachment 2 - Aerial Image



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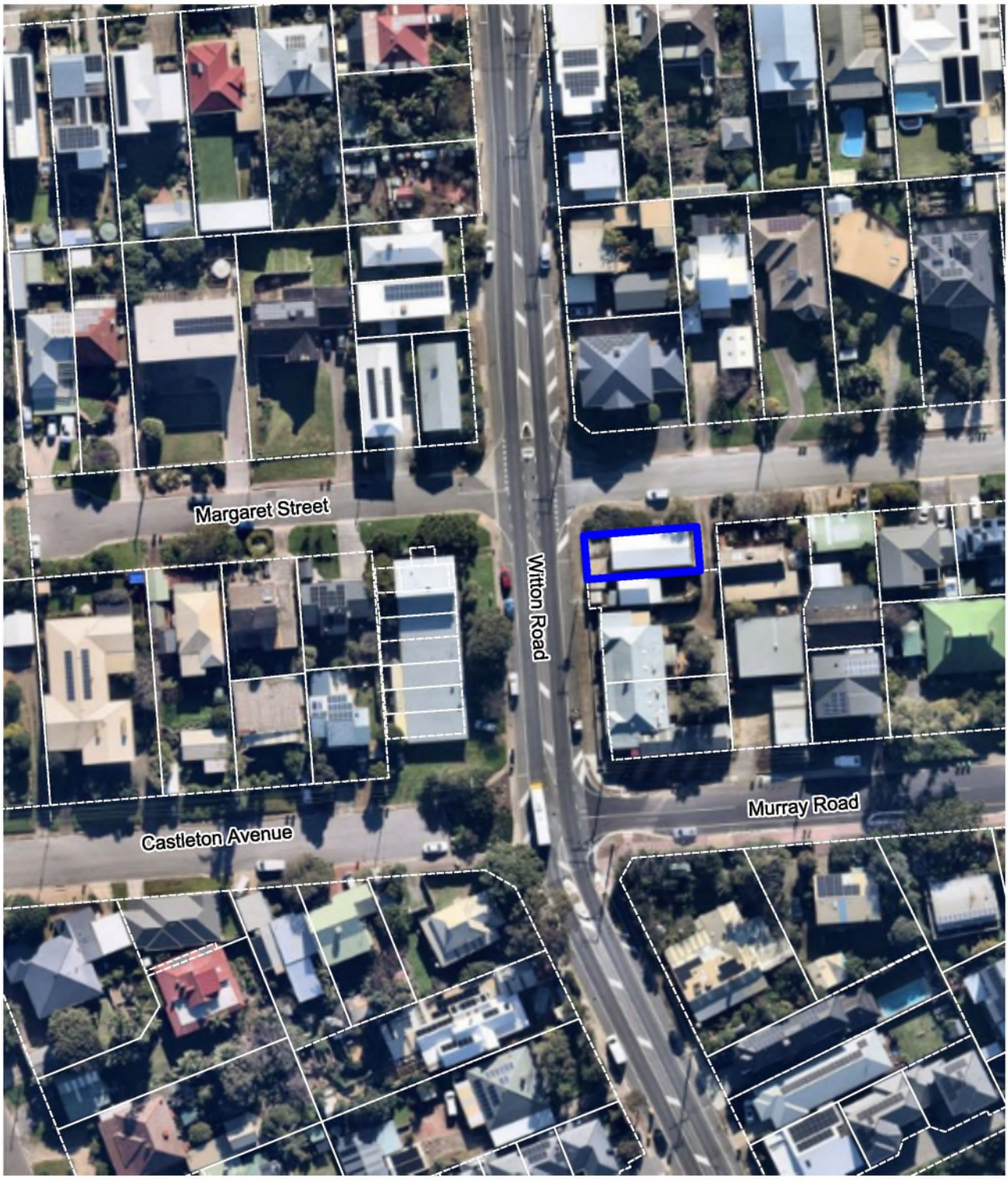
Attachment 3 - Aerial Map



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Attachment 4

Proposal to commence the revocation and disposal process for the reserve land located at 2 Rialto Street, Morphett Vale

Report on the Proposal for Consultation – Section 194(2)(a)

a. Report pursuant to the *Local Government Act 1999*

The *Local Government Act 1999* prescribes that Council must prepare a report before it proposed to revoke the classification of land as community land. The report must address the following:

I. a summary of the reasons for the proposal

As part of the City of Onkaparinga's Long-Term Financial Plan (LTFP), Council has identified the need to generate revenue through the disposal of surplus assets with a budgeted target of $3 million for asset sales, for a period of 10 years. This process aligns with Council's strategic approach to asset optimization to support financial sustainability.

The endorsed 2017 Open Space Strategic Management Plan (OSSMP) identified the reserve at 2 Rialto Street, Morphett Vale as being surplus to open space requirements. As a result, a Council declared the land surplus and approved the commencement of the community land revocation and disposal process at its meeting 21 January 2020.

It is considered that the revocation and sale of the subject land will not adversely impact upon the leisure opportunities in the area as it is well serviced with open space.

II. a statement of any dedication, reservation, or trust to which the land is subject

The subject parcel of land is not subject to any dedication, reservation, or trust.

III. a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land; and a statement of how the council proposes to use the proceeds;

The intent of this report proposes the revocation of the subject parcel of land from its community land classification and the sale of land on the open market.

Pursuant to Councils Acquisition and Disposal of Council Land and Other Assets Policy, the Council will seek to dispose of land at or above currently market valuation by whichever method is likely to provide the Council with a maximum return, unless there are reasons for the Council to accept a lesser return which is consistent with the Council's overall strategic direction. These reasons must be documented in writing.

Proceeds from the sale of the land would be assigned to the annual $3 million dollar budgeted revenue to be raised from the sale of surplus assets as per the Long-Term Financial Plan and budget. Any surplus proceeds above the $3 million target would be directed to a Future Investment Reserve where they will be retained for future strategic investment opportunities. While held in the Reserve the funds will offset borrowings therefore reducing interest costs.

There was no government assistance given to acquire the land.

IV. an assessment of how implementation of the proposal would affect the area and the local community:

Public consultation was previously undertaken in 2020, with a low engagement by the community. Of the 9 respondents, 5 for the proposal and 4 against the proposal.

There is no evident current community use of the land. However, given the length of time since the last consultation, a further public consultation is recommended to identify any existing or emerging community uses or interests that may not currently be known to Council.

The Open Space Strategic Management Plan has been considered, and the disposal of the subject land will not impact current open space or recreational opportunities for the community. The land has been identified as surplus within the plan.

This process aligns with Council's strategic approach to asset optimisation to support financial sustainability and fund future community projects and facilities.

V. if the Council is not the owner of the land - a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification.

Council is the owner of the parcel of land.

b. The Council must follow the relevant steps set out in its public consultation policy

In accordance with Section 194 of the Local Government Act 1999 (SA), the City of Onkaparinga is required to undertake public consultation in accordance with its Public Consultation Policy when revoking the classification of community land.

Council's Community Engagement Policy outlines the process for engaging with the community and relevant stakeholders to ensure transparency and informed decision-making.

By adhering to these requirements, Council ensures that the community has the opportunity to be informed about and provide input into decisions regarding the use and management of public land.

Proposal to commence the revocation and disposal process for the reserve land and building located at 14 Margaret Street, Port Noarlunga

Report on the Proposal for Consultation – Section 194(2)(a)

a. Report pursuant to the *Local Government Act 1999*

The *Local Government Act 1999* prescribes that Council must prepare a report before it proposed to revoke the classification of land as community land. The report must address the following:

i. a summary of the reasons for the proposal

As part of the City of Onkaparinga's Long-Term Financial Plan (LTFP), Council has identified the need to generate revenue through the disposal of surplus assets with a budgeted target of $3 million for asset sales, for a period of 10 years. This process aligns with Council's strategic approach to asset optimisation to support financial sustainability.

The site was assessed under Council's Community Facilities Framework and was subsequently identified as surplus to Council's current and future community facility requirements. The former Country Women's Association (CWA) hall on the site was constructed in the 1970's. The building is approaching end of life and requires significant upgrades to meet current standards and its small size limits functional use. The building is currently vacant and has not been used since 2020.

Council's 2016 Community Facilities Guidelines and 2017 Differential Service Level Model – Community Facilities established the foundation for assessing the strategic future and service requirements of community facilities. These frameworks were updated in 2024 through the Community Facilities Guidelines and Social Equity Model – Community Facilities Provision, respectively.

The assessment of this site under these frameworks informed its identification as surplus and its progression through Council's strategic land assessment and disposal process. It is considered that the revocation and sale of the subject land will not adversely impact upon the leisure opportunities in the area as it is well serviced with open space.

ii. a statement of any dedication, reservation, or trust to which the land is subject;

The subject parcel of land is not subject to any dedication, reservation, or trust, albeit it is held in Trust for the use as a Public Reserve. The proposed revocation of community land, if approved by Council, will remove the trust to facilitate sale on the open market.

iii. a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land; and a statement of how the council proposes to use the proceeds;

The intent of this report proposes the revocation of the subject parcel of land from its community land classification and the sale of land on the open market.

Pursuant to Councils Acquisition and Disposal of Council Land and Other Assets Policy, the Council will seek to dispose of land at or above currently market valuation by whichever method is likely to provide the Council with a maximum return, unless there are reasons for the Council to accept a lesser return which is

consistent with the Council's overall strategic direction. These reasons must be documented in writing.

Proceeds from the sale of the land would be assigned to the annual $3 million dollar budgeted revenue to be raised from the sale of surplus assets as per the Long-Term Financial Plan and budget. Any surplus proceeds above the $3 million target would be directed to a Future Investment Reserve where they will be retained for future strategic investment opportunities. While held in the Reserve the funds will offset borrowings therefore reducing interest costs

The subject land was acquired pursuant to an Order for Exchange of Land made by the Minister of Lands and published in the Government Gazette on 14 August 1958.

iv. an assessment of how implementation of the proposal would affect the area and the local community:

There is no current community use of the land.

The Open Space Strategic Management Plan has been considered, and the disposal of the subject land will not impact current open space or recreational opportunities for the community. The land has been identified as surplus within the plan.

This process aligns with Council's strategic approach to asset optimisation to support financial sustainability and fund future community projects and facilities.

v. if the Council is not the owner of the land - a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification.

Council is the owner of the parcel of land.

b. The Council must follow the relevant steps set out in its public consultation policy

In accordance with Section 194 of the Local Government Act 1999 (SA), the City of Onkaparinga is required to undertake public consultation in accordance with its Public Consultation Policy when revoking the classification of community land.

Council's Community Engagement Policy outlines the process for engaging with the community and relevant stakeholders to ensure transparency and informed decision-making.

By adhering to these requirements, Council ensures that the community has the opportunity to be informed about and provide input into decisions regarding the use and management of public land.

10.6 QUARTERLY FINANCE REPORT INCLUDING BUDGET REVIEW 4

Report contact	Meeting
Belinda Button, Manager Financial Services	Council
Manager	
Belinda Button, Manager Financial Services	
Director	**Date**
Jade Bird, Director Corporate	15 September 2026

1. Purpose

This report provides analysis of council's draft actual financial position to 30 June 2026 compared to the budget as at Budget Review 3. The report also details information regarding the capital and operating projects proposed to be carried-forward and incorporated into the 2026-27 budget for Council's approval.

2. Recommendations

That Council:

1. **Note the draft actual results for the year ending 30 June 2026 as presented in Attachments 1 and 2 to the agenda report, specifically noting the following:**
   a. **that no significant variations have been identified as part of the year-end analysis that would have impacted the 2026-27 budget or rate increase adopted by Council on 25 June 2026.**
   b. **that carrying forward the operating projects net expenditure budgets and renewal grant subsidies and contributions income budgets will increase the 2026-27 budgeted operating surplus by $3.06m.**
2. **Approve the Budget Review 4 adjustments as outlined in this report in order to facilitate carry forward requests.**
3. **Approve the capital and operating project budgets to be carried forward and incorporated into the 2026-27 budget, as presented in Attachment 3 to the agenda report.**

3. Executive summary

This report and attachment 1 provides analysis of the draft actual financial position compared to the budget approved at Budget Review 3.

At the time of writing this report, preparations were underway for the year end external audit of financial statements. Should adjustments be identified through the process, this may change the final year-end position and balance sheet which will be presented to the Audit and Risk Committee in October 2026, and to Council in November 2026.

This report also provides information regarding Budget Review 4 adjustments for approval, and the capital and operating projects proposed to be carried-forward and incorporated into the 2026-27 budget.

Further, this report provides an overview of the progress made towards the implementation of the ESCOSA recommendations as part of the Local Government Advice Scheme.

4. Background

Policy and/or relevant legislation	The *Local Government (Financial Management) Regulations 2011* (the Regulations) specify the number and timing of budget reviews that must be considered by Council following adoption of the budget.
Who did we talk to/who will we be talking to	We worked with the Community, Elected Members and Administration to prepare the 2025-26 Annual Business plan and Budget, adopted by Council at its meeting 1 July 2026 meeting. Project budgets carried-forward from 2024-25 into 2025-2 were approved by Council at its meeting 16 September 2025. The approved budget reflecting Budget Review 1 movements was approved by Council at its meeting 11 November 2025, Budget Review 2 movements were approved by Council at its meeting on 17 February 2026 and Budget Review 3 movements approved by Council at its meeting on 19 May 2026. Ongoing monitoring of actuals and forecasts are done in consultation with the business, budget holders and Directors.

5. Discussion

At its meeting on 1 July 2025 Council adopted the 2025-26 Budget, and in accordance with the Regulations, resolved that:

The budget will be reviewed four times during the financial year for the periods ended:

- *30 September 2025*
- *31 December 2025*
- *31 March 2026*
- *30 June 2026 (as part of our year-end financial processes).*

At its meeting on 16 September 2025, Council approved the 2024-25 carry forwards to be incorporated into the 2025-26 budget.

As this report is for the period ending 30 June 2026, the focus will be on the draft year-end position, and the capital and operating projects proposed to be carried-forward based on a review of actuals against budget. This report was presented to the Audit and Risk Committee on 27 August 2026 for their review and feedback.

At the time of writing this report, preparations were underway for the year end external audit of financial statements. Should adjustments be identified through this process, this may change the final year-end position and balance sheet which will be presented to the Audit and Risk Committee in October 2026, and to Council in November 2026.

The draft year end operating position is a surplus of $7.09 million, which is $5.08 million favourable compared to the approved budget at Budget Review 3. The major reason for the favourable movement when compared to the operating budget is the timing of Financial Assistance Grants which has impacted on all South Australian councils.

Over the course of the financial year, quarterly instalments were received, representing the 50% remaining balance of the 2025-26 allocation (50% had been received in June 2025 and reported in the 2024-25 financial statements). In addition, 80% of the 2026-27 allocation was brought forward and received in June 2026. This has resulted in 130% of the annual allocation being recognised in 2025-26.

The approved allocation for 2025-26 as per the funding body was $9.89 million however as the timing of these payments has been inconsistent over the past several years, the budget was held at 70% of the annual allocation. It should be noted that the remaining 50% of the 2025-26 allocation was received between July – May, resulting in an unfavourable variance in Quarters 1 – 3.

The table below highlights the favourable variance compared to both the 2025-26 annual allocation as per the funding body and the 2025-26 budgeted amount.

	Amount Received	Annual Allocation	Variance	Budget Allocation	Variance
Quarter 1					
2025-26 allocation	1,243,615	2,473,187	(1,229,572)	1,762,746	(519,131)
2026-27 allocation	0	0	0	0	0
Quarter 2					
2025-26 allocation	1,243,615	2,473,187	(1,229,572)	1,762,746	(519,131)
2026-27 allocation	0	0	0	0	0
Quarter 3					
2025-26 allocation	1,243,615	2,473,187	(1,229,572)	1,762,746	(519,131)
2026-27 allocation	0	0	0	0	0
Quarter 4					
2025-26 allocation	1,243,614	2,473,187	(1,229,573)	1,762,746	(519,132)
2026-27 allocation	7,769,811	0	7,769,811	0	7,769,811
TOTAL	**12,744,270**	**9,892,749**	**2,851,521**	**7,050,984**	**5,693,286**

To minimise fluctuations in reported year-end financial results caused by the timing of financial assistance grant payments, it is recommended that Council, in conjunction with the local government sector, continue advocating for a consistent payment schedule, including the percentage that may be paid in advance of a future financial year.

If the variance between the annual Financial Assistance Grant allocation and the actual funds received is excluded, the year-end surplus would be approximately $2.28 million higher than the approved budget, noting the share in SRWRA joint venture is yet to be recognised.

A summary of all key items contributing to the favourable movement are detailed in the table below:

Item	Variance to Approved Budget *($,000)*	Explanation
Statutory Charges	670	While many of the budget items were re-forecast throughout the year, a number still exceeded revenue expectations including: • Planning and development fees $0.38m • Infringements $0.15m • Building compliance and inspections $0.14m
User Charges	729	As with statutory charges, many of the budget items were re-forecast throughout the year however a number still exceeded revenue expectations including: • Visitor Information Centre $0.17m • Willunga Golf Course $0.21m In addition, the revenue received for the school vaccination treatment was reclassified from grant income to user charges to align to the funding agreement and Australian Accounting Standards. The resulted in a favourable result of $0.29m in user charges, offset by a corresponding unfavourable variance in grants, subsidies and contributions (operating).
Grants, Subsidies & Contributions (Renewal)	(1,781)	Throughout the year, projects which may be at risk of carry forward are identified and the budget is removed. As at Budget Review 3, a total of $2.25m in grants was identified to be carried forward. At year and as presented in this report, the proposed grant carry forwards increased to $3.5m resulting in an unfavourable variance. In addition, income of the Hopgood Theatre upgrade had been budgeted in 2025-26 however was recognised in 2024-25, resulting in an unfavourable variance. This is considered to be a timing of income recognition variance only.
Grants, Subsidies & Contributions (Operating)	7,232	As detailed earlier in this report, the favourable variance primarily relates to the brought forward payment of the 2026-27 Financial Assistance Grants $5.69m. In addition, grant funding was received for the Alternative Water Supply Efficiency Measures Program (AWSEM) which has been budgeted for 2026-27 however recognition of $1.1m occurred in 2025-26 in line with expenditure. Further, the CWMS had a favourable variance of $0.26m for new network connections.
Reimbursements	476	As with a number of the other revenue categories, many of the budget items were re-forecast throughout the year, however a number still exceeded revenue expectations including: • Reimbursement of staff salaries for Community Centres $0.17m • Property charges $0.12m • Reimbursement of operating costs at sites shared with the Department of Education $0.08m • Compliance (civil penalties for tree damage, unlawful demolition, forced property clean ups) $0.07m • Diesel Fuel Rebate $0.04m
Other income	329	• Reduction to doubtful debt provision $0.1m • Insurance claims received $0.1m • Tree removal $0.07m • Impounding fees $0.02m
Materials, contracts & other expenditure	-1,812	Throughout the year, a comprehensive review of costs recorded in the Work in Progress (WIP) account was undertaken to ensure compliance with capitalisation requirements. As a result of this review, $3.2 million in expenditure was identified for expensing, as it either did not meet, or no longer met, the criteria for capitalisation. A significant proportion of these costs related to ICT projects.

Item	Variance to Approved Budget *($,000)*	Explanation
		In addition, the expenditure for the AWSEM project ($1.1m) was recognised, however as detailed above is directly offset with grant income. If these two items are excluded, materials, contracts and other expenditure would have recorded a favourable variance of $2.5 million. This outcome reflects a range of factors, including prudent expenditure management to support the delivery of other priorities, as well as projects proposed to be carried forward, including: • Urban Creek Recovery projects $1.26m • ICT projects $0.765m
Depreciation	1,225	While variances occurred across all asset categories the most significant favourable variance related to the Plant and Fleet category ($1.71m) due to the number of items that were capitalised with large residual values (thereby decreasing the depreciation expense), offset by the recognition of right of use assets (further details contained below) ($0.713m).
Finance Costs	958	The increased level of income received and budget underspends throughout the year has kept borrowings lower than forecast and thereby reducing interest expenses for the year.

Other Adjustments

In addition to the items identified above, which contributed to the favourable end of year operating position, the following adjustments are also of note.

- Reconciliation of Employee Leave Provisions
    - Leave provisions are accrued on a fortnightly basis in line with the payroll cycle, with provisions reconciled annually for reporting in the general purpose financial statements. Leave provisions are calculated based on 30 June balances and are escalated to reflect the actual rate expected to be payable at the time leave is taken. Completion of this reconciliation as at 30 June 2026 saw the need to increase the provisions by a total of $1.2m, generally due to the impact of salary increases and future inflation.
- Recognition of Right of Use Assets
    - Australian accounting standards require most leases to be recognised on the balance sheet as a right of use asset with a corresponding lease liability. Council has several leases for which they are a lessee, including the Aldinga Library and Youth Centre, Noarlunga Library and Noarlunga TAFE (part) which fall within this category. Annual lease costs are budgeted as an expense item however at year end the lease asset and liability is calculated and measured at fair value. The impact of this adjustment sees the removal the operating costs from the Statement of Comprehensive Income (profit and loss statement) which is partially offset by the creation of a right of use asset depreciation expense. The value of this adjustment as at 30 June was $0.713m.

