

AGENDA

Ordinary Council Meeting

Tuesday 17 March 2026

I hereby give notice that an Ordinary Meeting of Council will be held on:

Time: 6:00 pm
Date: Tuesday 17 March 2026
Location: Council Chamber, Civic Centre
10 Watson Terrace, Mount Gambier



Paul Simpson
CHIEF EXECUTIVE OFFICER
13 March 2026

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1 ACKNOWLEDGEMENT OF COUNTRY

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR FIRST NATIONS PEOPLES HAVE WITH THE LAND.

2 CONDUCT OF THE GALLERY

MEMBERS OF THE GALLERY ARE REMINDED THAT THEY MUST NOT BEHAVE IN A DISORDERLY MANNER OR CAUSE AN INTERRUPTION TO THE MEETING. WHILST AUDIO RECORDING OF COUNCIL AND COMMITTEE MEETINGS IS PERMITTED, PHOTOGRAPHING, FILMING AND TELEVISIONING ARE PROHIBITED UNLESS EXPRESS PRIOR PERMISSION IS GRANTED BY THE PRESIDING MEMBER. WE ASK THAT YOU PLEASE PLACE YOUR PHONES ON SILENT. SHOULD AN EMERGENCY OCCUR AT ANY STAGE, PLEASE FOLLOW THE DIRECTION OF COUNCIL STAFF TO VACATE THE BUILDING.

3 APOLOGIES

Nil

4 LEAVE OF ABSENCE

4.1 LEAVE OF ABSENCE

That the leave of absence from Cr Jason Virgo be noted.

5 CONFIRMATION OF COUNCIL MINUTES

5.1 CONFIRMATION OF COUNCIL MINUTES

RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 17 February 2026 be confirmed as an accurate record of the proceedings of the meeting.

6 MAYORAL REPORT

6.1 MAYORAL REPORT - MARCH 2026

- Walking Football Program Launch
- Update from Limestone Coast Academy of Sport
- LGA CEO Recruitment Panel Selection Meeting (*virtual*)
- LCLGA Mayors catch-up (*virtual*)
- Special LGA Board Meeting (*Adelaide*)
- Catch-up with Cr Josh Lynagh
- Open Garden visit
- Border Challenge – welcome (*Wulanda Recreation and Convention Centre*)
- Boandik Long Lunch fundraising event, with General Manager City Infrastructure
- Radiotherapy Working Group Meeting
- Regular meetings with Media and Communications Coordinator



- LCLGA Tourism Management Committee – February Meeting (*virtual*)
- Weekly meetings with CEO
- Internal meetings with General Manager People, Place and Liveability – 150 Years of Mount Gambier Celebrations
- Elected Member Briefings – Crater Lakes Bushfire Rehabilitation Plan and RACC Strategic Plan
- Internal planning meeting – Small Business Commissioner event
- LCLHN Strategic Plan Local Government Facilitated Conversation
- Meet the Small Business Commissioner event
- Official Launch of ac.Care new Head Office and Family Relationship Centre
- LGA President Webinar: Ombudsman SA Briefing (*virtual*)
- OAM Luncheon
- LGA CEO Recruitment Panel Meeting (*virtual*)
- Elected Member Briefings – Presentation from Country Arts SA, presentation from LCLGA, Umpherston Master Plan (workshop 1) and presentation from GMC&RS (Learnings from Leeds Scholarship)
- Radio interview with Llew Jones – 5GTR
- Introductory Meeting with MFS Chief Officer Jeff Swann and CEO Paul Simpson
- LCLGA Mayors catch-up (*virtual*)
- Purple Orange – SKILL Limestone Coast monthly catch up
- SAPOL Road Safety Event (*Wulanda Recreation and Convention Centre*)
- LGA Nominations Committee Meeting (*virtual*)
- LGA Research and Development Committee workshop and meeting (*virtual*)
- Roar on the Border – Coburg vs Glenelg football match and coin toss
- Internal discussions – 150th anniversary event
- Elected Member Briefings – Visitor Servicing Model (workshop 2), 150th anniversary celebrations, FOGO, First Home Owner Rebates
- Meeting with Local Jobs Murray & South East Co-ordinator, Christine Willersforf
- Introductory Meeting with Capetal Advisory team
- SAFPA Meet the Candidates event
- Pre-agenda discussion with CEO Paul Simpson
- Disability, Ageing and Lifestyle Expo (*Wulanda Recreation and Convention Centre*)
- UniSA Mount Gambier Luncheon and Graduation Ceremony
- Monthly catch-up with General Manager City Infrastructure
- Barry Maney Premier League Season Launch
- Confidential Elected Member Briefing – Blue Lake Golf Club
- Council Meeting

RECOMMENDATION

That the Mayoral Report be received.

7 REPORTS FROM COUNCILLORS

7.1 REPORTS FROM COUNCILLORS

RECOMMENDATION

That the reports made by Councillors be received.



8 QUESTIONS WITH NOTICE

Nil

9 QUESTIONS WITHOUT NOTICE

10 PETITIONS

10.1 PETITION - PROPOSED REDEVELOPMENT OF 2 STURT STREET, MOUNT GAMBIER (OLD ROLLER FLOUR MILL)

Author: Brittany Shelton, Manager Governance and Property
Authoriser: Jane Fetherstonhaugh, General Manager Corporate and Regulatory Services

RECOMMENDATION

1. That Council report titled 'Petition - Proposed Redevelopment of 2 Sturt Street, Mount Gambier (Old Roller Flour Mill)' as presented on Tuesday 17 March 2026 be noted.
2. That Council receive and note the Petition - Proposed Redevelopment of 2 Sturt Street, Mount Gambier (Old Roller Flour Mill), and write to Ockert LeRoux to thank him (and all signatories to the Petition) and advise that Council shall take no further action, providing reasons for such determination.