Renewal projects recorded a net favourable variance of $4.22 million against the approved budget, largely due to the increase in project budgets proposed to be carried forward to 2026-27. New and significant upgrade projects, including major projects, reported a net unfavourable variance of $0.9 million, primarily attributable to lower than anticipated proceeds from asset sales.

While net proceeds of $8.2 million were budgeted for strategic land sales, net proceeds of $5.84 million were received. This variance is considered timing related, due to a property

settlement delayed until the first quarter of 2026-27. Further analysis of these results is provided in Attachment 1.

Attachment 2 provides the forecast year-end financial statements. These statements have been prepared on the same basis as the audited General Purpose Financial Statements. Due to this there are some minor movements between classifications.

Of note, the year-end borrowings were lower than forecast at Budget Review 3, for a total of $94 million. This is primarily due to the receipt of the brought forward payment of the Financial Assistance Grants in June 2026 and increased revenue from other income sources. This result will have a favourable impact on the 2026-27 operating position as interest costs have been budgeted at an opening borrowings position of $109 million as forecast at Budget Review 3.

Asset Rationalisation

Council has set a target of raising $3 million per year for each year of the Long Term Financial Plan through the sale of surplus assets. In 2025 council restructured its internal resources to place a stronger focus on asset rationalisation. This has resulted in net proceeds totalling $5.84 million from the sale of surplus assets, exceeding the LTFP target by $2.84 million.

As detailed above, the forecast $8.2 million was not received in full as at 30 June 2026 due to a delayed property settlement, expected to occur in the first quarter of 2026-27.

Proceeds of sale in excess of the $3 million LTFP target has been redirected to a Future Investment Reserve, to be used for strategic investment opportunities that support Council's long term financial sustainability.

Budget Review 4

As reported throughout the year, through the course of delivering Council's annual capital works program, from time to time projects are delivered under budget and/or project budget contingency allowances are not fully spent. These budget underspends are often required to meet other project pressures in Council's approved capital works program. Where required, this unused budget has been included as a Budget Review 4 adjustment to allow for carry forwards, identified below.

A summary of key Budget Review 4 adjustments is detailed below:

Budget Adjustment Type	Amount
Consolidation of capital project underspends to cost escalation contingency	2,953,640
Reallocation of overheads to completed capital projects	1,575,457
Consolidation of operating project underspends to technology improvement initiatives	418,000
Reallocation of corporate interest costs to completed capital projects	264,664
Grants and contributions received	191,708
Consolidation of project budgets to deliver as single project	82,803
Recognition of deemed interest for external funding received	65,318

Carry Forwards

Attachment 3 presents the list of operating and capital projects with status and comments that are proposed to be carried forward into 2026-27, which totals $17.86 million (net). These can be summarised as follows:

	Gross Expenditure	Income	Net Expenditure
External Funding Timing	74,700	0	74,700
Construction Delays	1,506,132	(510,203)	995,929
Awaiting Approvals	5,736,142	(2,878,158)	2,857,984
Internal Funding Gap	3,371,640	0	3,371,640
Planned Multi-Year Project	15,903,936	(5,345,839)	10,558,097
	26,592,550	**(8,734,200)**	**17,858,350**
Split into the following categories			
Operating	*2,637,132*	*(1,277,738)*	*1,359,394*
New/Significant Upgrade	*8,014,282*	*(3,034,166)*	*4,980,116*
Renewal	*15,941,136*	*(4,422,296)*	*11,518,840*
	26,592,550	***(8,734,200)***	***17,858,350***

External Funding Opportunities

The Cemetery Review and Code Amendment project is associated with State Government grant funding. The procurement process is currently underway with the project expected to be completed by March 2027.

Construction Delays

Construction activities on several road reconstruction and drainage projects were significantly impacted by adverse weather conditions during the latter part of the financial year. As a result, project completions have been deferred, with all projects expected to be finalised within the first half of the 2026-27 financial year. These affected projects include:

- Windemere Court, Woodcroft
- Collins Parade Road reconstruction, Hackham
- Alice and Carol Crescent Road Reconstruction
- Pedler Creek GPT installation, McLaren Vale

A significant proportion of the proposed carry forward relates to asphalt works that could not be completed as scheduled in June due to adverse weather impacts. These costs account for approximately 69% of the increase in proposed carry forwards due to ‘construction delays’ since Budget Review 3.

Several ICT projects also experienced delays due to hardware supply and availability constraints, including:

- Audio Visual Equipment Upgrade for the Council Chamber
- WIFI upgrade, Field Operations Centre

Delivery of several public artwork projects, including Public Art Aunty Georgina Williams and Kaurna Women and Tiller Drive Shared Use Path – Kaurna Story Telling Artwork were delayed

due to extended contract negotiations, to ensure appropriate protections and arrangements were in place for the artists involved.

Awaiting Approvals

Projects within this category have experienced delays due to a range of factors, including ongoing negotiations with private and public landowners. As a result, project completion dates have not yet been finalised. Projects affected include:

- Port Willunga North Coast Park
- Port Noarlunga Jetty – Maintenance Works Phase 1

The Port Noarlunga Jetty – Maintenance works Phase 1 works are awaiting the outcome of lease negotiations with the Department of Infrastructure and Transport.

The timing of the five-year review of the Onkaparinga Local Area Plan has been impacted by changes to the State Government's Local Area Plan Program. In response, the City of Onkaparinga has prioritised the development of an Employment Lands Study/Strategy to address emerging land supply constraints. This work will also play a key role in supporting the Coordinator General's development of the Employment Lands Roadmap for Greater Adelaide. The review of the Onkaparinga Local Area Plan is currently anticipated to be completed by December.

Internal Funding Gap

On occasions, project delivery results in approved budgets not being fully expended. This can be for a variety of reasons including more efficient design or construction outcomes, favourable procurement outcomes, contingency funds not being required or more external funding being secured than budgeted. A portion of this funding has been moved to a centralised ‘Contingency for Cost Escalation’ capital budget line.

Due to the ongoing volatility in global fuel markets and the resulting cost pressures on construction, transport and plant operations, it is prudent to consolidate and carry forward unspent capital funds to future financial years. Retaining these funds ensures that Council can continue to deliver approved capital projects, while maintaining financial flexibility to respond to escalating project costs and supply chain challenges.

In addition, unspent operating project budgets have been consolidated into a centralised ‘Technology Improvement Initiatives ‘budget to provide a coordinated approach to funding critical digital and technology projects across Council. Carrying forward these unspent funds will enable continued investment in strategic initiatives that enhance service delivery, streamline business processes, strengthen data management and cybersecurity capabilities, and improve system integration. This approach ensures that sufficient resources are available to deliver these projects, maximise the benefits of previous investments, and support the OneCouncil vision through more efficient, consistent and customer-focused operations.

Planned Multi-Year Project

There are a range of factors contributing to projects and expenditure extending across multiple financial years, including supply chain constraints affecting plant and fleet procurement, statutory and regulatory requirements that influence the scope and location of works, and the need to align project delivery with external funding agreement requirements.

The Noarlunga Aquatic Centre Refurbishment project is a significant contributor to the proposed carry forwards, increasing by $4.4 million since Budget Review 3. This movement reflects the timing of expenditure and funding recognition, as well as approved scope changes

that have extended the project's delivery timeframe. As the project was planned to continue into 2026-27, the revised delivery schedule has increased the value of budget required to be carried forward.

Norman Road reconstruction was deferred to allow SA Water to complete water main replacement works prior to Council reconstructing the road. These SA Water works commenced in February 2026 and are now complete. To ensure efficient delivery, both Stage 1 and Stage 2 of Norman Road reconstruction will now be completed together in 2026-27.

The introduction of truck emission standards in Australia has impacted both supply and pricing as manufacturers transition to updated, lower-emission models. These newer vehicles carry a significant price increase, while ongoing manufacturing delays, quarantine requirements and labour shortages continue to affect availability across the sector. Manufacturers no longer maintain stock holdings for immediate delivery, resulting in extended lead times that are expected to continue into the future.

Technological advancements and increasing complexity of plant and equipment have also significantly increased the workload associated with procurement and asset management programs. To support these growing demands, Council is currently trialling an additional resource to assist with procurement activities during 2026-27.

In addition, some projects are driven by legislative or approval requirements that require works to be undertaken in specific locations or under particular conditions. For example, native vegetation offset obligations may require expenditure to be directed towards designated offset sites, influencing project planning and delivery. Project timing can also be affected by the need to align expenditure with the milestones and delivery schedules prescribed under external funding agreements.

ESCOSA advice and progress towards implementation of recommendations

Under its designated authority, ESCOSA reviewed Council's Long-Term Financial Plan (LTFP) and Strategic Asset Management Plan (SAMP) in 2023, with advice received in February 2024. The advice identified challenges to Council's financial sustainability, particularly its operating performance, which had recorded deficits for seven consecutive years. ESCOSA also recognised that Council had commenced actions to strengthen its long-term sustainability.

Since receiving the advice, Council has maintained a clear focus on improving its financial sustainability and has progressed a number of key actions aligned with ESCOSA's recommendations. This includes the annual review of the LTFP and its underlying assumptions, including alignment with the SAMP, diversification of revenue streams through initiatives such as a partnership arrangement for a commercial venture to increase future financial returns from existing Council asset, and the introduction of cost-saving targets supported by regular reporting.

6. Financial implications

This report provides an update on Council's draft year-end position (before audit). The draft year-end operating position is a surplus of $7.09 million, which is $5.08 million favourable compared to the budget approved at Budget Review 3. The year-end borrowings were $94 million, which is lower than previous forecasts due to the brought forward payment of Financial Assistance Grants which was received in June 2026 and the higher than budgeted revenue from across a range of sources, including fees and charges, statutory charges and reimbursements and receipt of revenue received in advance.

There is $16.5 million of capital projects and $1.4 million of operating projects (net expenditure) that are proposed for carrying forward into 2026-27. Once approved by Council, the financial impact of these projects on the 2026-27 budget will be reflected in the Budget Review 1 report.

7. Risk and opportunity management

Risk	
Identify	**Mitigation**
Financial/business sustainability	The financial implications of recommendations to Directors Group, Council or any of Council's sub committees are outlined in each report considered by these bodies. In addition, the financial planning and budgetary process and quarterly budget reviews provide financial analysis for consideration by Council to ensure financial resources are effectively managed in the short, medium and long term to achieve financial sustainability.
Compliance/legal	Future quarterly financial update reports including budget reviews are scheduled for Council consideration in accordance with Section 9, Review of Budgets, of the *Local Government (Financial Management) Regulations 2011*.

Opportunity	
Identify	**Maximising the opportunity**
Reputation/community expectation	Opportunity to review the draft 2025-26 actual to budget results and projects proposed for carry-forward so that informed decisions can be made that will impact future financial results.

8. Timelines and deadlines

The first quarterly financial update for 2026-27 will include Budget Review 1 and incorporate approved carry-forwards. This report will be presented to Council in November 2026.

9. Attachments

Attachment 1 – Quarterly Financial Update as at 30 June 2026 (18 pages)

Attachment 2 – Draft Actual Financial Statements (9 pages)

Attachment 3 – Proposed Operating and Capital Carry Forwards (4 pages)

- END OF REPORT –

CITY OF ONKAPARINGA

Financial Services

Quarterly Financial Update

As at 30 June 2026

Belinda Button
Manager, Financial Services

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EXECUTIVE SUMMARY

Actual Year to Date Performance – The actual draft operating position as at 30 June 2026 is a surplus of $7.09 million, which is $5.08 million favourable compared to the budget as at Budget Review 3 (BR3).

At the time of writing this report, preparations were underway for the year end external audit of financial statements. Should adjustments be identified through this process, this may change the final year-end position and balance sheet which will be presented to the Audit and Risk Committee in October 2026, and to Council in November 2026.

In addition, any external audit adjustments may also impact on the year-end position presented in this attachment.

The draft actual to the BR3 budget variances for the year ending 30 June 2026 include the following key items, which are discussed more fully in the tables below:

- Significant year-end adjustments and variances
- Timing of Financial Assistance Grant payments
    - Over the course of the financial year, quarterly instalments were received, representing the 50% remaining balance of the 2025-26 allocation. In addition, 80% of the 2026-27 allocation was brought forward and received in June 2026. This has resulted in 130% of the annual allocation being recognised in 2025-26.
    - The approved allocation for 2025-26 as per the funding body was $9.89 million however as the timing of these payments has been inconsistent over the past several years, the budgeted allocation was held at 70%.
    - To minimise fluctuations in reported year-end financial results caused by the timing of financial assistance grant payments, it is recommended that Council, in conjunction with the local government sector, continue advocating for a consistent payment schedule, including the percentage that may be paid in advance of a future financial year.
    - The favourable impacts to the 2025-26 financials will be experienced by all South Australian councils.
- Reconciliation of Employee Leave Provisions
    - Leave provisions are accrued on a fortnightly basis in line with the payroll cycle, with provisions reconciled annually for reporting in the general purpose financial statements. Leave provisions are calculated based on 30 June balances and are escalated to reflect the actual rate expected to be payable at the time leave is taken. Completion of this reconciliation as at 30 June 2026 saw the need to increase the provisions by a total of $1.2 million, primarily due to the impact of salary increases and future inflation.
- Recognition of Right of Use Assets
    - Australian accounting standards require most leases to be recognised on the balance sheet as a right of use asset with a corresponding lease liability. Council has several leases for which they are a lessee, including the Aldinga Library and Youth Centre, Noarlunga Library and Noarlunga TAFE (part) which fall within this category. Annual lease costs are budgeted as an expense item however at year end the lease asset and liability is calculated and measured at fair value. The impact of this adjustment sees the removal the operating costs from the Statement of Comprehensive Income (profit and loss statement) which is partially offset by the creation of a right of use

asset depreciation expense. The value of this adjustment as at 30 June was $0.713 million.

- Depreciation favourable variance of $1.23 million, primarily due to the implementation of residual values on plant and fleet assets.
- Proceeds from the sale of assets recorded an unfavourable variance of $3.1 million due to the timing of a property settlement, now expected to occur in the first quarter of 2026-27. However, it should be noted the net proceeds received from the sale of surplus assets exceeded the $3 million LTFP target by $2.4 million.
- Net renewal project expenditure underspend of $4.22 million which relates to the renewal portion of capital projects that were not completed in 2025-26 in addition to projects that were completed within budget.
- Net new and significant upgrade project expenditure overspend of $0.9 million which relates to major and other NSU projects that were not completed in 2025-26, offset by the lower than budgeted proceeds received from the sale of surplus assets as identified above.

Budget Review 4 adjustments – As reported in Budget Review 3, through the course of delivering Council's annual capital works program, from time-to-time projects are delivered under budget and/or project budget contingency allowances are not fully spent. These budget underspends are often required to meet other project pressures in Council's approved capital works program. Where required, this unused budget has been included in Budget Review 4. A full list of projects being proposed for carry-forward into 2027-28 and the reasons for this is included in Attachment 3 to this report.

INTRODUCTION

This document provides an overview of the following:

Actual performance – compared to BR3 – analysis of our draft actual financial performance to 30 June 2026 compared to the budget at BR3.

Budget review 4 adjustments – budget adjustments required to facilitate year end processes relating to capital, particularly carry forward requests.

CWMS – analysis of draft actual financial performance to 30 June 2026 compared to the budget at BR3.

Information is provided as follows:

Financial statements - Attachment 2 includes a set of draft actual financial statements

Operating and Capital Carry Forwards – Attachment 3 includes a list of proposed operating and capital projects that are proposed to be carried forward to 2026-27.

DRAFT ACTUAL VS APPROVED BUDGET AS AT 30 JUNE 2026

Table 1 below presents the analysis of draft actual performance to 30 June 2026 against the **budget at BR3** for the same period.

Significant variances, greater than +/-$50,000 and +/-5 per cent, are detailed below.

TABLE 1: OPERATING POSITION AND CAPITAL EXPENDITURE SUMMARY (INCORPORATING DEBT AND RESERVE TRANSFERS)

DRAFT ACTUAL VS APPROVED BUDGET (BUDGET REVIEW 3) AT 30 JUNE 2026

YTD						
$'000	Actual	YTD (BR 3)	Variance Fav/(Unfav)	Variance %	Note	Approved Budget (BR 3)
Operating Activities						
Income						
Rates revenue	184,801	184,459	343	0.2%		184,459
Statutory charges	5,977	5,308	670	12.6%	1	5,308
User charges	13,651	12,923	729	5.6%	2	12,923
Grants, subsidies and contributions - capital renewal	5,026	6,807	(1,781)	-26.2%	3	6,807
Grants, subsidies and contributions - operating	24,706	17,474	7,232	41.4%	4	17,474
Investment income	113	98	15	15.2%		98
Reimbursements	1,312	836	476	57.0%	5	836
Other income	3,860	3,501	359	10.3%	6	3,501
Share of operating profit from equity accounted investees	0	777	(777)	-100.0%	7	777
Total Income	**239,447**	**232,181**	**7,265**	**3.1%**		**232,181**
Expenditure						
Employee costs	94,248	91,694	(2,554)	-2.8%	8	91,694
Materials, contracts and other expenses	85,803	83,990	(1,812)	-2.2%	9	83,990
Depreciation and amortisation	46,294	47,519	1,225	2.6%	10	47,519
Finance costs	6,008	6,966	959	13.8%	11	6,966
Total Expenditure	**232,352**	**230,170**	**(2,183)**	**-0.9%**		**230,170**
Operating surplus/(deficit)	**7,094**	**2,012**	**5,082**	**252.6%**		**2,012**

$'000	Actual	YTD (BR 3)	Variance Fav/(Unfav)	Variance %	Note	Approved Budget (BR 3)
Capital Projects						
Renewal						
Project expenses	38,140	48,173	10,033	20.8%	12	48,173
Less:						
Grants, subsidies, contributions and disposals	6,115	9,274	(3,159)	-34.1%	13	9,274
Add Non Cash Movement:						
Cost of asset sold	2,652	0	(2,652)	0		0
Net Renewal Expense	**34,676**	**38,899**	**4,223**	**10.9%**		**38,899**
New and Significant Upgrades						
Project expenses	10,519	12,712	2,193	17.3%	14	12,712
Less:						
Grants, subsidies & contributions and Developer contributions	3,090	3,083	7	0.2%		3,083
Proceeds from sale of assets	5,396	8,500	(3,104)	-36.5%	15	8,500
Net New and Significant Upgrade Expense	**2,034**	**1,129**	**(905)**	**-80.2%**		**1,129**
Net Capital Project Expense	**36,710**	**40,028**	**3,318**	**8.29%**		**40,028**

$'000	Actual	YTD (BR 3)	Variance Fav/(Unfav)	Variance %	Note	Approved Budget (BR 3)
Other						
Loans						
Loan drawdowns	(14,570)	9,810	24,380	248.5%	16	9,810
Less:						
Loan principal repayments	(5,272)	(5,272)	(0)	0.0%		(5,272)
Net Loan Movement	**(19,842)**	**4,538**	**24,380**	**537%**		**4,538**
Reserves						
Transfer from Reserves	4	3,700	(3,696)	-99.9%	17	3,700
Less:						
Transfer to Reserves	(6,738)	(10,176)	3,438	-33.8%	18	(10,176)
Net Reserve Movement	**(6,735)**	**(6,476)**	**(258)**	**3.99%**		**(6,476)**

SIGNIFICANT VARIANCES: DRAFT ACTUAL VS BUDGET AT BUDGET REVIEW 3 (30 JUNE 2026)

Note	Description	Variance $'000	Variance %	Comment
Operating Activities				
1	Statutory charges	670	12.6%	Favourable variance primarily relating to animal fines and impounding, Development Act, building and compliance fees exceeding expectation.
2	User Charges	729	5.6%	Favourable variance for Visitor Information Centre services and Willunga Golf Course (memberships, cart hire and catering). In addition, revenue received from the school immunisation program was reclassified from grant income to user charges to align with the funding agreement and Australian Accounting Standards.
3	Grants, subsidies and contributions – capital renewal	(1,781)	-26.2%	Unfavourable variance due to the increase in value of projects which were incomplete at year end and are proposed to be carried forward to 2026-27, including the associated grant funding. In addition, income for Hopgood Theatre upgrade project had been budgeted in 2025-26 however was recognised in 2024-25 resulting in an unfavourable variance. This variance is a timing of income recognition only.
4	Grants, subsidies and contributions - operating	7,232	41.4%	Favourable variance primarily relates Financial Assistance Grant funding, whereby 130% of the annual allocation was received in 2025-26 (80% of the 2026-27 allocation received in advance, in June 2026). In addition, grant funding for the Alternative Water Supply Efficiency Measures program which was not budgeted for was recognised in line with associated expenditure ($1.1m) Further to this CWMS had a favourable variance of $0.26m due to new network connections.
5	Reimbursements	476	57.0%	Favourable variance across all divisions with most significant variances relating reimbursement of costs for sites shared with the Department of Education, Community Centre salary reimbursements, diesel fuel rebate and compliance activities.
6	Other income	329	10.3%	Favourable variance primarily relates to reduction in the doubtful debt provision where revenue has been collected, insurance claims which have been received and an increase in tree removal income.
7	Share of operating profit from equity accounted investees	(777)	-100%	Share in SRWRA joint venture will be recognised when audited financial statements are completed (non-cash item).
8	Employee costs	(2,554)	-2.8%	End of year reconciliation of leave provisions saw the need to increase the value by $1.2m, primarily due to the impact of salary increases and future inflation. In addition, employee costs are budgeted at 26 fortnights per year. The first pay period of 2026-27 contained 2 days relating to the 2025-26 financial year which were accrued

Note	Description	Variance $'000	Variance %	Comment
Operating Activities				
				back, resulting in an unfavourable variance of approximately $0.65m. Further, the cost of employees engaged through external labour hire organisations exceeded budget by approximately $0.24m but was for the most part offset by an increase in additional revenue (Golf Course, Tourist Parks)
9	Materials, contracts and other expenses	(1,812)	-2.2%	Throughout the year, a comprehensive review of costs recorded in the Work in Progress (WIP) account was undertaken to ensure compliance with capitalisation requirements. As a result of this review, $3.2 million in expenditure was identified for expensing, as it either did not meet, or no longer met, the criteria for capitalisation. A significant proportion of these costs related to ICT activities. In addition, the expenditure for the AWSEM project ($1.1m) was recognised, however as detailed in note 4, is directly offset with grant income. If these two items are excluded, materials, contracts and other expenditure would have recorded a favourable variance of $2.5 million. This outcome reflects a range of factors, including prudent expenditure management to support the delivery of other priorities, as well as projects proposed to be carried forward, including: • Urban Creek Recovery projects $1.26m • ICT projects $0.765m
10	Depreciation and amortisation	1,225	2.6%	While variances occurred across all asset categories the most significant favourable variance related to the Plant and Fleet category ($1.71m) due to the number of items that were capitalised with large residual values (thereby decreasing the depreciation expense), offset by the recognition of right of use assets (further details contained below) ($0.713m).
11	Finance Costs	959	13.8%	The increased level of income received and budget underspends throughout the year has kept borrowings lower than forecast and thereby reducing interest expenses for the year.

Note	Description	Variance $'000	Variance %	Comment
Capital Projects				
Renewal				
12	Project Expense	10,033	20.8%	Renewal expenditure carry forwards are proposed at $15.9m At Budget Review 3, carry forwards of $11.2m were forecast and removed from the budget. If this budget had remained, the variance would have been more than $21m. The end of year variance of $10m therefore represents the additional carry forwards and those projects delivered under budget: BR3 carry forwards $11.2m + Additional carry forwards identified at year end $4.7m + Projects delivered within or below approved budgets
13	Grants, subsidies, contributions and disposals	(3,159)	-34.1%	Unfavourable variance primarily relates to projects which are proposed to be carried forward to 2026-27 including Noarlunga Aquatic Centre and Plant and Fleet Acquisitions.
New and Significant Upgrades				
14	Project expenses	2,193	17.3%	NSU expenditure carry forwards are proposed at $8.0m At Budget Review 3, carry forwards of $6.7m were forecast and removed from the budget. If this budget had remained, the variance would have been more than $9m. The end of year variance of $2.2m therefore represents additional carry forwards and those projects delivered under budget: BR3 carry forwards $6.7m + Additional carry forwards identified at year end $1.3m + Projects delivered within or below approved budgets
15	Proceeds from sale of assets	(3,104)	-36.5%	Council has set a target of raising $3 million per year for each year of the Long Term Financial Plan through the sale of surplus assets. This has resulted in net proceeds totalling $5.84 million from the sale of surplus assets, exceeding the LTFP target by $2.84 million in 2025-26. At BR3, the forecast revenue was budgeted at $8.5m, however due to a protracted settlement on a parcel of land, settlement did not occur prior to 30 June. While the full $8.5m was not realised in the financial year, settlement is expected to occur in the first quarter of 2026-27 and as such, the unfavourable variance is a timing issue only.

Note	Description	Variance $'000	Variance %	Comment
Other				
16	Loan drawdowns	24,380	248.5%	The level of borrowings reduced by $19.8m over the course of the financial year to a closing balance of $94m. There were several reasons for this including: • Advance payment of 2026-27 Financial Assistance Grants • Increased income from several other revenue streams including user charges, statutory charges and other income • Higher than forecast carry forwards • Increase in revenue received in advance
17	Transfers from Reserves	(3,696)	-99.9%	Actual year end adjustment is the net movement of reserves throughout the year. Total drawn down from all reserves was $0.004m. The variance therefore represents an improved end of year position for the CWMS, commercial activities, urban tree activities, car parking contribution scheme.
18	Transfers to Reserves	3,438	-33.8%	Actual year end adjustment is the net movement of reserves throughout the year. Unfavourable variance primarily relates to the proceeds from the sale of assets above the $3m LTFP target, budgeted as a reserve transfer of $5.5m however due to the delayed settlement of a parcel of land, the transfer was $3.1m.

BUDGET REVIEW 4 ADJUSTMENTS

As reported throughout the year, through the course of delivering Council's annual capital works program, from time to time projects are delivered under budget and/or project budget contingency allowances are not fully spent. These budget underspends are often required to meet other project pressures in Council's approved capital works program. Where required, this unused budget has been included in Budget Review 4 to allow for carry forwards, identified below.

A summary of key Budget Review 4 adjustments is detailed below:

Budget Adjustment Type	Amount
Consolidation of capital project underspends to cost escalation contingency	2,953,640
Reallocation of overheads to completed capital projects	1,575,457
Consolidation of operating project underspends to technology improvement initiatives	418,000
Reallocation of corporate interest costs to completed capital projects	264,664
Grants and contributions received	191,708
Consolidation of project budgets to deliver as single project	82,803
Recognition of deemed interest for external funding received	65,318

These adjustments have been made to the budget to facilitate the request for project budget carry forwards, or for year-end reserve movement calculations.

CWMS

As requested by the Audit and Risk Committee at its meeting on 6 December 2020, a quarterly review of the CWMS financials will be provided within this report.

END OF YEAR					
$'000	Actual	YTD Approved Budget	Variance Fav/(Unfav)	Variance %	Approved Budget
Operating Activities					
Income					
Rates revenue	6,176,765	6,188,182	(11,417)	-0.2%	6,188,182
User charges	0	8,880	(8,880)	-100.0%	8,880
Grants, subsidies and contributions	345,695	87,609	258,086	294.6%	87,609
Other income	29,003	29,000	3	0.0%	29,000
Total Income	**6,551,463**	**6,313,671**	**237,792**	**3.8%**	**6,313,671**
Expenditure					
Employee costs	212,014	265,082	53,068	20.0%	265,082
Materials, contracts and other expenses	3,597,917	3,709,093	111,176	3.0%	3,709,093
Depreciation	1,363,361	1,295,077	(68,284)	0.0%	1,295,077
Total Expenditure	**5,173,293**	**5,269,252**	**95,959**	**1.8%**	**5,269,252**
Operating surplus/(deficit)	**1,378,170**	**1,044,419**	**333,751**	**32.0%**	**1,044,419**

$'000	Actual	YTD Approved Budget	Variance Fav/(Unfav)	Variance %	Approved Budget
Capital Projects					
Renewal					
Project expenses	361,736	536,094	174,358	32.5%	536,094
Net Renewal Expense	**361,736**	**536,094**	**174,358**	**32.5%**	**536,094**
New and Significant Upgrades					
Project expenses	49,500	50,000	500	1.0%	50,000
Net New and Significant Upgrade Expense	**49,500**	**50,000**	**500**	**1.0%**	**50,000**
Net Capital Project Expense	**411,236**	**586,094**	**174,858**	**29.8%**	**586,094**

Favourable operating position primarily due to revenue received for 46 new connections which were unbudgeted. Employee costs favourable due to a vacancy within the team and closer management of septic tank pump outs reducing the cost of materials, contracts and other expenses. Many of the capital works projects were delivered under approved budgets, resulting in a favourable end of year position.

ASSET RATIONALISATION

Council has set a target of raising $3 million per year for the duration of the Long Term Financial Plan through the sale of surplus assets. As at 30 June 2026, net proceeds of $5.84m had been received from the sale of surplus assets, exceeding the LTFP target by $2.84 million. These properties include:

- Hunter Road, Christies Beach
- St Matthew Street, Willunga
- Liguria Crescent, Noarlunga Downs (2 parcels of land)
- Patterson, Walker and Tiffany Streets, Seaford (in accordance with Roads (Opening and Closing) Act 1991)
- Peel Creek Drive, Old Reynella
- 113 Old Willung Hill Road, Willunga (unmade road)
- Mataro Avenue, McLaren Vale

Proceeds of sale of surplus assets in excess of the $3 million LTFP target have been redirected to a Future Investment Reserve, to be used for strategic investment opportunities that support Council's long term financial sustainability as resolved at the Council meeting held 19 May 2026.

WORKFORCE COMPOSITION

At the Audit and Risk Committee held November 2025 it was requested to provide a summary of the composition of the current workforce, particularly agency and externally funded staff. The total number of budgeted full time equivalent (FTE) staff for 2025-26 was 759.35. FTE includes staff in permanent roles, fixed term contracts (both internally and externally funded), agency personnel, trainees and apprentices.

As at August 2026, the FTE count for agency and externally funded staff comprised:

Type	Count
Agency personnel	59
Apprentices	2
Trainees	13
FTE funded through external revenue sources	35.08

BORROWINGS AND TREASURY MANAGEMENT

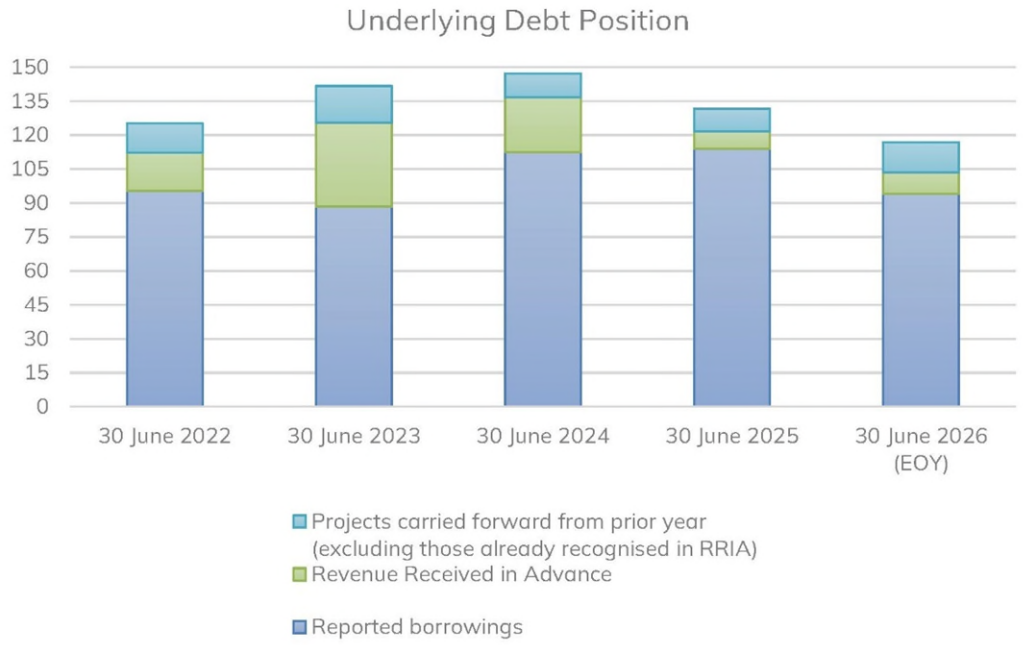
Borrowings

The receipt of significant grant funding for the delivery of capital work projects during the 2022 Federal and State Government election cycles saw a temporary reduction in overall borrowings. As revenue is recognised in line with delivery of the construction works, it has masked the underlying debt position, that being, the level of borrowings if the revenue had not been received.

Many of the projects funded through election commitments were delivered over multiple years requiring projects to be carried forward which saw the level of borrowings remain lower than forecast for several years. Many of these projects have been completed or nearing completion and revenue received in advance has stabilised and returned to a more regular level.

The table and graphical representation below demonstrate the impact of the revenue received in advance.

($'000,000)	**Reported borrowings**	**Revenue Received in Advance**	**Projects carried forward from prior year *(excluding those already recognised in RRIA)***	**Underlying debt position**
30 June 2022	95.4	16.9	12.9	125.2
30 June 2023	88.4	37	16.3	141.7
30 June 2024	112.5	24.2	10.5	147.2
30 June 2025	113.9	7.8	10	131.7
30 June 2026 (EOY)	94	9.6	13.3	116.9



When considering the underlying debt position, it is important to recognise the Long Term Financial Plan assumes a base level of Revenue Received in Advance. This is in recognition of the grant funding received both during election cycles and through targeted grant programs. It is therefore unlikely the balance of Revenue Received in Advance would ever be completely exhausted and as such borrowings would remain within the approved debt ceiling.

Treasury Management

Council utilises a combination of fixed-term borrowings (Foncier) and Cash Advance Debenture (CAD) facilities as part of treasury management arrangements. The use of these facilities provides flexibility to manage cash flow requirements while minimising the cost of borrowings. As cash is received, available funds are prioritised towards repaying outstanding borrowings, with CAD facilities providing flexibility to draw down funds again as required to meet future cash flow needs. As at 30 June 2026, Council has the following mix of facilities:

	Current Limit	Balance	Available Funds
Fixed Term Foncier Loans	5,495,700	5,495,700	-
Cash Advance Debentures	131,559,751	88,519,751	43,040,000
TOTAL	**137,055,451**	**94,015,451**	**43,040,000**

The option of fixing a portion of Council's borrowing facilities is currently being investigated. With all existing fixed rate loans due to mature in the 2026-27 financial year, fixing a portion of the borrowing facilities at current fixed rates would provide greater certainty over future interest costs. Where fixed rates are comparable to, or lower than, current variable rates, this approach provides an opportunity to lock in favourable rates while reducing exposure to potential increases in variable interest rates. Retaining a portion of the facilities as variable also maintains flexibility to respond to changing cash flow and borrowing requirements. A report regarding these options will be prepared for Council's consideration over the coming months.

BUDGET IMPLICATIONS 2026-27

In performing the year-end analysis, reviewing the draft actuals and preparing the carry forwards, the following impacts to the 2026-27 budget will be incurred:

- Increase to the operating surplus of $3.06m, relating to proposed operating project carry forward expenditure ($1.36m net) offset by capital renewal income ($4.42m)
- Increased renewal expenditure of $15.9m and related renewal income of $4.42m (net renewal expenditure increase of $11.52m)
- Increased new and significant upgrade expenditure of $8.01m and related income of $3.03m (net new and significant upgrade expenditure increase of $4.98m)

LONG TERM FINANCIAL PLAN

Under Section 122 of the *Local Government Act 1999* (the Act), Council is required to adopt a Long Term Financial Plan (LTFP) within two years after each general election of the council, and to review this annually.

The LTFP forecasts Council's financial position 10 years out, including associated financial statements and key financial indicators, to ensure future financial sustainability and transparency to the community regarding Council's projected financial position. It is a key tool and a critical part of Council's financial planning process and assists with long-term decision making to ensure that Council continues to meet the needs and expectations of our current and future communities and delivers on Council's strategic objectives (as specified in Council's Community Vision, the Strategic Asset Management Plan, and related strategies).

Under section 122 of the Act, the LTFP is required to be reviewed on an annual basis. The LTFP was reviewed and updated alongside the development of the 2026-27 budget and subsequently adopted at a special council meeting on 25 June 2026.

The annual review incorporated several important updates including:

- An increase to LGPI (local government price index) for 2027-28, in recognition of current world events and potential impacts to supply chains which will potentially inflate prices relating to construction and maintenance
- Alignment of the capital forecast to the updated Strategic Asset Management Plan, incorporating changes reflective of the Open Space Strategic Management Plan and re-forecasting of plant and fleet expenditure
- Inclusion of a both a rate increase and increase to borrowings from 2027-28 – 2035-36 for the implementation of the Open Space Strategic Asset Management Plan (OSSMP) as per the council resolution from 15 July 2025, item 9.11 (2.1) *'Playspaces – changes the service level to ensure access to a playground within 750 metres of most households'* and (2.2) '*Notes the financial summary detailed in this report and impact each service level option has on rates and debt, with the decision of Council to be reflected in updates to the Long Term Financial Plan (LTFP) and Strategic Asset Management Plan (SAMP).*'
- Increase in asset revaluation forecast to align with observed increases (from 3.5% in current LTFP, increasing to 4.0%)
- Forecast growth increased to 1% based on new developments across the city.

The current LTFP continues to constrain Council's capacity in the forward budget to initiate projects in response to emerging community need, requests for Council funding contributions and or to meet Council strategic actions. New and existing project proposals continue to be raised with Council staff and Elected Members that require consideration and response.

Community requests for Council funding toward projects and initiatives continues to place additional pressure on Council's budget. Council staff continue to work with stakeholders and explain Council budget constraints. Should proposals have significant merit and/or growing political pressure and expectation, there will be occasions when information about project proposals and financial implications will need to be presented to Council for direction, with information about the impact on the LTFP and competing priorities.

In August 2026, a combined workshop was held with the ARC and Elected Members seeking direction on key financial matters that Administration and the ARC should prioritise as part of preparations for the next full review of the LTFP by the incoming Council, as required by Council

and ARC resolutions in April 2026 and May 2026. The workshop assisted to identify financial principles, practices and foundations that should be maintained or strengthened and enhanced collective understanding of the financial trade-offs and choices that may need to be considered in balancing community aspirations with long term financial sustainability.

In addition, a workshop was also held to provide an update to Elected Members on the development of the Investment and Commercialisation strategy and to seek feedback about potential investment pathways, priorities, risk appetite and governance models. A further workshop will be held with Elected Members in September, seeking feedback on the draft Strategy before presentation to the ARC and Council at their respective meetings in October 2026.

SIGNIFICANT FINANCIAL RISKS

The City of Onkaparinga maintains a strategic risk register, which includes emerging and future risks, and a corporate risk register, which includes current risks and challenges that are being worked through.

The strategic risks incorporate the following:

- Council's financial settings are not sustainable in the long term (residual risk rating: medium)
- Non-compliance with legislative obligations (residual risk rating: medium)

The strategic risk register is provided to the Audit and Risk Committee (ARC) on a 6-monthly basis, with strategic risks that have a residual risk rating outside of Council's risk appetite being reported directly to Council. The strategic risk register was provided to the ARC at its meeting on 7 May 2026 and will continue to be provided twice yearly.