PURPOSE

To present to Council the nature of a Petition regarding the proposed redevelopment of 2 Sturt Street, Mount Gambier (Old Roller Flour Mill) in accordance with Regulation 10 of the *Local Government (Procedures at Meetings) Regulations 2013*.

BACKGROUND / OPTIONS

On Monday 9 March 2026 Council received the **attached** correspondence, accompanying a petition containing 1,285 signatures from residents and members of the broader Mount Gambier community regarding the proposed redevelopment of 2 Sturt Street, being the site of the historic Roller Flour Mill (the Petition).

There are several relevant requirements for a Petition to be validly considered by Council, which are regulated under the *Local Government Act 1999* (the Act), the *Local Government (Procedures at Meetings) Regulations 2013* (the Regulations) and Council's [Code of Practice for Meeting Procedures](#).

In particular, in accordance with Regulation 10 of the Regulations, *a petition to the council must—*

- (a) *be legibly written or typed or printed; and*
- (b) *clearly set out the request or submission of the petitioners; and*
- (c) *include the name and address of each person who signed or endorsed the petition; and*
- (d) *be addressed to the council and delivered to the principal office of the Council.*

The Petition is compliant with the form and content requirements. If a petition is received under Regulation 10, the chief executive officer must ensure that the petition or, if the council has so determined as a policy of the council, a statement as to the nature of the request or submission and the number of signatures or the number of persons endorsing the petition, is

placed on the agenda for the next ordinary meeting of the council or, if so provided by a policy of the council, a committee of the council.

City of Mount Gambier has determined to adopt the following relevant variation to Regulation 10 in the Code of Practice for Meeting Procedures.

COMG 10.1 Statement of Nature (Petitions)

Petitions received by Council shall be included in the relevant Agenda as a 'statement of the nature' of the request and total number of signatures, rather than the Petition in its entirety.

One of the key reasons Council determined to vary this Regulation, is that by tabling the statement of nature of the Petition allows Council to understand what the signatories are requesting, without publishing all names and residential addresses in an open Agenda. This allows Council to meet its obligations to protect the personal information of signatories, whilst still allowing the intent of the Petition to be considered in open meeting.

The Petition 'statement of nature' is included below. The Petition in its entirety has been included in the additional reading material available for Councillors reference, but has not been tabled as part of the Agenda, in accordance with Council's Regulation COMG 10.1.

"TO CITY OF MOUNT GAMBIER COUNCIL AND LIMESTONE COAST SOUTHERN REGIONAL ASSESSMENT PANEL (LCSRAP)

*Proposed Re-development 2 Sturt Street corner with Bay Road Mt Gambier SA 5290
We the undersigned members of the City of Mount Gambier District community support the re-development of the old Flour Mill site located at the corner of 2 Sturt Street and Bay Road Mount Gambier SA 5290 as proposed; and incorporating the original locally sourced Pink Dolomite and Mount Gambier Limestone external walls of the original 19th century Roller Flour Mills in recognition of their heritage and historical significance to the community. Preservation of this historical structure, representative of the region's volcanic-influenced historical architecture is foundational to the unique qualities of our local Mount Gambier community.
We oppose the demolition of the original Pink Dolomite and Mount Gambier Limestone external walls."*

It should be noted that the Petition has not been uploaded to the Plan SA Portal, as there is no valid mechanism for the LCSRAP to consider it. However, it has been presented to the next available City of Mount Gambier ordinary meeting, in accordance with the requirements under the Act and Regulations.

It is recommended that Council receive and note the Petition only, and take no further action, for the following reasons:

- Council is not the Relevant Authority in relation to the Development Application (DA) under the *Planning Development and Infrastructure Act 2016* (PDI Act). The Relevant Authority is the Limestone Coast Southern Regional Assessment Panel (LCSRAP). Council has no role in the assessment of the development of private land, where it is not the Relevant Authority. For Council to attempt to make a determination on the DA would be ultra vires (outside of Council's power).
- The PDI Act requires assessments to be independent and free from political pressure. It would be inappropriate for Council to attempt to influence the decision of a Relevant Authority, and any such behaviour by Council may give rise for the Applicant to seek review of any subsequent decision and the Minister for Planning and/or the Ombudsman to investigate the actions of Council.

- There was a period of consultation in accordance with the PDI Act, where members of the community had the opportunity to submit representations, including a request to be heard, to the LCSRP, which closed on 20 January 2026. This was the lawful and appropriate mechanism for the community to make a submission.
- Council has already taken steps to list the building as a Local Heritage Place. There is a specific policy regarding the demolition of a Local Heritage Place contained within the Planning & Design Code which must be considered by the LCSRAP when forming a determination.

CONCLUSION

For the reasons outlined about, it is recommended that Council receive and note the Petition, and write to Ockert LeRoux to thank him (and all signatories to the Petition) and advise that Council shall take no further action, providing reasons for such determination.

ATTACHMENTS

1. Re_ Community Petition – Proposed Redevelopment of 2 Sturt Street, Mount Gambier (Old Roller Flour [10.1.1 - 1 page]



From: [REDACTED]
To: [City of Mount Gambier](#)
Subject: Re: Community Petition – Proposed Redevelopment of 2 Sturt Street, Mount Gambier (Old Roller Flour Mill)
Date: 09 March 2026 16:16:30

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender.

Dear Mr Simpson,

CC:

Mr Mark Teakle - Presiding Member – Limestone Coast Regional Assessment Panel
Mrs Tracy Tzioutziouklaris - Assessment Manager – Limestone Coast Regional Assessment Panel
Mayor Lynette Martin – City of Mount Gambier

[Please find attached a community petition](#) containing 1,285 signatures from residents and members of the broader Mount Gambier community regarding the proposed redevelopment of 2 Sturt Street (corner Sturt Street and Bay Road), being the site of the historic Roller Flour Mill.

The petition reflects strong community support for the redevelopment of the site, but expresses clear opposition to the demolition of the original external walls constructed from locally sourced pink dolomite and Mount Gambier limestone, which form part of the remaining heritage fabric of the nineteenth-century mill building.

As reflected in the petition wording, many members of the community regard these walls as a significant element of Mount Gambier's built history and architectural character, representing a distinctive example of the region's volcanic-influenced stone construction.

While we recognise that the formal public submission period through the PlanSA portal closed on 20 January 2026, and that the petition may therefore not form part of the statutory planning assessment considered by the Limestone Coast Regional Assessment Panel (LCRAP), we nevertheless believe it is appropriate to place this document on the public record.

The petition provides a clear indication of the level of community interest and sentiment surrounding the future of the site and gives voice to many residents who found the technical planning documentation and submission process difficult to navigate but nevertheless wished their views on the heritage elements of the building to be known.

For that reason, we respectfully request that the petition be noted and recorded in the documentation associated with the development application, so that the broader community perspective is acknowledged alongside the formal technical assessment of the proposal.

Thank you for your attention to this matter.

Kind regards,

Ockert Le Roux

11 DEPUTATIONS

Nil

12 NOTICE OF MOTION TO REVOKE OR AMEND

Nil

13 ELECTED MEMBERS INFORMATION BRIEFING SESSIONS

RECOMMENDATION

That Council Report titled Elected Member Information Briefing Sessions held since the previous Council Meeting be noted.

ATTACHMENTS

1. Information Briefing Session - Elected Members - Record of Proceedings - 24/02/2026 - Crater Lakes Bushfire Rehabilitation Plan - RACC Strategic Plan [**13.1.1** - 1 page]
2. Information Briefing Session - Elected Members - Record of Proceedings - 03/03/2026 - Presentation from Country Arts SA - Presentation from LCLGA - Umpherston Master Plan - Presentation - Learnings from Leeds Scholarship [**13.1.2** - 2 pages]
3. Information Briefing Session - Elected Members - Record of Proceedings - 10/03/2026 - Visitor Servicing Model - 150th Celebration - FOGO Briefing - First Home Owner Rebates [**13.1.3** - 2 pages]



**INFORMATION / BRIEFING SESSION
5:00 PM TUESDAY 24 FEBRUARY 2026**

RECORD OF PROCEEDINGS
5:00 pm, Tuesday 24 February 2026
Dress Circle, Main Corner, Bay Road, Mount Gambier

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THIS LAND.

The session described at Item 1 and 2 were open to the public.

1. CRATER LAKES BUSHFIRE REHABILITATION PLAN

MEMBERS PRESENT:-

Mayor Lynette Martin
Cr Sonya Meziniec
Cr Josh Lynagh
Cr Paul Jenner
Cr Frank Morello
Cr Mark Lovett

STAFF PRESENT:-

Chief Executive Officer
General Manager City Infrastructure
General Manager People Place and Liveability
Manager Operations Infrastructure
Parks and Gardens Co-ordinator
Director Riddoch Arts & Cultural Centre and Cultural Development
Executive Assistant

MEMBERS APOLOGIES:-

Cr Max Bruins

LEAVE OF ABSENCE:-

Cr Jason Virgo

2. RACC STRATEGIC PLAN

MEMBERS PRESENT:-

Mayor Lynette Martin
Cr Sonya Meziniec
Cr Josh Lynagh
Cr Paul Jenner
Cr Frank Morello
Cr Mar Lovett

STAFF PRESENT:-

Chief Executive Officer
General Manager City Infrastructure
General Manager People Place and Liveability
Director Riddoch Arts & Cultural Centre and Cultural Development
Executive Administration

MEMBERS APOLOGIES:-

Cr Max Bruins

LEAVE OF ABSENCE:-

Cr Jason Virgo

Discussion closed at 7.15 p.m.

**INFORMATION / BRIEFING SESSION
5:00 PM TUESDAY 3 MARCH 2026**

RECORD OF PROCEEDINGS
5:00 pm, Tuesday 3 March 2026
Reception Area, Civic Centre, 10 Watson Terrace, Mount Gambier

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THIS LAND.

The session described at Items 1, 2, 3 and 4 were open to the public.