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDING 30 JUNE 2026

	2025-26 YTD Actuals	2025-26 Approved Budget BR3
Operating income		
Rates	184,801,289	184,458,646
Statutory charges	5,977,364	5,307,730
User charges	13,651,412	12,922,897
Grants, subsidies and contributions - capital renewal	5,026,293	6,807,231
Grants, subsidies and contributions - operating	24,705,784	17,473,876
Investment income	112,971	98,076
Reimbursements	1,311,506	835,612
Other income	3,859,990	3,500,783
Net gain - joint ventures and associates	-	776,600
Total operating income	**239,446,609**	**232,181,452**
Operating expenses		
Employee costs	94,248,269	91,694,057
Materials, contracts and other expenses	85,802,626	83,990,408
Finance costs	6,007,511	6,966,412
Depreciation and amortisation	46,293,814	47,518,627
Total operating expenses	**232,352,221**	**230,169,504**
Operating surplus/(deficit) before capital amounts	**7,094,389**	**2,011,948**
Capital income		
Amounts received specifically for new or upgraded assets	2,273,171	2,880,403
Physical resources received free of charge	13,047,158	-
Proceeds from disposal of assets	4,649,140	11,169,201
Net surplus/(deficit)	**27,063,858**	**16,061,552**
Other comprehensive income		
Changes in revaluation surplus - infrastructure, property, plant and equipment	40,818,418	66,717,517
Total other comprehensive income	**40,818,418**	**66,717,517**
Total comprehensive income	**67,882,276**	**82,779,069**

CITY OF ONKAPARINGA

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026

	2025-26 YTD Actuals	2025-26 Approved Budget BR3
Current assets		
Cash and cash equivalents	7,415,344	-
Trade and other receivables	20,565,372	22,862,000
Inventories	326,792	76,000
Total current assets	**28,307,508**	**22,938,000**
Non-current assets		
Financial assets	1,351,558	1,170,000
Equity accounted investments in council businesses	19,258,800	20,035,600
Infrastructure, property, plant and equipment	2,484,383,946	2,543,449,677
Intangible assets	-	-
Total non-current assets	**2,504,994,305**	**2,564,655,277**
Total assets	**2,533,301,813**	**2,587,593,277**
Current liabilities		
Trade and other payables	36,267,625	32,948,646
Short term borrowings	47,908,062	42,478,000
Short term provisions	14,856,091	13,414,000
Total current liabilities	**99,031,778**	**88,840,646**
Non-current liabilities		
Long term borrowings	46,107,390	64,106,643
Long term provisions	1,650,261	1,748,000
Other non current-liabilities	5,455,185	-
Total non-current liabilities	**53,212,836**	**65,854,643**
Total liabilities	**152,244,614**	**154,695,289**
Net assets	**2,381,057,199**	**2,432,897,989**
Equity		
Accumulated surplus	562,517,105	562,921,551
Asset revaluation reserve	1,792,838,383	1,842,844,552
Other reserves	25,701,712	27,131,884
Total equity	**2,381,057,199**	**2,432,897,989**

** Trade and other receivables / payables includes rates and is shown in both categories to recognise the rates which have been generated but not yet payable*

CITY OF ONKAPARINGA

STATEMENT OF CASH FLOWS FOR THE YEAR ENDING 30 JUNE 2026

	2025-26 YTD Actuals	2025-26 Approved Budget BR3
Cash flows from operating activities		
Receipts		
Operating receipts	234,307,345	225,276,145
Investment receipts	112,971	98,076
Payments		
Operating payments to suppliers and employees	(180,050,896)	(175,684,465)
Finance payments	(6,007,511)	(6,966,412)
Net cash flows from operating activities	**48,361,909**	**42,723,343**
Cash flows from investment activities		
Receipts		
Grants specifically for new or upgraded assets	2,273,171	2,880,403
Proceeds from sale of assets	4,649,140	11,169,201
Payments		
Expenditure on renewal/replacement of assets	(38,139,602)	(48,173,098)
Expenditure on new/upgraded assets	(10,518,741)	(12,711,690)
Net cash flows from investment activities	**(41,736,031)**	**(46,835,184)**
Cash flows from financing activities		
Receipts		
Proceeds from borrowings	(14,569,878)	9,829,256
Payments		
Repayments of borrowings	(5,271,635)	(5,271,633)
Net cash flows from financing activities	**(19,841,513)**	**4,557,623**
Net increase/(decrease) in cash held	**(13,215,635)**	**445,782**
Cash and cash equivalents at beginning of reporting period	-	-
Cash and cash equivalents at end of reporting period	**(13,215,635)**	**445,782**
Represented by:		
Cash and cash equivalents	-	-
Less: Short term cash advance drawdowns	(13,215,635)	445,782
Note: this simplified cash flow statement does not take into account revenue received in advance for future periods which will temporarily offset borrowings required in this reporting period		
Cash flows from other activities*		
Receipts		
Capital income not carried forward to 2026-27	7,456,462	5,001,000
Operating income not carried forward to 2026-27	1,277,738	1,320,000
Payments		
Capital expenditure not carried forward to 2026-27	(23,955,418)	(17,831,946)
Operating project expenditure not carried forward to 2026-27	(2,637,132)	(1,575,280)
Net cash flows from other activities	**(17,858,350)**	**(13,086,226)**
Revised cash and cash equivalents at end of reporting period	**(31,073,985)**	**(12,640,444)**

** Cash flow from other activites represents projects which, at year end, have been proposed to be carried forward from 2025-26 to 2026-27. The revised cash position therefore represents the position if the project and capital works program was delivered in its entirety in the 2025-26 financial year*

CITY OF ONKAPARINGA

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDING 30 JUNE 2026

	2025-26 YTD Actuals	2025-26 Approved Budget BR3
Accumulated surplus		
Balance at end of previous reporting period	535,453,247	548,676,964
Surplus/(deficit) from operations	27,063,858	14,244,587
Non-cash transfer from reserves to accumulated surplus	-	-
Balance at end of period	**562,517,105**	**562,921,551**
Asset revaluation reserve		
Balance at end of previous reporting period	1,752,019,965	1,755,417,964
Gain on revaluation of infrastructure, property, plant and equipment	40,818,418	87,426,588
Balance at end of period	**1,792,838,383**	**1,842,844,552**
Other reserves		
Balance at beginning of period	18,967,017	17,324,000
Transfers to reserve	6,738,326	10,176,141
Transfers from reserve	(3,631)	(3,699,728)
Balance at end of period	**25,701,712**	**23,800,413**
Total equity	**2,381,057,199**	**2,429,566,518**

CITY OF ONKAPARINGA

FUNDING STATEMENT FOR THE YEAR ENDING 30 JUNE 2026

	2025-26 YTD Actuals	2025-26 Approved Budget BR3
Operating activities		
Income		
Rates revenues	184,801,289	184,458,646
Statutory charges	5,977,364	5,307,730
User charges	13,651,412	12,922,897
Grants, subsidies and contributions - operating	24,705,784	17,473,876
Investment income	112,971	98,076
Reimbursements	1,311,506	835,612
Other income	3,859,990	3,500,783
Share of operating profit from equity accounted investees	-	776,600
Total income	**234,420,316**	**225,374,221**
Expenditure		
Employee costs	94,248,269	91,694,057
Materials, contracts and other expenses	85,802,626	83,990,408
Depreciation and amortisation	46,293,814	47,518,627
Finance costs	6,007,511	6,966,412
Total expenses	**232,352,221**	**230,169,504**
Operating surplus / (deficit) (before capital renewal income)	**2,068,095**	**(4,795,283)**
Grants, subsidies and contributions - capital renewal	5,026,293	6,807,231
Operating surplus / (deficit) (after capital renewal income)	**7,094,389**	**2,011,948**
Capital projects		
Renewal		
Project expenses	38,139,602	48,173,098
Less:		
Grants, subsidies and contributions	5,026,293	6,807,231
Developer contributions	-	50,917
Other income	1,089,091	2,415,739
Add Non-Cash Movements:		
Cost of asset sold	2,651,883	-
Net renewal expense	**34,676,100**	**38,899,211**
New and Significant Upgrades		
Project expenses	10,518,741	12,711,690
Less:		
Grants, subsidies and contributions	1,441,685	1,250,833
Developer contributions	831,486	1,578,653
Other income	816,387	253,462
Proceeds from sale of assets	5,395,546	8,500,000
Net new and significant upgrade expense	**2,033,638**	**1,128,743**
Capital Project Expenditure	**36,709,738**	**40,027,953**

CITY OF ONKAPARINGA

FUNDING STATEMENT FOR THE YEAR ENDING 30 JUNE 2026

	2025-26 YTD Actuals	2025-26 Approved Budget BR3
Other		
Loans		
New loans	(14,569,878)	9,829,255
Less:		
Loan principal repayments	5,271,635	5,271,633
Net loan movement	**19,841,513**	**4,557,622**
Reserves		
Transfer from reserves	3,631	3,699,728
Less:		
Transfer to reserves	6,738,326	10,176,141
Net reserve movement	**(6,734,695)**	**(6,476,413)**
Adjust:		
Depreciation - included in operating result, funded by renewal	46,293,814	47,518,627
Grants, subsidies and contributions (renewal) - included in operating	(5,026,293)	(6,807,231)
Grants received which have been transferred to RRIA	(1,814,781)	
Accruals	(13,109,256)	-
Net gain - equity accounted joint venture (non-cash)	-	776,600
Funding Surplus / (deficit)	**-**	**-**
Grand Total Income	236,269,338	258,983,438
Grand Total Expense	236,269,338	258,983,438
Funding Surplus / (deficit)	0	1

CITY OF ONKAPARINGA

UNIFORM PRESENTATION OF FINANCES FOR THE YEAR ENDING 30 JUNE 2026

	2025-26 YTD Actuals	2025-26 Approved Budget BR3
Operating surplus/(deficit)		
Operating income		
Rates	184,801,289	184,458,646
Statutory charges	5,977,364	5,307,730
User charges	13,651,412	12,922,897
Grants, subsidies and contributions - capital renewal	5,026,293	6,807,231
Grants, subsidies and contributions - operating	24,705,784	17,473,876
Investment income	112,971	98,076
Reimbursements	1,311,506	835,612
Other income	3,859,990	3,500,783
Net gain - joint ventures and associates	-	776,600
	239,446,609	**232,181,452**
Operating expenses		
Employee costs	94,248,269	91,694,057
Materials, contracts and other expenses	85,802,626	83,990,408
Finance costs	6,007,511	6,966,412
Depreciation and amortisation	46,293,814	47,518,627
	232,352,221	**230,169,504**
Operating surplus/(deficit)	**7,094,389**	**2,011,948**
Net outlays on existing assets		
Capital expenditure on renewal and replacement of existing assets	(38,139,602)	(48,173,098)
Add back depreciation, amortisation and impairment	46,293,814	47,518,627
Proceeds from sale of replaced assets	1,089,091	2,415,739
Net outlays on existing assets	**9,243,303**	**1,761,268**
Less: Net outlays on new and upgraded assets		
Capital expenditure on new and upgraded assets	(10,518,741)	(12,711,690)
Amounts received specifically for new and upgraded assets	2,273,171	2,880,403
Proceeds from sale of surplus assets	6,211,932	8,753,462
Net outlays on new and upgraded assets	**(2,033,638)**	**(1,077,825)**
Net impact to financing activities surplus/(deficit)	**14,304,054**	**2,695,391**

CITY OF ONKAPARINGA

KEY FINANCIAL INDICATORS FOR THE YEAR ENDING 30 JUNE 2026

	2025-26 YTD Actuals	2025-26 Approved Budget BR3
Operating surplus ratio *The percentage by which the major controllable income source varies from day to day expenses*		
Calculated as:		
Operating surplus/(deficit) before capital amounts	7,094,389	2,011,948
Divided by:		
Operating income	239,446,609	232,181,452
Operating income	**239,446,609**	**232,181,452**
Expressed as a percentage	**3.0%**	**0.9%**
Target*	**>0%**	**>0%**
Net financial liabilities ratio *How significant is the net amount owed compared with income*		
Calculated as:		
Total liabilities	152,244,614	154,695,289
Less: Liabilities for equity accounted investments in council businesse	-	-
Less: Current cash and cash equivalents	(7,415,344)	-
Less: Current trade and other receivables	(20,565,372)	(22,862,000)
Less: Current other financial assets	(326,792)	(76,000)
Less: Non-current financial assets	(1,351,558)	(1,170,000)
Net financial liabilities	**122,585,548**	**130,587,289**
Divided by:		
Total operating income	239,446,609	232,181,452
Total operating income	**239,446,609**	**232,181,452**
Expressed as a percentage	**51.2%**	**56.2%**
Target	**<100%**	**<100%**
Interest cover ratio *How much income is used in paying interest on loans*		
Calculated as:		
Finance costs	6,007,511	6,966,412
Less: Investment income	(112,971)	(98,076)
Net finance costs	**5,894,540**	**6,868,336**
Divided by:		
Total operating income	239,446,609	232,181,452
Less: Investment income	(112,971)	(98,076)
Total operating income	**239,333,638**	**232,083,376**
Expressed as a percentage	**2.5%**	**3.0%**
Target	**<5%**	**<5%**

CITY OF ONKAPARINGA

KEY FINANCIAL INDICATORS FOR THE YEAR ENDING 30 JUNE 2026

	2025-26 YTD Actuals	2025-26 Approved Budget BR3
Level of borrowings *How significant is the level of borrowings compared with income*		
Calculated as:		
Total borrowings	94,015,451	106,584,643
Divided by:		
Total operating income	239,446,609	232,181,452
Expressed as a percentage	**39.3%**	**45.9%**
Alternate ratio		
Calculated as:		
Total borrowings	94,015,451	106,584,643
Divided by:		
Total rate income	184,801,289	184,458,646
Expressed as a percentage	**50.9%**	**57.8%**
Debt ceiling	**143,000,000**	**143,000,000**
Debt servicing ratio *The proportion of total operating revenue required to service debt*		
Calculated as:		
Fixed term repayments plus Interest (finance costs)	11,279,147	12,238,045
Divided by:		
Total operating income	239,446,609	232,181,452
Expressed as a percentage	**4.7%**	**5.3%**
Target		
Total debt servicing will be below an upper debt servicing limit of 10% and above a lower limit of 3%		
Operating revenue		
Calculated as:		
Total operating income	239,446,609	232,181,452
Upper debt servicing limit 10% of operating revenue	23,944,661	23,218,145
Lower debt servicing limit 3% of operating revenue	7,183,398	6,965,444
Debt Servicing	**11,279,147**	**12,238,045**
Asset renewal funding ratio *What percentage of assets are being replaced at the rate they are consumed*		
Calculated as:		
Expenditure on renewal/replacement of assets	38,139,602	48,173,098
Less: Sale of replaced assets	-	-
Net expenditure on renewal/replacement of assets	**38,139,602**	**48,173,098**
Divided by:		
Projected asset renewal funding requirement	34,704,000	34,704,000
Expressed as a percentage	**109.9%**	**138.8%**
Target	**90-110%**	**90-110%**

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Carry Forward Report
Project and Capital Works

Project Description	New / Renewal / Operating	Forward Expense / (Revenue)	Reason for Carry Forward	Carry Forward Comment	Estimated Completion Date
BUILDINGS					
Noarlunga Aquatic Centre - Design	RENEW	13,494	PLANNED MULTI-YEAR	Ongoing design and construction services until project completion in late 2026	DECEMBER
Noarlunga Aquatic Centre - Major Renewal Remedial Works	RENEW	7,693,483	PLANNED MULTI-YEAR	Project timeline extended due to increased scope and additional external funding.	DECEMBER
Wardli Youth Centre Capital New	NEW	15,455	CONSTRUCTION DELAYS	Capital investment for sound proofing at Wardli Youth Centre	DECEMBER
Noarlunga Aquatic Centre - Major Renewal Remedial Works	RENEW	(2,980,548)	PLANNED MULTI-YEAR	Multi-year project, revenue drawn down in line with expenses	DECEMBER
SUBTOTAL		**4,741,884**			
COASTAL MANAGEMENT					
Port Noarlunga Jetty - Maintenance Works - Phase 1	OPERATNG	250,000	AWAITING APPROVALS	Pending Jetty lease negotiations with DIT.	JUNE
Tiller Drive Shared Path - Kaurna Story Telling Artwork	RENEW	20,000	CONSTRUCTION DELAYS	Public art contract signed, works on site will begin early August	SEPTEMBER
SUBTOTAL		**270,000**			
COMMUNITY, CULTURE AND LIBRARIES					
Public art Aunty Georgina Williams & Kaurna women	NEW	49,000	CONSTRUCTION DELAYS	Contract approvals are in progress. Due to the nature of the digital work the contract has been delayed to ensure proper protections for the artist and council in delivery of the work	DECEMBER
SUBTOTAL		**49,000**			
ENVIRONMENTAL					
Native Vegetation Clearance Offset	OPERATNG	41,270	PLANNED MULTI-YEAR	26/27 and 27/28 allocation of SEB funding for McHarg Reserve rejuvenation (woody weed control and planting) as per Native Vegetation Management Plan.	JUNE
Urban Creek Resilience & Recovery	OPERATNG	592,025	PLANNED MULTI-YEAR	Multi year project with grant completion date of May 2028	MAY
Urban Creek Resilience and Recovery Project #2	OPERATNG	666,170	PLANNED MULTI-YEAR	Multi year project with grant completion in February 2028	FEBRUARY
Urban Creek Resilience & Recovery	OPERATNG	(592,025)	PLANNED MULTI-YEAR	Multi-Year Project, revenue drawn down in line with expenses, grant completion May 2028	MAY

Project Description	New / Renewal / Operating	Forward Expense / (Revenue)	Reason for Carry Forward	Carry Forward Comment	Estimated Completion Date
Urban Creek Resilience and Recovery Project #2	OPERATNG	(676,682)	PLANNED MULTI-YEAR	Multi-Year Project, revenue drawn down in line with expenses, grant completion February 2028	FEBRUARY
SUBTOTAL		**30,758**			
MAJOR PROJECTS FUND					
Hackham South East Local Infra	NEW	310,946	PLANNED MULTI-YEAR	Council works awaiting developer completion of sewer infrastructure	JUNE
Port Willunga North Coast Park	NEW	5,436,142	AWAITING APPROVALS	Private land owner negotiations ongoing	JUNE
Hackham South East Local Infra	NEW	(156,008)	PLANNED MULTI-YEAR	Council works awaiting developer completion of sewer infrastructure	JUNE
Port Willunga North Coast Park	NEW	(2,878,158)	AWAITING APPROVALS	Private land owner negotiations ongoing, revenue drawn down in line with expenses.	JUNE
SUBTOTAL		**2,712,922**			
OPERATING					
2025 SA Youth Action Plan - Life Skills Grant	OPERATNG	9,031	PLANNED MULTI-YEAR	Grant period 1 October 2025 to 31 October 2026	OCTOBER
2025 SA Youth Action Plan - Life Skills Grant	OPERATNG	(9,031)	PLANNED MULTI-YEAR	Grant period 1 October 2025 to 31 October 2026	OCTOBER
Service Evaluation	OPERATNG	40,000	PLANNED MULTI-YEAR	Project commenced, consultant engage, initial discussions underway	DECEMBER
SUBTOTAL		**40,000**			
ORGANISATIONAL RESPONSE					
Audio Visual Equipment Upgrade - Chamber	RENEW	55,209	CONSTRUCTION DELAYS	Hardware pending delivery in August + any extra services required	SEPTEMBER
Backend Systems Upgrade	OPERATNG	156,546	PLANNED MULTI-YEAR	Costs for system patching and upgrades	JUNE
Customer Relationship Management System	OPERATNG	27,899	PLANNED MULTI-YEAR	Licensing costs for software + any additional project costs	JUNE
Data Management - Phase 1 & 2 Implementation	OPERATNG	191,058	PLANNED MULTI-YEAR	Data Governance & Quality Framework recently approved - 6 month pilot project to be undertaken	JUNE
Libraries Public Computer Modernisation	RENEW	25,012	PLANNED MULTI-YEAR	Ordered prior to end of financial year, however equipment is still being built and is expected to be delivered by the end of December 2026	DECEMBER
PCW -> OneCouncil Migration	NEW	36,037	PLANNED MULTI-YEAR	Hardware upgrades to transition the PCW process into One Council	JUNE
Technology Improvement Initiatives	OPERATNG	418,000	FUNDING GAP	Funding required to progress technology improvement initiatives	JUNE
WiFi Upgrade - FOC	NEW	38,573	CONSTRUCTION DELAYS	Required for WiFi work in July / August	SEPTEMBER
SUBTOTAL		**948,334**			

Project Description	New / Renewal / Operating	Forward Expense / (Revenue)	Reason for Carry Forward	Carry Forward Comment	Estimated Completion Date
PLACEMAKING					
Cemetery Review & Code Amendment	OPERATNG	74,700	FUNDING TIMING	This funding is tied to a State Government Grant for a Local heritage Review and therefore needs to be preserved. Development policy is close to going to select tender for the heritage review.	MARCH
SUBTOTAL		**74,700**			
PLANT AND EQUIPMENT					
Plant Acquisitions – NEW	NEW	322,667	PLANNED MULTI-YEAR	Delayed procurement	JUNE
Sales and Acquisitions	RENEW	3,468,964	PLANNED MULTI-YEAR	Delayed procurement	JUNE
Sales and Acquisitions	RENEW	(931,545)	PLANNED MULTI-YEAR	Pending sale of vehicles on arrival of replacements	JUNE
SUBTOTAL		**2,860,086**			
ROADWORKS					
Alice & Carol Crescent, Morphett Vale	RENEW	296,817	CONSTRUCTION DELAYS	Works impacted by significant inclement weather in June, delaying pavement construction and asphalt.	JULY
Collins Parade, Hackham	RENEW	820,404	CONSTRUCTION DELAYS	Works impacted by significant inclement weather in June, delaying pavement construction and asphalt.	AUGUST
Contingency for Cost Escalation (NSU)	NEW	1,313,538	FUNDING GAP	The ongoing Middle East crisis continues to disrupt global supply chains, increasing transportation risks and delays while driving up fuel and raw material costs, placing upward pressure on procurement and operating expenses. Funds being retained as contingency.	JUNE
Contingency for Cost Escalation (RENEWAL)	RENEW	1,640,102	FUNDING GAP	The ongoing Middle East crisis continues to disrupt global supply chains, increasing transportation risks and delays while driving up fuel and raw material costs, placing upward pressure on procurement and operating expenses. Funds being retained as contingency.	JUNE
Norman Road, Aldinga Beach	RENEW	2,121,000	PLANNED MULTI-YEAR	Project delayed to enable SA Water to replace a mains water supply in the road carriageway prior to Council's road reconstruction works.	DECEMBER
Road Works Validation – Process Review and Platform Upgrade	OPERATNG	120,433	PLANNED MULTI-YEAR	Stage 2 of the Road Works Validation – Process Review and Platform Upgrade project – Implementation design solution, including configuration of TechnologyOne platform, stakeholder training, and system testing.	JUNE