1. PRESENTATION FROM COUNTRY ARTS SA

GUEST:-

Anthony Peluso, Chief Executive Officer, Country Arts SA

MEMBERS PRESENT:-

STAFF PRESENT:-

Mayor Lynette Martin
Cr Sonya Meziniec
Cr Josh Lynagh
Cr Paul Jenner
Cr Frank Morello
Cr Max Bruins

Chief Executive Officer
General Manager City Infrastructure
General Manager People Place and Liveability
General Manager Corporate and Regulatory Services

MEMBERS APOLOGIES:-

LEAVE OF ABSENCE:-

Cr Mark Lovett

Cr Jason Virgo

2. PRESENTATION FROM LCLGA

GUEST:-

Charlotte Emunds, Executive Officer, Limestone Coast Local Government Association

MEMBERS PRESENT:-

STAFF PRESENT:-

Mayor Lynette Martin
Cr Sonya Meziniec
Cr Josh Lynagh
Cr Paul Jenner
Cr Frank Morello
Cr Max Bruins

Chief Executive Officer
General Manager City Infrastructure
General Manager People Place and Liveability
General Manager Corporate and Regulatory Services
Manager Development Services

MEMBERS APOLOGIES:-

LEAVE OF ABSENCE:-

Cr Mark Lovett

Cr Jason Virgo

- 2 -

3. UMPHERSTON MASTER PLAN

GUEST:-

Grace Lin, Director, T.C.L. (via teams)

MEMBERS PRESENT:-

STAFF PRESENT:-

Mayor Lynette Martin
Cr Sonya Meziniec
Cr Josh Lynagh
Cr Paul Jenner
Cr Frank Morello
Cr Max Bruins

Chief Executive Officer
General Manager City Infrastructure
General Manager People Place and Liveability
General Manager Corporate and Regulatory Services
Manager Development Services

MEMBERS APOLOGIES:-

LEAVE OF ABSENCE:-

Cr Mark Lovett

Cr Jason Virgo

4. PRESENTATION - LEARNINGS FROM LEEDS SCHOLARSHIP

GUEST:-

Charlotte Emunds, Executive Officer, Limestone Coast Local Government Association

MEMBERS PRESENT:-

STAFF PRESENT:-

Mayor Lynette Martin
Cr Sonya Meziniec
Cr Josh Lynagh
Cr Paul Jenner
Cr Max Bruins

Chief Executive Officer
General Manager City Infrastructure
General Manager People Place and Liveability
General Manager Corporate and Regulatory Services

MEMBERS APOLOGIES:-

LEAVE OF ABSENCE:-

Cr Mark Lovett
Cr Frank Morello

Cr Jason Virgo

Discussion closed at 7.26 p.m.

**INFORMATION / BRIEFING SESSION
5:00 PM TUESDAY 10 MARCH 2026**

RECORD OF PROCEEDINGS
5:00 pm, Tuesday 10 March 2026
Reception Area, Civic Centre, 10 Watson Terrace, Mount Gambier

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THIS LAND.

The session described at Item 1 was not open to the public as the matter to be discussed is of a confidential nature within the ambit of Section 90(3) of the Local Government Act 1999 being:

- (b) *information the disclosure of which:*
- (i) *could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - (ii) *would, on balance, be contrary to the public interest.*
- (e) *matters affecting the security of the council, members or employees of the council, or council property, or the safety of any person.*

1. VISITOR SERVICING MODEL

MEMBERS PRESENT:-

STAFF PRESENT:-

Mayor Lynette Martin
Cr Sonya Meziniec (via teams)
Cr Max Bruins
Cr Josh Lynagh
Cr Paul Jenner
Cr Frank Morello
Cr Mark Lovett

Chief Executive Officer
General Manager City Infrastructure
General Manager People Place and Liveability
General Manager Corporate and Regulatory Services
Manager Economy Strategy and Engagement

MEMBERS APOLOGIES:-

LEAVE OF ABSENCE:-

Nil

Cr Jason Virgo

The sessions described at Items 2, 3 and 4 were open to the public.

2. 150TH CELEBRATIONS

MEMBERS PRESENT:-

STAFF PRESENT:-

Mayor Lynette Martin
Cr Sonya Meziniec (via teams)
Cr Max Bruins
Cr Josh Lynagh
Cr Paul Jenner
Cr Frank Morello
Cr Mark Lovett

Chief Executive Officer
General Manager City Infrastructure
General Manager People Place and Liveability
General Manager Corporate and Regulatory Services
Manager Economy Strategy and Engagement

MEMBERS APOLOGIES:-

LEAVE OF ABSENCE:-

Nil

Cr Jason Virgo

3. FOGO BRIEFING

MEMBERS PRESENT:-

STAFF PRESENT:-

Mayor Lynette Martin
Cr Sonya Meziniec (via teams)
Cr Max Bruins
Cr Josh Lynagh
Cr Paul Jenner
Cr Frank Morello (left at 6.50 pm)
Cr Mark Lovett

Chief Executive Officer
General Manager City Infrastructure
General Manager People Place and Liveability
General Manager Corporate and Regulatory Services
Manager Waste ReUse and Environment
Environmental Sustainability Business Partner
Manager Economy Strategy and Engagement

MEMBERS APOLOGIES:-

LEAVE OF ABSENCE:-

Nil

Cr Jason Virgo

4. FIRST HOME OWNER REBATES

MEMBERS PRESENT:-

STAFF PRESENT:-

Mayor Lynette Martin
Cr Sonya Meziniec (via teams)
Cr Max Bruins
Cr Josh Lynagh
Cr Paul Jenner
Cr Mark Lovett

Chief Executive Officer
General Manager City Infrastructure
General Manager People Place and Liveability
General Manager Corporate and Regulatory Services
Manager Economy Strategy and Engagement

MEMBERS APOLOGIES:-

LEAVE OF ABSENCE:-

Cr Frank Morello

Cr Jason Virgo

Discussion closed at 7.25 p.m.

14 ELECTED MEMBERS TRAINING AND DEVELOPMENT

Nil

15 AUDIT AND RISK COMMITTEE

Nil

16 CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW COMMITTEE

Nil

17 JUNIOR SPORTS ASSISTANCE FUND COMMITTEE

17.1 JUNIOR SPORTS ASSISTANCE FUND COMMITTEE HELD ON 04/03/2026

That having considered the recommendations of the Junior Sports Assistance Fund in regard to the agenda items:

5.1 STATEMENT OF REVENUE AND EXPENSES

5.2 APPLICATIONS FOR FINANCIAL ASSISTANCE FOR JUNIORS AND PAYMENTS FROM THE FUND - 01/07/2026 - 31/01/2026

5.3 COMMERCIAL CLUB INC. - EXCEPTIONAL JUNIOR PROGRAM

RECOMMENDATION

Council receive and note the minutes of the Junior Sports Assistance Fund Committee meeting held on 4 March 2025.

[Junior Sports Assistance Fund Committee Minutes](#)

18 BUILDING FIRE SAFETY COMMITTEE

Nil



19 COUNCIL REPORTS

19.1 UMPHERSTON SINKHOLE / BALUMBUL MASTER PLAN

Author: Chris White, General Manager People, Place and Liveability
Authoriser: Paul Simpson, Chief Executive Officer

RECOMMENDATION

1. That Council report titled 'Umpherston Sinkhole / Balumbul Master Plan' as presented on Tuesday 17 March 2026 be noted.
2. That Council endorse the draft Umpherston Sinkhole/Balumbul Master Plan for a 5-week public consultation period.
3. That the Chief Executive Officer or delegate be authorised to make any necessary minor typographical and format amendments as required prior to consultation period commencing.

PURPOSE

To present to Council the draft Umpherston Sinkhole/Balumbul Master Plan and seek endorsement for public consultation to commence.

BACKGROUND / OPTIONS

Council resolved to prioritise the development of a Master Plan for the Umpherston Sinkhole/Balumbul, acknowledging its importance to both the community and visitors, and the need to ensure the site's long-term sustainable management.

The aim of the Master Plan is to guide the restoration and management of Umpherston Sinkhole/ Balumbul as a premier natural and historical landmark. It focuses on ensuring long-term sustainability, enhancing visitor experiences, and promoting conservation education. The Master Plan aims to address environmental management, infrastructure improvements, and align with the community's aspirations for the future.

Following a formal tender process, Taylor Cullity Lethlean (TCL) were appointed as lead consultants, heading a team with expertise across architecture, engineering and lighting design, landscape architecture, urban design, tourism and wayfinding.

Council officers hosted the full consultant team for an inception meeting on site which included a familiarisation of the broader city underlining the importance of the geological landscape and the role Umpherston Sinkhole/Balumbul plays in our visitor experience including its connection to our community. The cultural significance of the site was also identified. A series of meetings have occurred throughout the development of the draft Master Plan, resulting in it being tabled at an Elected Member briefing on Tuesday 3 March 2026.

The vision proposed for Umpherston Sinkhole/Balumbul is a major visitor and community destination that celebrates the qualities and values of its past, present and future. It outlines the key principles as:

- Sustainable Tourism
- Community Value
- Curated Experiences
- Cultural Heritage
- Connection to Country



The draft Master Plan has two concept models, with both options celebrating the hidden gem of the site, enhancing the existing character of the site, creating a sense of arrival that is welcoming and addresses parking, provides pathways and navigation for visitors and incorporates storytelling. At the higher level of intervention, the proposal has the capacity to create a visitor experience and associated facility of Statewide significance.

IMPLICATIONS TO CONSIDER

Legal	The Community Land Management Plan has been considered during the development of the draft Master Plan.
Financial and Budget	The development of the Umpherston Sinkhole/Balumbul Master Plan has been developed within the existing budget for 2025/2026 and there is no additional impact to the approved budget to deliver the proposed public consultation stage.
Community Consultation and Engagement	The Yerkalalpata Community Reference Group were consulted prior to the tender brief being prepared and more recently First Nations representatives have agreed to a walk on-site as part of the consultation with Council officers. Given the significance of the site, this report is seeking endorsement to commence public consultation for a period of 6 weeks ending 24 April 2026. It is proposed that the consultation will include an on-line component through the Council website and Have Your Say Page, in addition to consultation displays on site at Umpherston Sinkhole/Balumbul visitor centre. Council officers will also be available for discussions and on-site walks with interest groups should this be required.
Other Resources	Council officers will be able to deliver the consultation within existing resources.

RISK ANALYSIS

The risk identification and categorisation relies on the City of Mount Gambier [Risk Management Policy](#).