Project Description	New / Renewal / Operating	Forward Expense / (Revenue)	Reason for Carry Forward	Carry Forward Comment	Estimated Completion Date
Windemere Court, Woodcroft	RENEW	177,319	CONSTRUCTION DELAYS	Works impacted by inclement weather in June, delayed the pavement construction and asphalt.	AUGUST
Collins Parade, Hackham	RENEW	(510,203)	CONSTRUCTION DELAYS	Funding drawn down in alignment with project delivery - works impacted by inclement weather in June, delayed the pavement construction and asphalt	AUGUST
SUBTOTAL		**5,979,410**			
SPORT AND ACTIVE RECREATION					
Aldinga Rec Centre Capital	NEW	7,516	PLANNED MULTI-YEAR	Gym equipment ordered in June, awaiting delivery	AUGUST
SUBTOTAL		**7,516**			
STRATEGIC PLANNING					
Onkaparinga Local Area Plan - Five Year Review	OPERATNG	50,000	AWAITING APPROVALS	Adjustments to State Government program for LAP have influences project timing. We are focussing funds toward Employment Lands Study/Strategy in view of emerging employment land shortage and to provide evidence base for the LAP. Furthermore, this work will support the Coordinator Generals request for agency assistance and collaboration regarding development of an Employment Lands Roadmap for Greater Adelaide.	DECEMBER
SUBTOTAL		**50,000**			
WATER RESOURCES					
GPT Installation Pedler Creek SMP - McLaren Vale	NEW	33,355	CONSTRUCTION DELAYS	Impacted by inclement weather, GPT installed unable to finish swale construction due to ground conditions.	OCTOBER
Willunga Creek Norman Rd - SW upgrade	RENEW	60,385	PLANNED MULTI-YEAR	Commencement of year 1 works delayed to allow additional time to negotiate private land owner agreements required to undertake works.	JUNE
SUBTOTAL		**93,740**			
TOTAL NET CARRY FORWARDS		**17,858,350**			

10.7 COUNCIL ASSESSMENT PANEL INDEPENDENT PRESIDING MEMBER APPOINTMENT

Report contact	Meeting
Brett Miller, Principal Planner (Assessment Manager)	Council
Manager	
Matthew Lawrence, Manager Development Services	
Director	**Date**
Renee Mitchell, Director Planning, Governance and Regulatory Services	15 September 2026

1. Purpose

The term of the Independent Presiding Member (Presiding Member) of the Council Assessment Panel expires on 31 December 2026.

Council is now required to commence a process to appoint the Independent Presiding Member to the Council Assessment Panel.

2. Recommendations

That:

1. **The current Independent Presiding Member (Mr Matthew Atkinson) be reappointed for a further 3-year term until 31 December 2029.**

or

2. **A recruitment process be commenced to identify and shortlist candidates for the Independent Presiding Member of the Council Assessment Panel.**
3. **An interview panel comprising:**
   a. **Mayor Moira Were**
   b. **Director Planning, Governance and Regulatory Services**
   c. **Assessment Manager to the Council Assessment Panel**

   be established to assess and select the shortlisted candidates for the Independent Presiding Member position on the Council Assessment Panel and to make a recommendation to Council on the appointment of the suitable candidate.

3. Executive summary

The term of the Independent Presiding Member of the Council Assessment Panel expires on 31 December 2026.

The Presiding Member position has been filled by Mr Matthew Atkinson for a single 3 year term. The Council Assessment Panel Terms of reference, within clause 2.19, enables an Assessment Panel Member to be "*reappointed for a further term, or terms, upon expiry of his or her current term.*" The terms of reference also stipulate that the Presiding Member will be appointed for a term up to 3 years in length.

It is the administration's recommendation that Mr Matthew Atkinson be appointed for a further 3-year term. His qualifications, experience and respectful and courteous manner with all applicants and representors have successfully steered the Council Assessment Panel in its decision making throughout the current term.

Should the Council resolve to undertake a recruitment process then administration would undertake a call for expressions of interest, advising that all Independent Members will be responsible for obtaining and maintaining accreditation at Level 2 of the SA Government Accredited Professionals Scheme. Applications will be assessed, candidates shortlisted, with interviews then undertaken. A report will return to Council in December 2026 with a recommendation on the appointment of suitable candidates.

4. Background

Policy and/or relevant legislation	The Council Assessment Panel is the planning authority required to be established under the *Planning, Development and Infrastructure Act* 2016.
Who did we talk to/who will we be talking to	The current Presiding Member, Matthew Atkinson, has confirmed that he would accept an offer for a new term as Presiding Member of the Council Assessment Panel, should it be offered. Should the Council resolve to undertake a recruitment process, expressions of interest will be sought from appropriately qualified and experienced Level 2 accredited professionals.

5. Discussion

A Council Assessment Panel (CAP) is established by an individual Council and is a relevant authority in its own right under the *Planning, Development and Infrastructure Act 2016* (PDI Act). It is not a delegate of Council.

The Council recently considered the 2025-2026 Annual Report of the CAP at its meeting of 18 August 2026.

The CAP's Terms of Reference provide direction on appointment of members and terms of appointment.

The City of Onkaparinga CAP is comprised of the following:

- Independent Presiding Member
- three Independent Members
- one Elected Member
- one Deputy Independent Member (to attend if an Independent Member is unable to)
- one Deputy Elected Member (to attend if the Elected Member is unable to)Writer's guide.

The CAP will generally be the relevant authority for the granting of planning consent for performance assessed development that is the subject of public notification and representors have requested to be heard.

The CAP performs a number of roles under the PDI Act including:

- Acting as the relevant authority of the granting of planning consent for performance assessed development subject to public notification.
- Hearing reviews against certain decisions made by the Assessment Manager in their role as a relevant authority.
- Performing, exercising and discharging functions, powers or duties under the act in accordance with general duties set out in Section 15 of the PDI Act and the Code of Conduct for assessment panel members.

In addition, the Presiding Member:

- Is to ensure that the conduct of Assessment Panel meetings occurs in an orderly, fair and a transparent manner consistent with adopted meeting procedures.
- Is responsible for liaising with the Assessment Manager in relation to the general conduct of the business of the Assessment Panel.

The Presiding Member, Matthew Atkinson, was appointed for a period of three years, at the Council meeting of 12 December 2023, until 31 December 2026.

Observations by Manager Development Services, Director Planning, Governance and Regulatory Services and the Assessment Manager are that all members are working well together, providing a range of professional expertise. Members are all fulfilling their requirements under the PDI Act and are well led by the Presiding Member who has managed meetings professionally and within the remit of planning legislation. This has been particularly evident through the number of significant meetings held recently, including for the Wave Park proposal and its separate lighting application, a complex childcare application and the Aldinga airfield application. These meetings had large galleries and included the hearing of multiple representations for and against the proposals.

Through all meetings Mr Atkinson clearly articulates the process of the meeting, the reason the meeting is being held, expectations of behaviour for applicants and representors, and the outcomes following determination. He undertakes this in a respectful and courteous manner.

It is on the basis of the above that staff recommend reappointing Matthew Atkinson for a further 3-year term in accordance with the Terms of Reference.

Should Council however resolve to advertise the position, a call for expressions of interest for the position will be via ‘Seek’ and the City of Onkaparinga website with advertising extending for approximately two weeks. The advertisement will confirm the requirement for appointed persons to be responsible for obtaining and maintaining accreditation at Level 2 of the SA Government Accredited Professionals scheme.

Members are required to have skills and experience in the following fields (or similar):

- architecture and/or urban design
- urban planning
- sustainable environmental management
- landscape architecture
- heritage management and conservation
- economic development
- planning or environmental law
- strategic, transport, infrastructure and/or social planning.

Remuneration has been reviewed at staff level and remains consistent with other councils; it is recommended that the current sitting fees remain.

6. Financial implications

Item	Capital	Operating	Comment
Budget			
Current budget allocation	N/A	$650	Per meeting for Presiding Member
Additional funding required	Nil	Nil	
Funding source and amount	Nil	Nil	
Budget impact	Nil	Nil	
Long Term Financial Plan (LTFP)			
In current LTFP?	N/A		

7. Risk and opportunity management

Risk	
Identify	**Mitigation**
Reputation/community expectation	Appointment of members to the CAP ensures development applications are dealt with as expeditiously as possible and that any representors who nominate to be heard by the CAP may do so.
Compliance/legal	The CAP is a requirement of the PDI Act and is required to ensure the City of Onkaparinga fulfils its development assessment obligations.
Service delivery	Appointment of members ensures continuity of the CAP and timely assessment of development applications.

Opportunity	
Identify	**Maximising the opportunity**
The reappointment of the Presiding Member will promote consistency of decision making and processes within the Panel	The reappointment will reinforce the consistency in decision making process for the community, staff and applicants. This will also provide consistency in the operation of the Panel meetings.

8. Timelines and deadlines

Should Council seek to reappoint the current Presiding Member, a letter of offer will be provided to Matthew Atkinson for his consideration and confirmation.

Should Council resolve to commence a recruitment process, the following would be undertaken:

- Expressions of interest process commence for two-week period late September 2026.
- Interview of shortlisted candidates in October 2026.
- Report to Council meeting of 15 December 2026 recommending appointment of preferred candidate.
- Commencement of new Presiding Member in January 2027.

9. Next steps

As above

10. Attachments

Nil.

- END OF REPORT –

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10.8 EXTENSION OF APPOINTMENT OF MEMBERS OF COUNCIL TO THE CITY OF ONKAPARINGA'S COUNCIL ASSESSMENT PANEL

Report contact	Meeting
Matthew Lawrence, Manager Development Services	Council
Director	**Date**
Renee Mitchell, Director Planning, Governance and Regulatory Services	15 September 2026

1. Purpose

Council resolved at its meeting 18 February 2025 to appoint Cr Greaves and Cr Fisher (Deputy) to the positions on the City of Onkaparinga Council Assessment Panel, '*for a term expiring at the conclusion of the local government election in November 2026'.*

Given the change to local government election dates to April 2027, an extension of these appointments is required for Council members to remain on the Council Assessment Panel.

2. Recommendations

That Council:

1. **Extends Cr Greaves's appointment to the Council Member position of the Council Assessment Panel, for a term expiring at the conclusion of the local government election in April 2027.**
2. **Extends Cr Fisher's appointment to the Deputy Council Member position of the Council Assessment Panel, for a term expiring at the conclusion of the local government election in April 2027.**

3. Executive Summary

At its meeting 18 February 2025, Council considered the reappointment of elected members to the Council Assessment Panel, and resolved:

That Council notes the outcomes of the review of elected member inclusion on the Council Assessment Panel; and

a) Appoints Cr Greaves to the Council Member position of the Council Assessment Panel, for a term expiring at the conclusion of the local government election in November 2026.

b) Appoints Cr Fisher to the Deputy Council Member position of the Council Assessment Panel, for a term expiring at the conclusion of the local government election in November 2026.

The Electoral Commission of South Australia (ECSA) has released the official timetable for the 2027 Local Government periodic elections, being delayed to April 2027 from the original November 2026 date.

To ensure consistency of development assessment and avoid additional costs (CAP member training), it is recommended that the current elected members be reappointed for the short-term extension.

4. Background

Policy and/or relevant legislation	*Planning, Development and Infrastructure Act 2016* *Local Government Act 1999*
Who did we talk to/who will we be talking to	Current Council members of the Council Assessment Panel

5. Discussion

Council considered the requirement for the inclusion of a Council Member (and Deputy Council member) to the City of Onkaparinga Council Assessment Panel at its meeting 18 February 2025, and further information supporting this position can be found at https://www.onkaparingacity.com/Council/Council-and-committees/Agendas-and-Minutes/Council-and-special-council-meetings/Council-18-February-2025.

6. Financial implications

No budget implications arise from these short-term appointments.

7. Risk and opportunity management

Risk	
Identify	**Mitigation**
Reputation/community expectation	Appointment of members to the CAP ensures development applications are dealt with as expeditiously as possible and that any representors who nominate to be heard by the CAP may do so.
Service delivery	Appointment of members ensures continuity of the CAP and timely assessment of development applications.

Opportunity	
Identify	**Maximising the opportunity**
The reappointment of Council member and Deputy member will promote consistency of decision making and processes within the Panel	An elected member on the Panel ensures that local interest is brought to the assessment of a development proposal – interest or information that may not be identified/known by the independent members or planning staff. Secondly, an elected member brings an understanding of a council's strategic position on matters such as trees, open space and sustainability, matters which may be considered through CAP's deliberations of a development proposal.

8. Timelines and deadlines

If reappointed, the Council Member and Deputy Member to the City of Onkaparinga Council Assessment Panel will remain until the conclusion of the local government election in April 2027.

9. Next steps

If reappointed, the Council Member or Deputy Member to the City of Onkaparinga Council Assessment Panel will attend the monthly Council Assessment Panel meetings scheduled for the first Thursday of every month.

10. Attachments

Nil.

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10.9 DELEGATIONS UPDATE

Report contact	Meeting
Jessica Struthers, Senior Corporate Governance Officer	Council
Manager	
Ben Harkin, Manager Governance	
Director	**Date**
Renee Mitchell, Director Planning, Governance and Regulatory Services	15 September 2026

1. Purpose

This report seeks Council approval of updated delegations to the Chief Executive Officer under the *Liquor Licensing Act 1997* and *Local Nuisance and Litter Control Act 2016* following legislative amendments. It also seeks updated authorisations and competency determinations under the *Road Traffic Act 1961* following staff changes.

2. Recommendations

1. The City of Onkaparinga (Council) delegates each function or power of the Council listed in the attached tables (Attachments 1 to 2 to the agenda report) to the delegate or delegates identified in respect of the function or power.
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 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.
4. If two (2) 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 Council;
6. Each delegation of a power or function granted under this recommendation is independent of, and severable from, every other delegation granted under this recommendation.
7. If a delegation of a power or function under this recommendation is determined to be invalid or unlawful, the invalid or unlawful delegation will be deemed to be severed from this resolution and the remaining delegations will continue to operate according to their terms.
8. The delegations provided for in this resolution will come into operation on 16 September 2026.
9. Previous delegations granted by Council of the powers and functions delegated by this resolution are revoked, with effect from the date on which the delegations provided for in this recommendation come into operation.
10. The delegations granted by this resolution will remain in force until varied or revoked by resolution of Council.

Authorisations under the *Road Traffic Act 1961*

11. That Council resolves to grant the authorisation of powers under the Road Traffic Act as provided for in Attachment 3 to the agenda report.

12. In accordance with the Instrument of General Approval and Delegation to Council dated 22 August 2013 from the Minister for Transport and Infrastructure (the 'Instrument') the Council authorises the following persons pursuant to Clause A.7 of the Instrument to endorse Traffic Impact Statements for the purposes of Clause A of the Instrument provided that such persons shall take into account the matters specified in Clause A.7 of the Instrument in respect of Traffic Impact Statements:

    Matt Buckell, Morgan Ellingham, Emily Kenchington, Dawyd Pinter, Lisa Flaherty, Jamie Quilliam, Brett Williams

    In accordance with Clause A.7 of the Instrument, the Council is of the opinion that the following persons are experienced traffic engineering practitioners for the purposes of preparing a Traffic Impact Statement as required by Clause A.7 of the Instrument:

    Dawyd Pinter, Brett Williams, Damian Landrigan, Lachlan Marshall

    In accordance with Clause E.2 of the Instrument, the Council is of the opinion that the following persons have an appropriate level of knowledge and expertise in the preparation of Traffic Management Plans:

    Dawyd Pinter, Brett Williams, Damian Landrigan, Lachlan Marshall

3. Executive summary

Legislative amendments have changed powers and functions available to Council under the *Liquor Licensing Act 1997* and *Local Nuisance and Litter Control Act 2016*. Updated instruments are presented for Council approval so the relevant powers can be delegated to the Chief Executive Officer and, where appropriate, sub-delegated to suitably appointed officers.

The amendments relevant to Council's delegation instruments include changes to complaints concerning licensed premises, nuisance exemption applications, urgent litter clean-up cost recovery, nuisance and litter abatement notices, registration of nuisance abatement notices against land, and the disposal of items removed from premises.

Council's authorisations under the *Road Traffic Act 1961* also require updating following staff changes. The proposed resolution authorises the named employees to exercise specified traffic management powers and records the competency determinations required by the Minister's Instrument of General Approval and Delegation dated 22 August 2013.

4. Background

Policy and/or relevant legislation	The proposed delegations and authorisations support the exercise of Council's statutory functions under the legislation identified in this report.
Who did we talk to/who will we be talking to	Internal consultation with relevant directors and managers. Community consultation is not required.

5. Discussion

Delegations allow statutory powers and functions to be exercised operationally without requiring each matter to be determined by Council.

The Local Government Association periodically updates its delegation templates to reflect legislative amendments and corrections. Council's delegation instruments are updated when those changes affect powers or functions exercised by the City of Onkaparinga.

Section 44 of the *Local Government Act 1999* (LG Act) provides that Council may delegate its powers or functions under the LG Act or another Act. This occurs because it is not practicable or efficient for the elected body to perform the many functions or carry out the day-to-day activities of the Council.

Under section 44 of the LG Act, Council may delegate powers and functions to a committee, subsidiary, employee or the Chief Executive Officer. A power delegated to the Chief Executive Officer may be sub-delegated in accordance with sections 44 and 101 of that Act. A delegation is revocable by Council and does not prevent Council from exercising the delegated power or function itself.

New and amended delegations

New and amended provisions have been enacted under the:

- *Liquor Licensing Act 1997*
- *Local Nuisance and Litter Control Act 2016.*

New and amended sections are noted in red within Attachments 1-2 to this report. Table 1 below provides a summary of changes. It is recommended that Council delegate these new provisions to the CEO. The CEO may choose to further sub-delegate some or all of these powers to officers. Sub-delegations will be contained in instruments of sub-delegation.

Legislative amendments have also repealed or replaced provisions previously included in Council's delegation instruments, including section 53(1) of the *Dog and Cat Management Act 1995*, the former section 30(8) of the *Local Nuisance and Litter Control Act 2016*, and regulation 6(1)(b) of the *Local Nuisance and Litter Control Regulations 2017*. Superseded provisions will be removed from the relevant instruments of delegation.

Table 1 Summary of changes

Legislation	Change	Summary
Liquor Licensing Act 1997	Amended provision	The amended provision clarifies the circumstances in which Council may lodge a complaint about activity, noise or behaviour associated with licensed premises under section 106.
Local Nuisance and Litter Control Act 2016	New and amended provisions	New and amended provisions due to the commencement of the *Local Nuisance and Litter Control (Miscellaneous) Amendment Act 2025.* New and amended provisions relating to managing nuisance exemptions including waiving the requirement for a site nuisance management plan and extend the time an exemption may operate for (sections 19(2a), 19(3), 19(4a), 19(4b)(a), 19(4b)(c), 19(6), 19(6)(a), 19(6)(b) and 19(7)). A new section 22A provides councils with a cost recovery mechanism where a council takes

Legislation	Change	Summary
		urgent action to clean up litter from a public place that it considers to be a hazard. New provision allow council to require a person to pay reasonable costs (section 22A(1)), include costs incurred for taking samples or conducting tests (section 22A(2)), specify the period for payment (section 22A(3)) and recover the amount payable as a debt (section 22A(4)). New provisions relating to nuisance and litter abatement notices including specifications of notices (section 30(2)), if a plan of action is required and how to comply with it (section 30(2b) and 30(2c)), and the circumstances in which a notice can be revoked or varied and in what manner and form (sections 30(8)(a), 30(8)(b) and 30(8a)(b)). A new section 30A gives councils the ability to protect the effect of nuisance abatement notices beyond the current owner or occupier of land. Council may apply to the Registrar-General to register the notice against the title of that land (section 30A(1)), vary the notice (section 30A(4)), cancel the notice (section 30A(7) and 30A(8)) and notify an owner or occupier of the land (section 30A(9). New provisions relating to the sale or disposal of litter or items removed from a premises (section 31(8)) and the application of any proceeds of the sale (section 31(9)).