Risk	Consequence Rating	Risk Likelihood Rating	Risk Rating	Mitigation
Finance – Insufficient budget allocation	Major (4)	Unlikely (2)	Low	Development of Master Plan has been achieved within existing operational budget.
Reputation – Not providing a consultation period	Major (4)	Unlikely (2)	Low	Consultation period is extended past 21 days and is proposed for a 5-week period
Legal / Regulatory / Policy - Community Land Management Plan does not align with draft master plan	Moderate (3)	Unlikely (2)	Low	Community Land Management Plan has been considered during the development of the Master Plan.
Service Delivery - additional resources to accommodate consultation.	Moderate (3)	Unlikely (2)	Low	Sufficient council officers deployed to assist with consultation.
People - Visitor servicing team on site tasked with	Moderate (3)	Unlikely (2)	Low	Additional council officers deployed to assist with consultation on site.



consultation outside of normal duties.				
Infrastructure - failure to address ageing infrastructure.	Major (4)	Unlikely (2)	Low	Development of the Master Plan to assist with future-proofing site.
Environmental - Failure to address high visitation and impact to environment.	Major (4)	Unlikely (2)	Low	Development of the Master Plan to assist with future-proofing site.

APPLICATION OF STRATEGIC PLAN

This report aligns to the following strategic objectives(s):

Priority 1: Environment and Liveability

- 1.1 Position the region's unique natural features, green corridors and biodiversity at the core of our storytelling to connect the community and travellers to Mount Gambier's natural identity.
- 1.2 Effectively manage recreational activities to prevent environmental impacts to our key natural areas.
- 1.3 Promote community involvement in contributing as custodians of our natural and green spaces.

Priority 2: Learning and Innovation

- 2.4 Address the diverse needs of our community with accessible and inclusive spaces that promote creativity, learning, build connections and ensure a welcoming and safe environment.

Priority 3: Infrastructure and Services

- 3.13 Improve the quality and safety of, and access to, our active open space facilities, including our sporting and recreation reserves.

Priority 4: Economic and Business Growth

- 4.7 Continue to provide best practice traveller-centric information and storytelling through multiple formats.

Priority 6: Excellence in Leadership and Governance

- 6.7 Champion reconciliation and the recognition of Aboriginal and Torres Strait Islander peoples.

This report contributes to delivery of the following key strategic project(s):

Priority 4: Economic and Business Growth

Work with key stakeholders to create a Master Plan for Umpherston Sinkhole/Balumbul that ensures the area fulfils its critical role in enabling cultural connection, enhances the visitor experience and regenerates the natural area. We will also advocate for the required funding to redevelop this site in accordance with the master plan.

RELEVANT COUNCIL POLICY

[Community Consultation and Engagement - P195](#)



IMPLEMENTATION AND NEXT STEPS

It is recommended that Council endorse the commencement of public consultation of the draft Umpherston Sinkhole/Balumbul Master Plan for a period of 5 weeks concluding on 24 April 2026.

Feedback from this consultation period will be provided to the consultants for review and a final Umpherston Sinkhole/Balumbul Master Plan is anticipated to be presented at the 19 May 2026 Council Meeting for full endorsement.

CONCLUSION

The draft Umpherston Sinkhole/Balumbul Master Plan has been developed with a strong focus on both visitors and the local community, honouring the site's past while shaping its future as a premier destination. Two concept models have been created, offering either a high or a lower intervention option for consideration.

Given the significant community and visitor connection to the site, it is recommended that a 5-week public consultation period commence closing on 24 April 2026, with a final version anticipated to be tabled at the 19 May 2026 Ordinary Meeting of Council.

ATTACHMENTS

1. Umpherston Sinkhole /Balumbul - Draft Master Plan [**19.1.1** - 23 pages]





T.C.L.

+

GRIEVE
GILLET
ARCHITECTS

UMPHERSTON SINKHOLE / BALUMBUL
DRAFT MASTERPLAN REPORT
MARCH 2026



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Umpherston Sinkhole / Balumbul Master Plan

Job No: A2509, Report No: RE01

Rev	Date	Purpose	By	Chk	App
P1	12.08.2025	Preliminary For Discussion	CH	KG	GL
P2	28.09.2025	Draft Master Plan	EP/CH	KG	GL
P3	09.12.2025	Draft Master Plan	TD/CH	KG	GL
P4	27.02.2026	Draft Master Plan	TD	KG	GL
P5	02.03.2026	Draft Master Plan	TD	KG	GL
P6	11.03.2026	Draft Master Plan	TD	KG	GL

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Key Principles	9
Key Moves	10
Draft Master Plans	13
Artist Impressions	18
Look and Feel	21





T.C.L acknowledges the Boandik people as the traditional custodians of Umpherston Sinkhole / Balumbul.

We respect their continuing connection to land, waters, and culture and recognise that sovereignty has never been ceded.

We pay our respects to Elders past and present.

Site Opportunities & Constraints

Existing Site Images



Ivo Tadic Sculpture



Picnic Seating



James Keegan Wagon



Forestry Display



Play Area



Ken Norton Pavilion



Kiosk and Visitor Centre



Heritage Footings



Stairs up from the sinkhole.



Terraced garden.



Dead-end pathway into the sinkhole.



Mounded planting along the edges of the sinkhole



Water feature alongside stairs down the sinkhole.



Small viewing platform.

Site Opportunities & Constraints

Key Constraints



Connection to Country

- Dual-naming established, but limited visible integration of First Nations stories across the site.
- Boandik cultural narratives not yet embedded in the broader experience.

Landscape & Ecology (1)

- Heavy turf wear and plant removal are impacting landscape resilience.
- Possums' activity limits viable planting strategies.

Water & Geology (2)

- Ongoing degradation of rock formations within the sinkhole.
- Uncertainty around long-term structural integrity.
- Existing water feature / cascade dated and requiring renewal.