Authorisations under *Road Traffic Act 1961*

The Minister for Transport and Infrastructure granted delegations to Council under the Instrument of General Approval and Delegation (dated 22 August 2013) (the General Approval).

The General Approval permits Council to authorise employees to exercise specified powers under sections 17 and 20 of the *Road Traffic Act 1961*, subject to the conditions and limitations contained in the General Approval. The written instrument of authorisation must be approved by the Chief Executive Officer on behalf of Council.

The proposed written instrument of authorisation is included as Attachment 3, with changes shown in red. Following Council's decision, the instrument will be approved and signed by the Chief Executive Officer on behalf of Council.

Council's current authorisations under the *Road Traffic Act 1961* require updating due to staff changes in the Operations directorate. The authorisations are made by Council in accordance with the Minister's Instrument of General Approval and Delegation to Council dated 22 August 2013 for the purposes of preparing and endorsing Traffic Impact Statements and preparing Traffic Management Plans. These authorisations have been reviewed to ensure that only those officers that have the requisite skills and experience as required under the General Approval are authorised.

6. Financial implications

Not applicable.

7. Risk and opportunity management

Risk	
Identify	**Mitigation**
Reputation/community expectation	Clear and transparent account and decision making to Council and the community
Compliance/legal	Delegated authority from Council is essential for Council's administration to implement Council's decisions and to comply with legislation. Ensuring there is staff expertise or specialisation to understand and correctly implement these obligations. The inclusion of powers and functions in the Delegations Register.
Opportunity	
Identify	**Maximising the opportunity**
Increased efficiencies	It is not practical or efficient for the Council to perform the many operational activities required in the day to day administration of Council. The delegation of powers and functions to the CEO which may then be sub-delegated to appropriate staff contributes towards increased efficiencies in our operational activities. The powers identified in the various instruments of delegation are considered necessary by the relevant business area(s) to ensure efficient and effective operational responses.

8. Timelines and deadlines

These new and amended delegations are in consequence of legislative amendments which are now operational, and it is recommended that Council delegate them to the CEO as soon as possible.

9. Next steps

Once Council has approved the delegations to the CEO, the CEO may further sub-delegate to appropriate officers as they see fit and Council's delegations register will be updated accordingly.

10. Attachments

Attachment 1 – Instrument of Delegation – *Liquor Licensing Act 1997* (2 pages)

Attachment 2 – Instrument of Delegation – *Local Nuisance and Litter Control Act 2016* (10 pages)

Attachment 3 – Authorisation under the *Road Traffic Act 1961* (2 pages)

- END OF REPORT –

CITY OF ONKAPARINGA

DELEGATIONS UPDATE SEPTEMBER 2026

INSTRUMENT OF DELEGATION UNDER THE LIQUOR LICENSING ACT 1997

Liquor Licensing Act 1997				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
section 22(1)	Apply to the Court for a review of a decision of the Commissioner in relation to an application for or in relation to a licence	CEO		council
section 37(5)	Participate in consultation with the Minister in relation to any proposed regulations declaring an area to be a prescribed area for the purposes of section 37 of the Liquor Licensing Act	CEO		prescribed body
section 69(3)(e)	Approval of an application for the extension of a trading area where the relevant area is under the control of the council	CEO		council
section 106(2)(b)	Lodge a complaint under section 106(1) regarding unduly offensive, annoying or disturbing noise or behaviour from persons at or making their way to or from, or entertainment at, licensed premises	CEO		council
section 106(4)	Request that the matter proceed direct to a hearing	CEO		council
section 106(5)	Request that the Commissioner determine the matter	CEO		council
section 106(6)(a)	Make submissions in regard to the matter to the Commissioner or Court	CEO		council
section 120(2)(c)	Lodge a complaint under section 120(1) alleging that proper grounds for disciplinary action exist against a specified person	CEO		council
section 128E(1)	Prepare a draft local liquor accord	CEO		council
section 128H(3)	Request a variation of a local liquor accord	CEO		council

Liquor Licensing Act 1997				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
section 128H(5)	Request the Commissioner to add or remove the council as a party to a local liquor accord	CEO		council
section 128H(6)	Request the Commissioner to terminate a local liquor accord	CEO		council
section 128H(7)	Seek the consent of the other parties to a local liquor accord prior to request the Commissioner to terminate the local liquor accord	CEO		council
section 131(1ab)	Prohibit the consumption or possession or both of liquor in a public place within the council area during a specified period by notice published in the Gazette	CEO		council
section 131(1ad)	Provide a copy of notice published under section 131(1ab) to the Commissioner of Police	CEO		council
section 131(1c)	Vary or revoke a notice published under section 131(1ab)	CEO		council

INSTRUMENT OF DELEGATION UNDER THE LOCAL NUISANCE AND LITTER CONTROL ACT 2016

Local Nuisance and Litter Control Act 2016				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
section 7(2)(a)	Take action to manage local nuisance and littering within the council area	CEO		council
section 7(2)(b)	Cooperate with any other person or body in the administration of the Act	CEO		council
section 7(2)(c)	Provide, or support the provision of, educational information within the council areas to help detect, prevent and manage local nuisance and littering	CEO		council
section 8	Include in the council's annual report details of the performance of the council during the year of functions conferred on it under the Act	CEO		council
section 12(3)	Appoint authorised officers	CEO		council
section 12(4)(a)	Determine conditions to apply to the appointment of authorised officers	CEO		council
section 12(6)	Revoke the appointment of an authorised officer	CEO		council
section 12(6)	Vary or revoke a condition applying to the appointment of an authorised officer or impose a further condition	CEO		council
section 13(2)	Issue an identity card to an authorised officer	CEO		council
section 15(a)	Agree in writing that an authorised officer appointed by another council may	CEO		council

Local Nuisance and Litter Control Act 2016				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
	exercise powers under the Act in the council area			
section 16(1)(a)	Hold a substance, material or thing seized under Division 3, Part 3 of the Act pending proceedings	CEO		council
section 16(1)(a)	Authorise the release of a substance, material or thing seized under Division 3, Part 3 of the Act	CEO		council
section 16(1)(d)	Receive a substance, material or thing forfeited pursuant to a court order	CEO		council
section 16(1)(e)(i)	Request the person entitled to recover a substance, material or thing to collect the substance, material or thing	CEO		council
section 16(1)(e)(ii)	Make reasonable attempts to locate the person entitled to recover a substance, material or thing to collect the substance, material or thing	CEO		council
section 16(1)(f)	Dispose of any substance, material or things forfeited to the council under section 16	CEO		council
section 19(1)	Declare a person to be exempt from the application of section 18	CEO		council
section 19(2)	Receive an application for an exemption under section 19	CEO		council
section 19(2)(b)	Specify any information the council requires to be provided with an application under section 19	CEO		council

Local Nuisance and Litter Control Act 2016				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
section 19(2a)	Waive requirement to provide site nuisance management plan if satisfied anticipated adverse effects: • are not reasonably able to be avoided; and • are of limited nature and to form that opinion and be so satisfied	CEO		council
section 19(3)	Be satisfied applicant's site nuisance management plan sets out measures to prevent, minimise or address anticipated adverse effects	CEO		council
section 19(4)	Determine conditions to apply to a declaration under section 19	CEO		council
section 19(4a)	Extend period for which a declaration under section 19 operates	CEO		council
section 19(4b)(a)	Determine manner and form of application for extension of a declaration under section 19	CEO		council
section 19(4b)(c)	Require any information in connection with an application	CEO		council
section 19(5)	Vary or revoke a declaration under section 19	CEO		council
section 19(6)	Specify in a declaration under section 19 date declaration has effect from and period it remains in force	CEO		council
section 19(6)(a)	Determine: • date declaration under section 19 has effect from; and	CEO		council

Local Nuisance and Litter Control Act 2016				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
	• period declaration under section 19 remains in force			
section 19(6)(b)	Revoke a declaration under section 19	CEO		council
section 19(7)	Publish a declaration under section 19 or any variations or extensions to a declaration on a website determined by the council	CEO		council
section 22(3)(a)(i)	Provide a bin or other receptacle for litter of a particular kind	CEO		council
section 22(3)(a)(ii)	Approve or authorise the disposal of litter in a manner other than in a bin or receptacle provided by the council	CEO		council
section 22A(1)	Require a person to pay council's reasonable costs and expenses in taking action to clean up litter from a public place	CEO		council
section 22A(2)	Include costs and expenses reasonably incurred by the council in taking samples or in conducting tests, examinations, monitoring or analysis	CEO		council
section 22A(3)	Specify in a note under section 22A period within which amount is to be paid to the council	CEO		council
section 22A(4)	Recover amount payable to the council as a debt	CEO		council

Local Nuisance and Litter Control Act 2016				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
section 25(1)	Receive a citizen's notification from a person who reasonably suspects another person has committed an offence under Division 2, Part 4 of the Act	CEO		council
section 26(3)	Issue a notice to the owner of a vehicle for an alleged offence	CEO		council
section 29	Notify the Environment Protection Authority of a belief that an offence committed under section 18 of section 22 has, or may have, resulted in material environmental harm or serious environmental harm	CEO		council
section 30(1)(a)	Issue a nuisance abatement notice	CEO		council
section 30(1)(b)	Issue a litter abatement notice	CEO		council
section 30(2)	Include in a notice under section 30 the specified matters and/or requirements	CEO		council
section 30(2b)	Require a plan of action to include the specified matters and/or requirements	CEO		council
section 30(2c)	Include in a notice requiring a plan of action under section 30 that person comply with requirement to satisfaction of the council and to form the opinion and be satisfied the requirements have been complied with	CEO		council

Local Nuisance and Litter Control Act 2016				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
section 30(7)	Issue and serve a notice confirming an emergency notice	CEO		council
section 30(8)(a)	Vary or revoke a notice issued under section 30 on application of person to whom notice issued if satisfied appropriate in the circumstances and to form that opinion and be so satisfied	CEO		council
section 30(8)(b)	Vary or revoke a notice issued under section 30 on own initiative	CEO		council
section 30(8a)(b)	Determine requirements regarding manner and form of application under section 30(8)(a) and information to be included	CEO		council
section 30A(1)	Apply to Registrar-General for registration of nuisance abatement notice	CEO		relevant authority
section 30A(4)	Provide to the Registrar-General notice of any variation to a notice registered under section 30A	CEO		relevant authority
section 30A(7)	Apply to the Registrar-General to cancel the registration of a notice	CEO		relevant authority
section 30A(8)	Apply to the Registrar-General to cancel the registration of a notice in the specified circumstances.	CEO		relevant authority

Local Nuisance and Litter Control Act 2016				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
section 30A(9)	Notify an owner or occupier of the relevant land in writing if: • notice is registered under Section 30A(3); • a notice of the variation of a notice is registered under section 30A(4); the cancellation of the registration of a notice	CEO		relevant authority
section 31(1)	Take action required by a nuisance abatement notice or a litter abatement notice if the requirements of the notice has not been fulfilled	CEO		council
section 31(2)	Authorise a person to take action on behalf of the council if the requirements of a nuisance abatement notice or a litter abatement notice have not been fulfilled	CEO		council
section 31(3)(a)	Issue an instrument of authority to a person other than an authorised officer taking action on behalf of the council under section 31(1)	CEO		council
section 31(5)	Recover the reasonable costs and expenses incurred in taking action under section 31	CEO		council
section 31(6)	Fix a period within which an amount under section 31(5) must be paid to the council	CEO		council
section 31(8)	Sell or dispose of litter or a substance, material or thing removed from premises under section 31	CEO		council

Local Nuisance and Litter Control Act 2016				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
section 31(9)	Apply proceeds of sale in order specified	CEO		council
section 32(4)	Participate as a party to any proceedings under section 32	CEO		council
section 33(6)(a)	Make an application to the Environment, Resources and Development Court for an order under section 33(1)	CEO		council
section 33(8)(a)	Serve a copy of an application under section 33 on the Minister	CEO		council
section 33(9)(b)	Apply to the Environment, Resources and Development Court to join proceedings for an order under section 33(1) commenced by another person	CEO		council
section 33(14)	Apply to the Environment, Resources and Development Court for an interim order under section 33	CEO		council
section 33(19)	Apply to the Environment, Resources and Development Court to vary or revoke an order under section 33	CEO		council
section 34(1)	Agree with a person who the council is satisfied has contravened the Act a civil penalty in respect of the contravention	CEO		council
section 34(1)	Apply to the Environment, Resources and Development Court for an order for a civil penalty in respect of a contravention of the Act	CEO		council

Local Nuisance and Litter Control Act 2016				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
section 34(3)(a)	Serve a notice on a person who the council is satisfied has contravened the Act advising the person that they may elect to be prosecuted for the contravention	CEO		council
section 40	Require a person required by or under the Act to provide information to the council to verify the information by statutory declaration	CEO		council
section 43(1)(d)	Commence proceedings for an offence against the Act	CEO		council
section 48(1)	Serve notice on a person who has contravened the Act requiring the person to pay the reasonable costs of the council taking prescribed action under the Act	CEO		council
section 48(3)(a)	Extend the time for payment of an amount payable under a notice under section 48(1)	CEO		council
section 48(3)(b)	Waive or reduce payment of an amount payable under a notice under section 48(1)	CEO		council
section 48(6)	Recover an amount payable under a notice under section 48(1) which is unpaid as a debt	CEO		council
section 50(4)	Execute a certificate regarding the appointment or non-appointment of a person as an authorised officer; a delegation or authority under the Act; a notice, requirement or direction of the council; any	CEO		council

Local Nuisance and Litter Control Act 2016				
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**	**Capacity of Council**
	other decision of the council; receipt or non-receipt of a notification, report or information			
section 50(5)	Execute a certificate detailing costs and expenses and the purpose for which they were incurred for the purposes of proceedings to recover the reasonable costs of the council	CEO		council
section 51(9)	Participate in consultation with the Minister in regard to proposed regulations	CEO		council

CITY OF ONKAPARINGA

ATTACHMENT 3

DELEGATIONS UPDATE SEPTEMBER 2026

AUTHORISATIONS MADE BY COUNCIL UNDER THE ROAD TRAFFIC ACT 1961 AND APPROVED BY THE CHIEF EXECUTIVE OFFICER IN ACCORDANCE WITH THE INSTRUMENT OF GENERAL APPROVAL AND DELEGATION TO COUNCIL

1. The Minister for Transport and Infrastructure granted:
   (a) approvals to the Council for the purposes of specific powers under sections 17 and 20 of the *Road Traffic Act 1961*; and
   (b) appointed the Council as the Minister's delegate in respect of specific powers under sections 17 and 33(1) of the *Road Traffic Act 1961*,

by the Instrument of General Approval and Delegation (dated 22 August 2013) (**General Approval**).

2. Pursuant to the General Approval, the Council authorises the employees of the Council named in the below table to exercise the powers under sections 17 and 20 of the *Road Traffic Act 1961* conferred on or delegated to the Council by the General Approval subject to the conditions set out in the General Approval and any additional conditions noted in the table with respect to the exercise of the power.

Instrument of General Approval and Delegation to Council Use of Traffic Control Devices, Road Closure and Granting of Exemptions for Events Road Traffic Act 1961 (Sections 17, 20 & 33) Minister for Transport and Infrastructure			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
sections 17(1) and 17(2)	A. Traffic control devices Install, maintain, alter, operate or remove, or cause to be installed, maintained, altered, operated or removed, any traffic control device on, above or near a road which is under the care, control and management of the Council (except those traffic control devices specified in clause A.8 of the General Approval or dealt with in other clauses of the General Approval)	Matt Buckell, Morgan Ellingham, Dawyd Pinter, Lisa Flaherty, Jamie Quilliam, Brett Williams, Damian Landrigan, Lachlan Marshall	As set out in clause A of the General Approval
section 20(2)	B. Speed limits at works on roads Place signs on a road for the purpose of indicating the maximum speed to be observed by drivers while driving on, by or towards a work area or a work site where workers are engaged, or works are in progress at the direction of the Council	Matt Buckell, Morgan Ellingham, Dawyd Pinter, Lisa Flaherty, Jamie Quilliam, Emily Kenchington, Joshua Rose, Daryl Sowerby, Graham Searle, Ron Ganzevoort	As set out in clause B of the General Approval
section 17(3)	C. Traffic control devices at works on roads Install, display, alter, operate or remove any traffic control device in relation to an	Matt Buckell, Morgan Ellingham, Dawyd Pinter, Lisa Flaherty, Jamie Quilliam, Emily Kenchington, Joshua Rose,	As set out in clause C of the General Approval

Instrument of General Approval and Delegation to Council Use of Traffic Control Devices, Road Closure and Granting of Exemptions for Events Road Traffic Act 1961 (Sections 17, 20 & 33) Minister for Transport and Infrastructure			
Provision	**Power and Functions Delegated**	**Delegate**	**Conditions and Limitations**
	area where persons are engaged in work or an area affected by works in progress, or in relation to part of a road temporarily closed to traffic under the Road Traffic Act 1961 or any other Act	Daryl Sowerby, Graham Searle, Ron Ganzevoort	
section 17(3)	D. Temporary parking controls Install, display, alter, operate or remove a traffic control device for the purposes of imposing, varying or abolishing a parking control on a temporary basis on a road which is under the care, control and management of the Council	Matt Buckell, Morgan Ellingham, Dawyd Pinter, Lisa Flaherty, Jamie Quilliam, Emily Kenchington, Joshua Rose	As set out in clause D of the General Approval
section 17	F. Grant approval to another road authority Specifically approve the installation, maintenance, alteration, operation or removal of a traffic control device in the Council area by a road authority on, above or near a road under the care, control and management of the road authority	Matt Buckell, Morgan Ellingham, Dawyd Pinter, Lisa Flaherty, Jamie Quilliam	As set out in clause F of the General Approval

In accordance with the Instrument of General Approval and Delegation to Council dated 22 August 2013, I approve this instrument of authorisation on behalf of Council

_____

Signature of the Chief Executive Officer

_____

Name of the Chief Executive Officer

_____

Date

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10.10 COUNCIL AND COMMITTEE REPORTING SCHEDULE

Report contact	Meeting
Sue Hammond, Council and Committee Meeting Coordinator	Council
Manager	
Ben Harkin, Manager Governance	
Director	**Date**
Renee Mitchell, Director Planning, Governance and Regulatory Services	15 September 2026

1. Purpose

This report provides an update on the reporting for upcoming Council and Committee meetings.

2. Recommendations

That Council note the agenda report and Reporting Schedule (Attachment 1 to the agenda report).

3. Executive summary

This report is provided as per the following resolution of Council at its meeting of 21 March 2017:

That the item “Updated Work Program” from the agenda of the Strategic Directions Committee be duplicated as a monthly agenda item for Council meetings.

As the Reporting Schedule is a guide only and subject to change, members are encouraged to utilise the Elected Member website for an up to date version of the Reporting Schedule.