Heritage (3)

- Colonial and local histories primarily concentrated in the information booth.
- Interpretation and graphics appear dated.
- State Heritage significance not strongly expressed.
- Multiple historical layers lack cohesive narrative across the site.

Access & Safety (4)

- Carparking insufficient for peak visitation (500–800 daily visitors)
- Site entry positioned adjacent to busy Jubilee Highway.
- No DDA-compliant access to the base of the sinkhole
- Slippery surfaces in wet conditions.
- Limited night-time lighting contributing to accessibility concerns and antisocial behaviour.

Community & Visitor Experience (5)

- Decline in events linked to accessibility constraints.
- Wildlife (possums) creating mixed visitor responses.
- Site degradation including litter and weed presence.
- Odour impacts from adjacent timber mill and possum activity
- Kiosk offering may not meet contemporary tourism expectations.
- Wayfinding not intuitive and community infrastructure (toilets, shelters, seating) not aligned with circulation or desire lines.

Long-Term Care

- Current maintenance regime places financial strain on council operations
- Maintenance timing conflicts with peak visitor periods

Site Opportunities & Constraints

Key Opportunities

Connection to Country

- Co-design landscape outcomes with the Boandik community
- Embed cultural narratives meaningfully into place
- Use landscape as a medium for storytelling

Landscape & Ecology

- Increase use of locally indigenous planting
- Restore ecological connections across the site
- Integrate geology and water systems into the design response

Water & Geology

- Celebrate geological formations as educational features
- Interpret historic lake extents through landscape expression
- Apply Water Sensitive Urban Design principles
- Seek specialist advice to ensure long-term stability

Heritage

- Co-design landscape outcomes with the Boandik community
- Embed cultural narratives meaningfully into place
- Use landscape as a medium for storytelling

Access & Safety

- Improve universal access and site circulation
- Upgrade key entry points and viewing areas
- Manage visitor numbers to protect environmental values

Community Experience

- Co-design landscape outcomes with the Boandik community
- Embed cultural narratives meaningfully into place
- Use landscape as a medium for storytelling

Long-Term Care

- Co-design landscape outcomes with the Boandik community
- Embed cultural narratives meaningfully into place
- Use landscape as a medium for storytelling



Vision:

Balumbul / Umpherston is a major visitor and community destination that celebrates the qualities and values of its past, present and future.

Master Plan

Key Principles



Sustainable Tourism

- Balance continuing growth in visitation numbers with environmental preservation measures
- Explore financial and visitation models: (such as reserved or ticketed entry to the sinkhole garden, and potential to restrict access to day-time use only)
- Consider Umpherston/Balumbul as a visitor's first destination to Mount Gambier, with opportunities to inform and attract visitors to other key tourist destinations in Mount Gambier and the Limestone Coast
- Consider level of investment and significant potential contribution of Umpherston/Balumbul to the visitor economy for the city and region



Community Value

- Continue to be a well-loved place for visitors and the local community
- Improve way-finding, including a welcoming presence to the entrance at the Jubilee Highway
- Improve accessibility of reserve to explore potential to provide equal access to the sinkhole garden
- Remove, upgrade or replace tired infrastructure
- Improve access for servicing and maintaining the reserve and sinkhole, to expand opportunities with potential for ticketed events or function hire, for organised events, and to reduce costs to the community



Curated Experiences

- Build on qualities and condition of the sinkhole as the main attraction
- Review existing tourism and community uses and explore potential opportunities for other complementary events and the return of previous and new bookable functions within the sinkhole and reserve (such as festivals, weddings and performances).
- Consider seasonal use during peak and off peak tourism periods, for a range of users (demographics, cultures, ages, abilities), and times of day



Cultural Heritage

- Respect and celebrate the cultural and heritage significance of Umpherston/Balumbul and its value to the community
- Recognition of layered significance - geological and social.
- Ongoing informal recreational use important to maintain.
- Any site development needs to respond to, and promote heritage values.



Connection to Country

- Multi-layered narratives – rebalancing the expression and legibility of site
- Geology and hydrology (deep-time)
- Boandik, the Traditional Owners (to be explored further through consultation)
- Colonial (timber industry, settlement heritage features, garden cultivation)
- Contemporary culture
- Consider removal of weed species and incorporate indigenous and native vegetation to enhance biodiversity, and as an opportunity to reveal stories of place

Master Plan

Key Moves



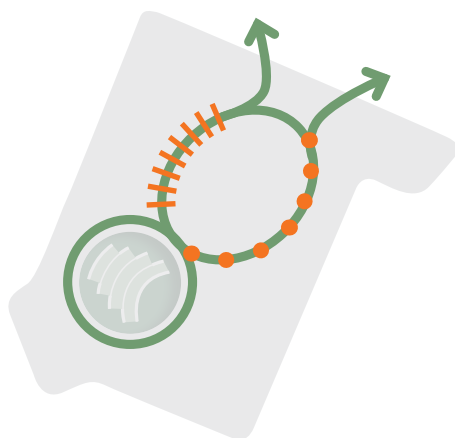
Celebrate the Hidden Gem



Curate the Existing



Herald the Entry / Define the Edges



Create Varied Garden Journeys



Incorporate a Visitor Hub



Embed Layered Stories

Master Plan

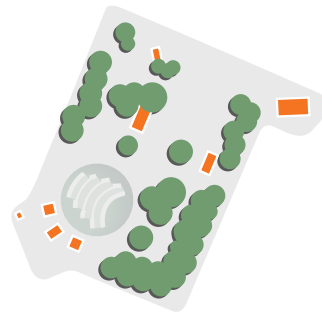
Key Moves



Celebrate the Hidden Gem

Revitalise the sinkhole sunken garden as the hero and key destination of Umpherston/Balumbul.