4. Discussion

Nil

5. Attachments

Attachment 1 – Report Schedule to March 2027 (3 pages)

- END OF REPORT –

Attachment 1

Report Schedule as at 10 September 2026

CEOPMC meeting 17/09/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT

EM Session 22/09/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT
3. Investment and Commercialisation Strategy	Bird, Jade	C&C
1. Community Battery: emPowering SA – Allotment 2041 Aldinga Beach Road, Aldinga	Thompson, Danielle	PGR
2. Great Places Program (confidential)	Onsman, Ynys	SEC

EM Session 29/09/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT

Special ARC meeting 01/10/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT
Investment and Commercialisation Strategy	Bird, Jade	C&C

Council meeting 13/10/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT
CWMS Market Sounding Outcomes	Calder, Ben	C&C
Investment and Commercialisation Strategy	Bird, Jade	C&C
Submission to ESCOSA Draft Decision for the Regulatory Framework Review	Calder, Ben	C&C
Confidential - Pt Willunga North Coast Park - Project Update	Fitzpatrick, Brian	OPE
Cat By-Law and containment	Moore, Nicole	PGR
Confidential items quarterly review	Hammond, Sue	PGR
Council and Committee Reporting Schedule	Hammond, Sue	PGR
GAROC nominations	French, Katrina	PGR
LGA President nomination	French, Katrina	PGR
Community Capacity and Connection Strategy implementation plans	Purves, Stuart	SEC
Economic Growth & Tourism Plan update	Scanlon, Ed	SEC

EM Session 20/10/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT

Special ARC meeting 22/10/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT
Draft General Purpose Statements for the year ending 30 June 2026	Toulantas, Belinda	C&C
External Audit Final Management Letter	Toulantas, Belinda	C&C
In-camera session - Dean Newbery and Audit and Risk Committee CONFIDENTIAL	Toulantas, Belinda	C&C
Southern Region Waste Resource Authority Annual Report	Toulantas, Belinda	C&C
Work Health Safety 2025-2026 Financial Year 4th Quarter Period Report	Newlands, Robin	C&C

City of Onkaparinga Annual Report 2025-26	Marshall, Estelle	SEC

EM Session 27/10/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT

ARC meeting 05/11/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT
Quarterly Finance Report including Budget Review 1	Toulantas, Belinda	C&C
Unsolicited Bids and Proposals Policy	King, Cameron	C&C
Confidential Internal Audit Quarterly Update	Roberts, Nicole	PGR
Formal advice between meetings	Roberts, Nicole	PGR
Internal Audit Charter and Plan 2027-30	Roberts, Nicole	PGR
Internal Audit Quarterly Update	Roberts, Nicole	PGR
Internal Audit Report - Procurement	Roberts, Nicole	PGR
Internal Financial Controls Review 2026	Roberts, Nicole	PGR

Council meeting 10/11/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT
Draft general purpose financial statements	Toulantas, Belinda	C&C
Quarterly Finance Report including Budget Review (BR1)	Toulantas, Belinda	C&C
Southern Region Waste Authority Annual Report	Toulantas, Belinda	C&C
Piggott Range Road Safety and Potential Closure Options	Fitzpatrick, Brian	OPE
Road Network Plan (RNP)	Ellingham, Morgan	OPE
Council and Committee Reporting Schedule	Hammond, Sue	PGR
Feedback Report - Lurline Boulevard, Sellicks Beach	Smith, Alicia	PGR
Review of SA Food Act Submission	Moore, Nicole	PGR
Annual Report 2025-26	Marshall, Estelle	SEC

EM Session 17/11/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT

EM Session 24/11/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT

EM Session 08/12/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT
1. 2027-28 Budget Settings and Assumptions	Toulantas, Belinda	C&C
2. Caretaker Refresher - TBC	McElligott, Sheryn	PGR

Council meeting 15/12/2026		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT
CWMS Procurement Strategy	Calder, Ben	C&C
Appointment of Australia Day Awards Committee	Taylor, Alexander	PGR
Appointment of Deputy Mayor	French, Katrina	PGR
Audit and Risk Committee Meeting Structure and Membership	French, Katrina	PGR
CEOPMC Membership and Meeting Structure	French, Katrina	PGR
Council and Committee Decision Making Structure	French, Katrina	PGR

Council and Committee Reporting Schedule	Hammond, Sue	PGR
Elected Member Allowances and Benefits	French, Katrina	PGR
Questions that Lie on the Table	French, Katrina	PGR
End of Term Report	Holloway, Vivienne	SEC

Council meeting 19/01/2027		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT

Council meeting (CARETAKER) (Date TBC at December meeting) 16/02/2027		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT

Council meeting (CARETAKER) (Date TBC at December meeting) 16/03/2027		
REPORT SCHEDULED	RESPONSIBLE OFFICER	DEPT

Department acronyms
OPE –Operations
PGR– Planning, Governance and Regulatory Services
C&C – Corporate and Commercial
SEC – Strategy, Engagement and Community

Meeting acronyms
ARC – Audit and Risk Committee
EM Session – Elected Member Session
CEOPMC – CEO Performance Management Committee

11. Questions on notice

11.1 QUESTIONS ON NOTICE – CR THEMELIOTIS – HASTINGS STREET COMMUNITY HALL

1. *Who first proposed the establishment of a Social Supermarket/Community Food Hub in Seaford?*

   This information is captured within the 16 June 2026 Council report (item 10.1).

   The establishment of a community food hub was led by council in response to a February 2023, Council resolution to undertake detailed food security investigations to inform a council wide coordinated approach to identify locations of highest need for food security initiatives.

   These investigations included food relief mapping, a household food security survey, community engagement process, and site analysis to determine the most suitable location for a community food hub in response to escalating food insecurity across the region.

   In early 2025, we secured state government funding to further scope a potential social supermarket in Seaford or surrounding areas, identified as the area of most need through the extensive investigations, research and engagement since 2023.

   On 11 November 2025, Council approved (item 9.3) the establishment of an Onkaparinga Community Food Hub at Hastings Street Community Hall in partnership with The Food Centre and Good Shepherd, subject to a successful tender to Department of Human Services Social Supermarket Program 2025–2030 and Development Application approval.

2. *Who initiated the process of applying for State Government funding for the Social Supermarket/Community Food Hub, and what role did Council administration, external organisations play in developing and submitting the application?*

   Following the release of the Department of Human Services guidelines for the new Social Supermarket Program and in anticipation of a tender process beginning (which commenced on 25 September 2025), council contacted sector partners to identify program partners on 19 September 2025.

   A funding application was subsequently submitted prior to the 2 November 2025 closing date in partnership with The Food Centre (lead applicant) and Good Shepherd.

   The funding application was supported by a dedicated project officer from the Good Shepherd.

   Council's role in this process included attending partnership meetings to finalise partnership arrangements and contributions, along with the future service model.

3. *Were minutes taken at the resident roundtables or meetings regarding the Hastings Street Community Food Hub, and can these be provided to Elected Members*

   An initial Neighbourhood Reference Group (NRG) meeting was held on 1 July 2026 to share the purpose and intent of the NRG.

   No formal minutes / notes were captured from this initial meeting; however resident feedback and subsequent council actions were captured in an action list included in the agenda pack for the NRG meeting held on 10 August 2026.

   Meeting notes for the 10 August 2026 meeting will soon be published on a council landing page and shared with residents who provided their contact details at the NRGs.

4. *Based on the records of those roundtables and other engagement undertaken, what were the key concerns, areas of support and overall sentiment expressed by nearby residents?*

   Key concerns:

   - Clarification of council decisions including Council resolutions and Development Approval processes
   - Traffic, parking and noise management

- Transparency of council decision making and information
- General maintenance of surrounding reserve
- Storage of trolleys

Areas of support:

- Increased communication from council and having key people for residents to communicate with
- Local access to affordable food
- Opportunities for reserve maintenance and upgrade

General sentiment and other comments or questions:

- Supportive of the community food hub but would prefer another location.
- No criteria of attending the community food hub
- Transport options of residents who are transport disadvantaged, such as the use of the community bus
- What are the benefits of the community food hub to immediate residents
- Merger of The Food Centre and Good Shepherd
- Community land management plan, rezoning and change of use
- Council contributions
- History of Hastings Street Community Hall
- Monitoring attendance and utilisation of community food hub

5. *What changes, if any, have been made to the design, operating model or management arrangements for the Community Food Hub as a direct result of feedback from nearby residents?*

   Modifications made to the design, operating model or management arrangements include:

   - Community food hub operating hours limited to 9-5 weekdays and 10-2pm on Saturdays with no evening operations as originally considered.
   - Additional signage being considered to enforce parking in designated areas on site, rather than on streets.
   - Change of CCTV camera angles
   - The Food Centre will ensure contractors reduce noise disturbances as site preparations and modifications are undertaken

6. *What traffic and parking assessment has been undertaken for the Hastings Street site, and what were the findings regarding visitor numbers, parking demand, deliveries and potential impacts on surrounding residential streets?*

   Traffic impact, access and parking, delivery operations and hours of operation were included in the 16 June Council report (item 10.1, page 41 of the agenda).

7. *What measures will be implemented to minimise impacts on nearby residents, including traffic, parking, noise, deliveries, waste, lighting, security and increased activity around the site?*

   Council has a number of management tools available to reduce public nuisance, including the conditions of approval that reduced opening hours, delivery vehicle size, waste control etc. These conditions are enforceable and carry penalties if continued breaches occur, pursuant to the Planning, Development and Infrastructure Act 2016.

The Local Nuisance and Litter Control Act 2017 provides council additional enforcement powers to ensure lighting, litter and commercial noise impacts are managed.

Residents should call SAPOL in the event of illegal activities being undertaken in the vicinity.

8. *What is the current timeline for completion of works and commencement of operations, and on what date is the facility expected to open to the public?*

   Pending finalisation of the lease agreement and building consent, we anticipate building modifications to commence early October with an opening date late October/early November.

9. *How will the opening of the Social Supermarket be advertised and promoted, what geographic area will that promotion target, and who is the facility intended primarily to service?*

   Council will work in partnership with The Food Centre and Good Shepherd to promote the community food hub through multiple channels, including social media, council's website, local media and community networks.

   Promotion will initially target residents in Seaford and surrounding areas, as well as people who have registered through Your Say to receive updates about the project.

   A grand opening for the community food hub will be held with the Minister of Human Services, the Hon. Katrine Hildyard MP as the funding body, along with other Members of Parliament, community and identified guests invited.

   While the community food hub is available to the whole community, our food security investigations identified Seaford and surrounding areas are experiencing one of the highest levels of food insecurity, with services limited and unable to meet demand. As a result, we anticipate the community food hub will primarily service Seaford and surrounding areas.

10. *Will nearby residents be directly notified before the facility opens, including the opening date, operating hours, delivery arrangements and contact details for raising concerns?*

    Residents in close proximity of the community food hub will be notified of the opening date, opening hours and invited to the opening event once confirmed.

    Residents have also been provided contact details for any questions or raising concerns.

11. *What expenditure will Council incur in establishing and operating the facility, including capital works, maintenance, utilities, cleaning, waste, security, staffing and administration?*

    and

12. *What financial or in-kind obligations will Council have over the life of the funding agreement (3 years), and what ongoing costs or commitments may remain once the current grant funding concludes?*

    Council's financial contributions were included in the 16 June Council report (item 10.1, page 46 of the agenda).

13. *Will Council formally monitor the impacts of the facility after opening, including traffic, parking, noise, complaints, safety and neighbourhood amenity, and will the results be reported back to Elected Members?*

    Council is committed to monitoring progress of the community food hub, working closely with the partners to ensure that all feedback is considered and any concerns are addressed in a timely manner.

    While progress will be provided to the Council through the Empowered Communities Implementation Plan 2026-31 reporting, elected members will be kept informed of any relevant impacts or concerns as the community food hub is established.

14. *Can Administration provide Elected Members with a briefing on the history of Hastings Street Community Hall, including its previous uses, any known community issues or concerns associated with the site, and any relevant decisions or management history; and can Administration explain why this background information was not included in the reports presented to Council when Elected Members were asked to consider the Social Supermarket/Community Food Hub proposal?*

    Information about Hastings Street Community Hall and the surrounding grounds (excluding the reserve) classification and transition from a kindergarten to a community centre in 2011 was included in the 11 November Council report (item 9.3, page 49 of the agenda).

    Further information about the history of Hastings Street Community Hall was included in the 16 June Council report (item 10.1, page 45 of the agenda).

    A detailed chronology of Hastings Street Community Hall was also included in the 16 June Council report (item 10.1, page 168 and 169 of the agenda).

11.2 QUESTIONS ON NOTICE – CR THEMELIOTIS – IMPROVING RESIDENT SERVICE REQUEST OUTCOMES

1. *What is Council's current process for determining when a resident service request is considered complete and can be closed?*

   A service request is closed when the responsible service area has completed the required action, investigation or assessment and determined that no further action is required.

   Closure of a request occurs when:

   - the requested work has been completed
   - an inspection or investigation has been undertaken
   - the matter has been assessed as being outside Council's responsibility
   - the request is a duplicate of an existing request

   Responsibility for determining closure sits with the service area responsible for managing the request.

2. *What mechanisms are currently available to residents to view the status of a service request, understand what action has been taken and see the reason a request has been closed?*

   Residents currently receive updates through Council's existing customer communication channels, including:

   - request acknowledgement and closure updates through the customer's preferred communication method SMS or email
   - request updates from service areas
   - phone contact from Council staff
   - contact with our Customer Relations team.

   Some residents choose not to receive updates or communications regarding their requests.

3. *If a resident considers that a service request has been closed before the matter has been satisfactorily resolved, what process is available for them to have the request reviewed, reopened or escalated?*

   If a resident considers that a service request has been closed before the matter has been satisfactorily resolved, they may contact Customer Relations who will review the circumstances of the request, including why it was closed and liaise with the relevant team to determine whether the request requires further investigation, reopening or escalation.

   If a resident remains dissatisfied with the outcome, they can also access Council's feedback and complaints process.

4. *How many service requests have been reopened, resubmitted or escalated by residents in each of the past three financial years after initially being closed by Council?*

   Analysis of the customer request complaints data over the past 3 financial years identified 40 complaints where residents specifically raised concerns that a request had been closed despite the underlying issue not being resolved. These complaints represent a small proportion of total customer requests and has assisted in identifying opportunities to improve communication and closure practices.

   We’re unable to identify requests that were reopened, resubmitted or escalated following closure.

5. *Has Administration identified any issues with service requests being closed administratively before residents consider the underlying matter resolved, and if so, what action has been taken to improve this process?*

   Administration has not identified a systemic issue with service requests being closed inappropriately, however there may be isolated instances where a request is closed before the issue is finalised due to administrative oversight or human error. Opportunities to improve consistency, communication and visibility throughout the request lifecycle are therefore continually reviewed.

   To support improved customer outcomes, Council has recently implemented the Club Enquiry Customer Request Model, which provides a consistent approach to handling customer enquiries and requests, with a focus on clear ownership, communication and accountability. Through our Customer Experience Program, the model is being used to inform improvements in customer request management and will be progressively rolled out across other request types to support greater consistency in the customer experience.

6. *Has Administration considered introducing a resident self-service portal that would allow residents to submit requests, track their progress, view actions taken, receive updates and see the final outcome or reason for closure?*

   While no specific commitment has been made at this stage regarding the implementation of a self-service portal, Administration recognises the potential benefits such functionality could provide to customers. Opportunities to enhance online self-service capabilities will continue to be explored through Council's Customer Experience and ongoing service improvement initiatives.

7. *What options or systems have been considered to provide residents with greater transparency and visibility over the full life of a service request?*

   As part of Council's customer experience and technology improvement initiatives, opportunities are being explored to improve transparency and visibility throughout the lifecycle of a service request. These include enhanced use of existing customer request management functionality, improved customer communication from request lodgement through to completion, including updates on progress and request outcomes.

   These opportunities continue to be assessed through Council's Customer Experience Program and ongoing service improvement activities.

8. *Could this functionality be incorporated into Council's existing customer relationship management or customer service systems, and if so, what would be the estimated implementation and ongoing costs?*

   A detailed technical assessment has not yet been completed. The ability to incorporate additional customer self-service functionality will depend on several factors, including available TechnologyOne capabilities, integration requirements and ongoing support and maintenance needs. Until a comprehensive business case and technical assessment are undertaken, it is not possible to reliably estimate implementation or ongoing operational costs.

9. *Are there any current plans to introduce improved online self-service functionality for residents, and if so, what is the anticipated timeframe?*

   Council is currently progressing broader customer experience and service improvement activities through the Customer Experience Program. Residents have access to online self-service request lodgement through the City of Onkaparinga website, with approximately 40% of customer requests currently submitted through this channel.

While online services continue to be reviewed and enhanced as part of Council's ongoing Customer Experience Program, no approved project or implementation timeframe has been established at this stage for a customer self-service portal.

10. *If no such system is currently planned, would Administration consider investigating options for a resident self-service portal designed specifically to improve transparency and help ensure requests are not closed before an appropriate outcome has been reached?*

    Administration is open to investigating opportunities that enhance customer transparency, visibility and overall customer experience. Any future consideration of a resident self-service portal would need to assess the benefits to customers, alignment with Council priorities, technology capability, implementation costs and ongoing operational impacts. Consideration would also need to be given to how any solution integrates with existing systems and processes to ensure a seamless customer experience.

    Opportunities to improve online self-service functionality will continue to be considered through Council's Customer Experience Program and broader digital service planning activities.

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11.3 QUESTIONS ON NOTICE – CR THEMELIOTIS – EQUITY OF SERVICE AND INFRASTRUCTURE PROVISION

1. *How does Council assess whether services, infrastructure and capital investment are being provided fairly across the City of Onkaparinga?*
2. *What factors does Council consider when deciding where infrastructure renewal, upgrades and new investment should be prioritised?*
3. *How does Council account for the different needs of established suburbs, growth areas, rural communities and coastal communities when making these decisions?*
4. *Does Council compare service levels and infrastructure investment across different wards, suburbs or areas of the City?*
5. *Where an area is identified as having a significant service or infrastructure gap, how is that reflected in future budgets, works programs or service planning?*
6. *Can Administration provide Elected Members with information showing how capital investment has been distributed across the City over recent years, and whether that distribution aligns with identified community need, asset condition and growth?*

The response to these questions will be included in the minutes of this meeting.

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11.4 QUESTIONS ON NOTICE – CR THEMELIOTIS – BUDGET METHODOLOGY

1. *Can Administration confirm how capital renewal grants, subsidies, developer contributions and equity-accounted joint venture results are treated in the 2026/2027 budget when calculating Council's operating surplus or deficit, and how that treatment compares with the 2022–23 Original Budget?*
2. *The 2022–23 Original Budget reported an operating deficit of $3,983,013 and separately identified $4,661,688 in capital renewal grants, subsidies and contributions. If the current accounting classifications and budget methodology had been applied to the 2022–23 Original Budget, what would the operating result have been?*
3. *Can Administration provide a simple reconciliation showing the original 2022–23 operating result, the adjustments required to apply the current methodology, and the resulting like-for-like operating surplus or deficit?*
4. *If the 2022–23 Original Budget would have recorded an operating surplus when calculated using the same methodology applied today, on what basis is the current budget described as Council's first operating surplus following seven years of budget deficits?*

The response to these questions will be included in the minutes of this meeting.

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11.5 QUESTIONS ON NOTICE – CR THEMELIOTIS – CAT DESEXING FUNDING

1. *Did the City of Onkaparinga or the RSPCA receive, administer or have access to any bequest, donation or other external funding for subsidised or free cat desexing programs?*
2. *If yes, how much funding was originally provided, how much has been spent, and are any funds still available?*
3. *If funds remain available, what restrictions or conditions apply to their use?*
4. *If funds remain available and can be used for cat desexing, when will Council or the RSPCA consider reinstating a subsidised cat desexing program for residents?*

The response to these questions will be included in the minutes of this meeting.

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11.6 QUESTIONS ON NOTICE – CR JEW – ROAD MAINTENANCE REQUESTS

1. *How many road maintenance requests has Council received since January 2026?*
2. *How many have been addressed?*
3. *Of those identified as dangerous, how quickly are council staff getting them resolved?*
4. *From January to August in 2023, 2024, 2025 and 2026, how many road maintenance reports did Council receive each year?*
5. *What is council's process when a defect is received (such as potholes) when it is on a state road managed by Department for Infrastructure and Transport?*
6. *If residents raise an issue how does council treat a road that is approaching renewal?*

The response to these questions will be included in the minutes of this meeting.

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11.7 QUESTIONS ON NOTICE – CR JEW – PLAYGROUND UPGRADES AND RENEWALS

1. *What locations are playground upgrades and renewals occurring across the 26/27 calendar year? What is the scope of work for each project?*
2. *Please provide a status update for each project*
3. *What is the anticipated completion date for each project?*
4. *How is council ensuring that children of all ages and abilities are being catered for?*
5. *Are shade, seating, drink fountains, toilets, fencing and paths being incorporated into any of the playground design?*

The response to these questions will be included in the minutes of this meeting.

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12. Motions on notice

12.1 NOTICE OF MOTION – CR EATON – CITY OF ONKAPARINGA CHRISTMAS LIGHTS COMPETITION

Background

Leading up to the Christmas period 2025, Council was advised that Mayor Were had decided not to hold the Mayor's Christmas Lights Competition for that year. It was clear that many local residents were concerned that the competition was not being conducted. During the last term of Council this competition was held each year with the exception of the election year). With the decision being made not to hold the competition some members expressed a desire to hold their own competition, which had some issues around it. I submitted a Question on Notice at the August Council meeting as to whether it was intended by the mayor to hold the competition this year, with a response being that she was not going to due to other events.

Christmas lights assist in building communities. In the last term of Council, I assisted on all the Mayor's Christmas Lights Competition assessment panels with the mayor and two other elected members. It provided an excellent opportunity to visit the whole the City of Onkaparinga, speak with many residents, experience the commitment of those who had entered the competition and observe the passion and delight that these residents exhibited when they were awarded a category prize.

I have already received comments from residents explaining their concerns that it has been decided that the Mayor's Christmas Lights Competition will not be held again for 2026.

This Motion on Notice proposes that for 2026 the City of Onkaparinga changes the name of the competition to "The City of Onkaparinga Christmas Lights Competition" and it is held in the leadup to the Christmas period.

Motion

That Council:

1. **Approves the conduct of the City of Onkaparinga Christmas Lights Competition in 2026.**
2. **Requests the Chief Executive Officer to undertake the necessary arrangements for the competition to be conducted during the 2026 Christmas period.**
3. **Appoints an assessment panel comprising three elected members to undertake the assessment of entries and determine the competition outcomes.**
4. **Requests the Chief Executive Officer to conduct the City of Onkaparinga Christmas Lights Competition consistent with the format, assessment criteria and categories used for previous Christmas Lights competitions, with a total budget of no more than $500, inclusive of marketing, advertising and awards.**

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13. Petitions

13.1 PETITION – PEDESTRIAN CROSSING GRIFFITHS DRIVE

Report contact	Meeting
Lachlan Marshall, Traffic Engineer	Council
Manager	
Morgan Ellingham, Manager Assets and Technical Services	
Director	**Date**
Matt Buckell, Director Operations	15 September 2026

1. Purpose

On 1 September 2026, a petition (Attachment 1) was received containing forty (40) signatures from the residents of Moana Mews Retirement Village requesting the installation of a safer pedestrian crossing at Griffiths Drive, Seaford.

2. Recommendations

That Council:

1. **Receives the petition in Attachment 1 to the agenda report.**
2. **Notes that as Griffiths Drive, Seaford is under the care and jurisdiction of the Department for Infrastructure and Transport (DIT) this petition will be forwarded to them for their consideration.**
3. **Notes that the head petitioner will be notified of Council's decision.**

3. Executive summary

On 1 September 2026 a petition (Attachment 1) was received containing forty signatures requesting a cross walk be installed on Griffiths Drive, Seaford to allow residents from the Mews Retirement Village to be able to cross to the Seaford Shopping Centre.

The section of Griffiths Drive between Commercial Road and Main South Road is under the care and jurisdiction of the Department for Infrastructure and Transport (DIT). A pedestrian refuge and kerb ramps currently exist west of the Grand Boulevard roundabout crossing, although this is not signalised.

As Council is not the responsible road authority for this section of Griffiths Drive, the petition will be forwarded to DIT for their consideration of the request for a safer pedestrian crossing.

4. Background

Policy and/or relevant legislation	Department for Infrastructure and Transport's Operational Instruction 20.1 *Care, Control & Management of Roads (Highways) by the Commissioner of Highways* (Section 26 of the Highways Act 1926) A Functional Hierarchy for South Australia's Land Transport Network
Who did we talk to/who will we be talking to	We will notify the head petitioner of Council's decision to receive the petition. Any investigation findings will be clearly communicated to the head petitioner.

5. Discussion

Griffiths Drive is located on the border of Seaford and Seaford Rise. This section between Commercial Road and Main South Road is a state managed road under the care and control of the Department for Infrastructure and Transport (DIT). The petition relates specifically to this DIT managed segment with references to Griffiths Drive in this report relating solely to the state-controlled section.

Road Characteristics:

- Orientated generally east-west with a length of approximately 1,170 m.
- Has a posted speed limit of 60 km/h.
- Provides two travel lanes in each direction separated by a wide, vegetated median.
- Functions as a strategic link between Commercial Road and Main South Road, both major north-south arterial roads.
- Connects with Grand Boulevard via a dual-lane roundabout, which is a higher-order council road that connects the Seaford commercial district and surrounding residential areas to Griffiths Drive.
- Carries approximately 16,700 vehicles per day east of Grand Boulevard and 8,400 vehicles per day west of Grand Boulevard (according to the LocationSA Map Viewer).
- Intersects with an off-road shared pathway approximately 90m west of the Grand Boulevard roundabout. A median cut-through is provided to facilitate pedestrians and cyclists to cross the road, with vehicles having priority at all times.
- Designated as a 'High Activity Pedestrian Area' between Commercial Road and Grand Boulevard in *A Functional Hierarchy for South Australia's Land Transport Network* (according to the LocationSA Map Viewer).

A location map of the road is provided in Attachment 2.

Pedestrian activity and crossing needs:

While detailed data indicating the number of pedestrians or cyclists crossing Griffiths Drive is not available, the presence of the existing off-road shared pathway suggests a high concentration of people walking or cycling who may need to cross this multilane arterial road.

According to A Functional Hierarchy for South Australia's Land Transport Network, roads identified as being a 'High Activity Pedestrian Area' should provide safe and convenient connections at key locations including access to public transport and major destinations, and promote safe vehicle speeds.

DIT responsibilities

DIT's Operational Instruction 20.1 (Care, Control & Management of Roads (Highways) by the Commissioner of Highways) confirms that the state government is responsible for installing and maintaining traffic control devices (including pedestrian crossings), on state-controlled roads.

Given this, Council is unable to undertake changes to the crossing infrastructure on Griffiths Drive. The petition will therefore be forwarded to DIT for their consideration of the request for a safer pedestrian crossing on Griffiths Drive.

6. Financial implications

There are no financial implications associated with receiving the petition or preparing this report.

7. Risk and opportunity management

Petitions provide a mechanism for the community to inform Council of their needs and concerns and may assist or influence Council's decision.

8. Timelines and deadlines

We will advise the head petitioner of Council's decision by the end of September 2026. We will also forward the petition to the Department for Infrastructure and Transport (DIT) for their consideration by the end of September 2026.

9. Next steps

Subject to Council endorsement, council staff will:

- Write to the Department for Infrastructure and Transport (DIT) to inform them of the petition.
- Request DIT to respond directly to the head petitioner where possible.
- Offer to work with DIT on developing any potential solutions (if required)
- Keep Elected Members informed of any updates provided by DIT.
- The head petitioner will be advised of Council's decision.

10. Attachments

Attachment 1 – Petition (7 pages)

Attachment 2 – Location map (1 page)

- END OF REPORT –

Mrs Anne James
Moana Mews Retirement Village
[redacted]

PETITION:

Ms Sharon Mason CEO
City Of Onkaparinga Council
P.O. Box 1.
Noarlunga Centre
S.A. 5168

Dear Ms Mason and Councillor's of Onkaparinga City Council.

We the residents of the Moana Mews Retirement Village at 499 Grand Boulevard Seaford Rise wish to express our concern for the lack of safe access to the Seaford Central Shopping Centre which is situated directly across from the back entrance of our village on Griffith Drive in Seaford.

We need to bring to your attention that the residents of our Village have to navigate this two lane highway every day, and although there is a Medium Strip that separates the opposing lanes this is not a safe guard from excessive speeding motorists.
I have been a resident in this Village for over 12 years and have personally witnessed the increase of traffic on Griffith Drive, and have also assisted elderly people and showing fear and nervousnes attempting to cross.

We are asking that you consider a cross walk for the safety of all pedestrians, not just our residents with their shopping trolleys and Mobility Scooters, but families with children, mothers with babies in prams, and school children who all cross at this point, there are people simply heading for the park or the Library beyond.

As we are getting older our reactions are slowing down, changes to our vision and hearing can be impacted, many of us are very nervous at the prospect of crossing this very busy highway being our only access to the shopping centre. Our Village consists of 70 Units and 78 residents many who no longer drive.

Over the years the traffic from Grand Boulevard has increased enormously, and now with the near completion of a two story apartment complex at 147-155 Griffith Drive Seaford on the round about with 32 apartments and 40 car spaces, it will continue to increase.

We ask that you consider our request for the safety of all concerned on this important issue.

Respectfully Yours
On Behalf of the Residents of
Moana Mews Retirement Village.
Mrs Anne James

[redacted]

PETITION

To the Council of the City Of Onkaparinga
Noarlunga Office.
Ramsay Place
Noarlunga Centre 516

The Contact Person for this Petition:
Mrs Anne James
[redacted]

Name (Surname and Given Name)	[redacted]	Signature
NORMAN JAMES		
JANET BLACK		
JILL CAREW		
FRANK WITCOMBE		
Graham Buchecker		
JANE HAWKINS		
GILLIAN SMART		
INGE KOESTERS		
COLIN COOMBE		
M. Den Herder		

PETITION

To the Council of the City Of Onkaparinga
Noarlunga Office.
Ramsay Place
Noarlunga Centre 516

The Contact Person for this Petition:
Mrs Anne James

[redacted]

Name (Surname and Given Name)	[redacted]	Signature
Margaret Meyer		M Meyer
Jenny Oborn		J. Oborn
ALBERT FRIEDMAN		
Julie Armiger		
LEONIE STAUNTON		
BRENDA		
Vivien Koralkig		
Lorraine Harvey		
Val Wilson		
Lotmai Keyes		

PETITION

To the Council of the City Of Onkaparinga
Noarlunga Office.
Ramsay Place
Noarlunga Centre 516

The Contact Person for this Petition:
Mrs Anne James

[redacted]

Name (Surname and Given Name)	[redacted]	Signature
Susan Schack		Susan G. Schack.
Angela Kotallis		A Kotallis
MARIANNE J. LEONARD		M.J. Leonard
Jean Wilson		
ROSEMARY CLARKE		Rosemary Clarke
Kaley Penn		MR K PENN
B-Saliu		B-SALIU
PHIL PETHERS		
JOHN CROWTHER		
DEBRA SPRIGGS		

PETITION

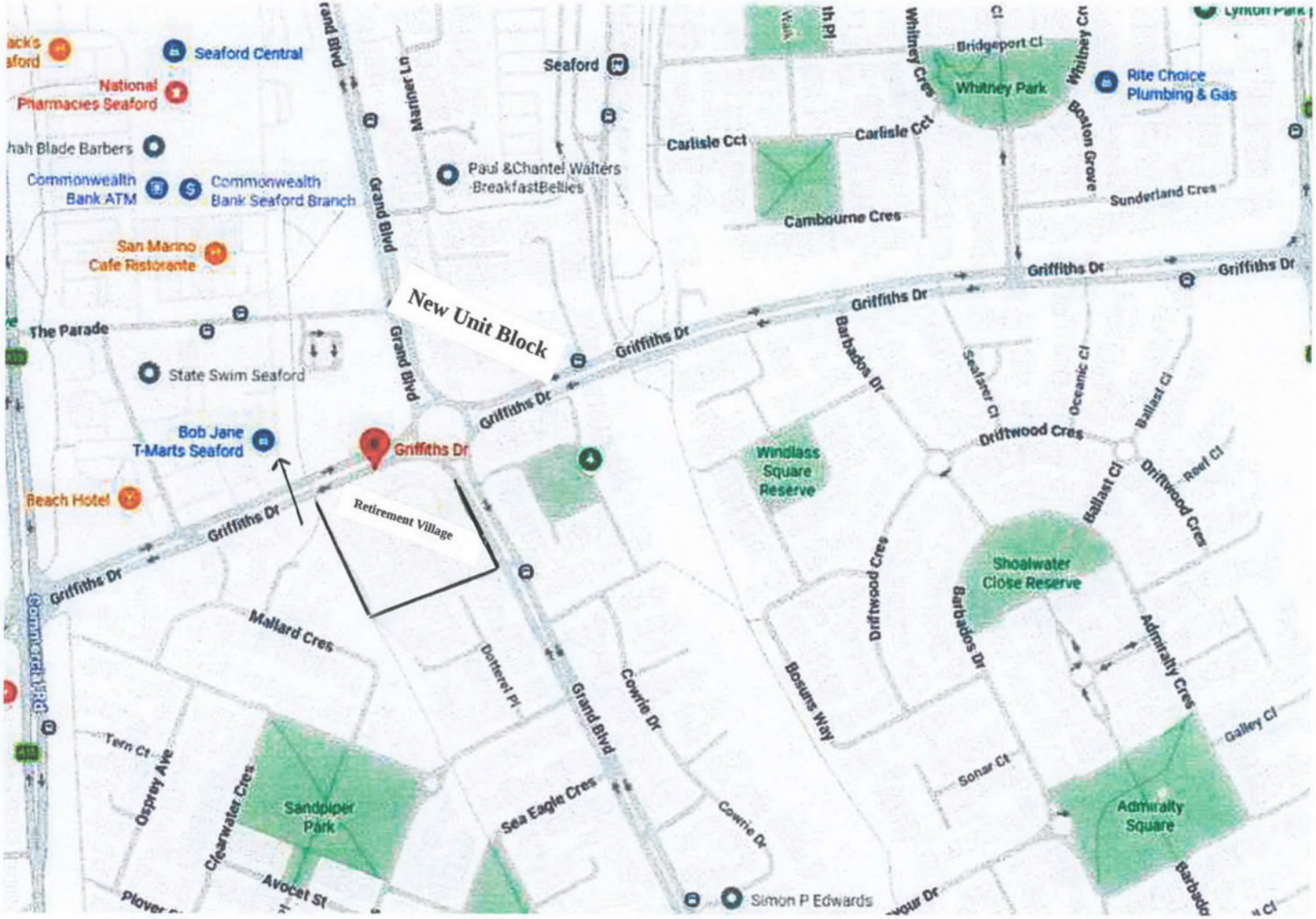
To the Council of the City Of Onkaparinga
Noarlunga Office.
Ramsay Place
Noarlunga Centre 516

The Contact Person for this Petition:
Mrs Anne James

[redacted]

Name (Surname and Given Name)	[redacted]	Signature
FRED SCICLUNA		
Mark + Lina Mager		
ELIZABETH REID		
Karen Carter		
DOROTHY LORD		
Chris James		
H.W. Reinhardt		
GRACIELA HOFR		
CARR, WENDY		

Griffiths Dr




Griffiths Drive, Seaford/Seaford Rise
Requested pedestrian crossing location
Moana Mews Retirement Estate
Seaford Central Shopping Centre
Seaford Railway Station
Roads
City of Onkaparinga
Dept. for Infrastructure and Transport
Grand Boulevard
Seaford Railway Station
Seaford Central Shopping Centre
Grand Boulevard
Commercial Road
Griffiths Drive
Barbados Drive
Requested pedestrian crossing location
Moana Mews Retirement Estate
Griffiths Drive
Robertson Road
Commercial Road
SEAFORD MEADOWS
Seaford Road
SEAFORD
Commercial Road
Griffiths Drive
Main South Road
SEAFORD RISE
Nashwauk Crescent
MOANA
Dalkeith Road
CITY OF ONKAPARINGA

14. Urgent business

15. Confidential items

CONFIDENTIAL CLAUSE

If the Council so determines item 15.1 may be considered in confidence under Section 90(2) of the *Local Government Act 1999* on grounds contained in the Recommendations below.



Sharon Mason
Chief Executive Officer

15.1 LEGAL SERVICES SUMMARY

1. Exclusion of the public

   That:

   a. under the provisions of Section 90(2) of the *Local Government Act 1999* an order be made that the public, with the exception of staff on duty, be excluded from attendance at the meeting in order to consider this item in confidence.

   b. the Council is satisfied that it is necessary that the public, with the exception of staff on duty, be excluded to enable the Council to consider the report at the meeting on the following grounds:

   Section 90(3)(i) information relating to actual litigation, or litigation that the council or council committee believes on reasonable grounds will take place, involving the council or an employee of the council.

   The information to be received, discussed or considered includes expenditure and information relating to an ongoing appeal involving Council. Disclosure of this information may prejudice Council's position in the proceedings or related negotiations.

   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 discussion confidential.

2. Confidential recommendations

3. Period of confidentiality and delegations

   a. That the matter of Legal Services Summary having been considered by the Council in confidence under sections 90(2) and 90(3)(i) of the *Local Government Act 1999* that an order be made under the provisions of sections 91(7) and (9) of the *Local Government Act 1999* that the agenda report and discussion of the Council relating to the subject matter be kept confidential until all the matters referred to in the agenda report are finalised.

   b. That, pursuant to section 91(9)(a) of the *Local Government Act 1999*, the Council delegates the duty to conduct an annual review of the confidentiality order to the Chief Executive Officer, or their sub-delegate.

   c. That, pursuant to section 91(9)(c) of the Local Government Act 1999, the Council delegates the power to revoke the confidentiality order to the Chief Executive Officer, or their sub-delegate.

16. Closure

CITY OF ONKAPARINGA

Conflict of Interest Disclosure Form

CONFLICTS MUST BE DECLARED VERBALLY DURING MEETINGS

Councillor:	Date:
Meeting name:	Agenda item no:

MATERIAL: Conflict arises when a councillor or a nominated person will gain a benefit or suffer a loss (whether directly or indirectly and whether pecuniary or personal) if the matter is decided in a particular manner. If declaring a material conflict of interest, Councillors must declare the conflict and **leave the meeting** at any time the item is discussed.

GENERAL: Conflict arises in relation to a matter to be discussed at a meeting of 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.**

private interests *means any direct or indirect interest of a member that does not derive from their public duty and does not include an interest that is only a matter of personal opinion or belief.*

public duty *means the responsibilities and obligations that a member has to member of the public in their role as a member.*

1. **I have identified a conflict of interest as:**

   MATERIAL ☐ GENERAL ☐

2. **The nature of my conflict of interest is as follows:**

   *(Describe the nature of the interest, including whether the interest is direct or indirect and personal or pecuniary – note that if declaring a material conflict the member **must** leave the meeting)*

3. **If declaring a general conflict, I state that I intend to deal with the interest in the following way:**

   ☐ I intend to **leave** the meeting
   OR

   ☐ I intend to stay in the meeting to **debate** and **vote** on the matter

   ☐ I intend to stay in the meeting but will **abstain** from **debating** and **voting** on the matter

   ☐ I intend to stay in the meeting and **abstain** from **debating** but will **vote** on the matter

   ☐ I intend to stay in the meeting to **debate** but will **abstain** from **voting** on the matter

4. **The reason I intend to stay in the meeting and consider this matter is as follows:**

and that I will receive no benefit or detriment direct or indirect, personal or pecuniary from considering this matter as indicated above.

CONFLICTS MUST ALSO BE DECLARED VERBALLY DURING MEETINGS

Member Signature _____

Conflict of interest - Exemptions

A **material** or **general** Conflict of Interest does not apply to a matter or circumstance of the council of a kind prescribed by regulation.

The following exemptions are prescribed under Regulation 8AAA of the *Local Government (General)Regulations 2013.*

(a) the preparation, discussion, conduct, consideration or determination of a review under section 12 of the Act

(b) the preparation, discussion, adoption or revision of a policy relating to allowances and benefits payable to members if the policy relates to allowances and benefits payable equally to each member (rather than allowances and benefits payable to particular members or particular office holders)

(c) the preparation, discussion, adoption or alteration of a training and development policy under section 80A of the Act

(d) the preparation, discussion, adoption or amendment of a strategic management plan under section 122 of the Act

(e) the adoption or revision of an annual business plan

(f) the adoption or revision of a budget

(g) the declaration of rates (other than a separate rate) or a charge with the character of a rate, and any preparation or discussion in relation to such a declaration

(h) a discussion or decision of a matter at a meeting of a council if the matter—

(i) relates to a matter that was discussed before a meeting of a subsidiary or committee of the council

(ii) the relevant interest in the matter is the interest of the council that established the committee or which appointed, or nominated for appointment, a member of the board of management of the council subsidiary or regional subsidiary.

For the purposes of section 75A(3) of the Act, a member of a council who is a member, officer or employee of an agency or instrumentality of the Crown (within the meaning of section 73(4) of the Act) will be regarded as having a conflict of interest in a matter before the council if the matter directly concerns that agency or instrumentality but otherwise will not be regarded as having an interest in a matter by virtue of being a member, officer or employee of the agency or instrumentality.

Local Government Act 1999 Section 75A(1)(2)

Engagement and membership with groups and organisations exemption

A member will not be regarded as having a **general** conflict of interest in a matter to be discussed at a meeting of council **by reason only of**:

(1)(a) if the interest is held in common with a substantial proportion of the ratepayers, electors or residents of the council area and does not materially exceed the interest held by the other ratepayers, electors or residents; or

(b) if the interest in the matter is that of an employer or employee of the member, and the member does not know, and could not reasonably be expected to know, of that interest; or

(c) if the interest in the matter is that of a relative of the member, other than the member's spouse or domestic partner, and the member does not know, and could not reasonably be expected to know, of that interest; or

(2) Without limiting subsection (1) above, a member of a council will not be regarded as having a general conflict of interest in a matter to be discussed at a meeting of the council by reason only of—

a) an engagement with a community group, sporting club or similar organisation undertaken by the member in his or her capacity as a member; or membership of a political party

b) membership of a community group, sporting club or similar organisation (as long as the member **is not** an office holder for the group, club or organisation)

c) the member having been a student of a particular school or his or her involvement with a school as parent of a student at the school

d) a nomination or appointment as a member of a board of a corporation or other association, if the member was nominated for appointment by a Council.

However, the member will still be required to give careful consideration to the nature of their association with the above bodies.

For example: If your **only** involvement with a group is in your role as a Council appointed liaison as outlined in the Council appointed liaison policy, you will not be regarded as having a conflict of interest actual or perceived in a matter and are NOT required to declare your interest.