- Enhance the existing botanic garden character and geological features of the sinkhole
- Expand the potential of the sinkhole to support a wider range of informal and organised activities and events, recognising that increased use may influence the planting approach and species selection.
- Upgrade existing tired infrastructure and provide inclusive DDA compliant and maintenance access to the sinkhole
- Use robust low maintenance materials
- Review the plant palette to include long-lived, drought tolerant species suitable to the local climate and conditions
- Review and/ or restrict evening access to reduce the risk of antisocial and unsafe behaviour.



Curate the Existing

Enhance the existing character and positive features of the site; review and selectively edit the existing elements to provide clarity and legibility to the reserve.

- Retain existing healthy mature trees, where possible. Remove declining or pest species.
- Prune or remove understorey vegetation to improve sightlines for safety (CPTED principles)
- Retain the timber display centre and heritage features, such as the Umpherston House footings.
- Renovate, relocate or remove underutilised or tired
- Infrastructure (public toilets, Ken Norton Pavilion, James Keegan Wagon with shelter, and swing sets).



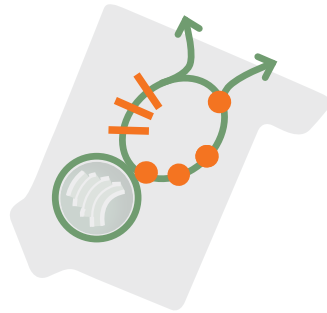
Herald the Entry / Define the Edges

Create a distinctive and welcoming character that is visible from the highway, ameliorates the edge conditions, and embraces the key central spaces.

- Provide a welcoming pavilion within a pedestrian prioritised entry plaza
- Reconfigure and expand the carpark to allow for increased visitation while being sensitive to the site, including existing mature trees
- Manage on-street overflow parking, particularly during peak periods. Consider speed reduction on Jubilee Highway to allow for safer access to Umpherston
- Provide screen planting to buffer unwanted views to the adjacent timber mill and car park
- introduce grassed mounds to the reserve to further assist with screening, sound buffering, and to create a gentle amphitheatre with informal seating on the batters, to frame the central recreation space

Master Plan

Key Moves



Create Varied Garden Journeys

Develop a hierarchy of paths that gently reveal the sinkhole, as well as other site features.

- Reinforce the garden character of the sinkhole through the park as part of the key entry experience
- Developing the reserve as a botanical destination, while maintaining its value as a community and visitor asset
- Retain the park's function for passive recreation, such as barbecues, picnics, and for informal social gatherings
- Ensure access for site operations and maintenance



Incorporate a Visitor Hub

Build an iconic architectural feature that creates a visitor focus, incorporates public amenities, and allows for varied functions.

- Incorporate a lift to provide inclusive, controlled access to the sinkhole garden
- Explore scale and location options for the visitor hub
- Contemporary design to complement the site, with potential to use local materials and fabricators



Embed Layered Stories

Create a series of interpretive trails and integrated features expressing the multi-layered histories of place.

- Design in consideration of the broader city wayfinding strategy
- May include interpretive artwork, sculpture, creative lighting and signage, integrated seamlessly within the landscape

Balumbul Master Plan

Option 1: High Intervention

SCALE 1:1000 @ A3



- ① Reconfigured and Expanded Carpark
- ② Plantation Garden
- ③ Timber Display
- ④ Welcome Pavilion with public toilet
- ⑤ Grassed Mound (up to 1m high)
- ⑥ Screen Planting to Carpark
- ⑦ Umpherston House Heritage Footing & Gardens
- ⑧ Ivo Tadic Sculpture (Retained)
- ⑨ Garden Walk
- ⑩ Arbour Walk
- ⑪ New Picnic Shelter with Outdoor Kitchen
- ⑫ Visitor Centre with Elevator with Public Toilet
- ⑬ Sinkhole / Sunken Garden
- ⑭ New Stairs to Sinkhole
- ⑮ Overflow and Maintenance Parking (Retained)

Carparking:

- 60 angled parking spaces.
- 4 parallel pickup/dropoff bays.
- 4 coach/bus loading bays.
- Overflow parking



0 10 20 50m

Balumbul Master Plan

Option 2: Low Intervention

SCALE 1:1000 @ A3



- ① Expanded Existing Carpark
- ② Plantation Garden
- ③ Timber Display
- ④ Visitor Centre with Public Toilet
- ⑤ Grassed Mound (up to 1m high)
- ⑥ Screen Planting to Carpark
- ⑦ Umpherston House Heritage Footing & Garden
- ⑧ Ivo Tadic Sculpture (Retained)
- ⑨ Garden Walk
- ⑩ Viewing Deck with Elevator
- ⑪ Sinkhole / Sunken Garden
- ⑫ New Stairs to Sinkhole
- ⑬ New Picnic Shelter with Outdoor Kitchen
- ⑭ Overflow and Maintenance Parking (Retained)

Carparking:

- 60 angled parking spaces.
- 20 retained parking spaces.
- 4 coach/bus loading bays.
- Overflow parking



0 10 20 50m

Sunken Garden

Sinkhole Plan: Option 1

SCALE 1:250 @ A3



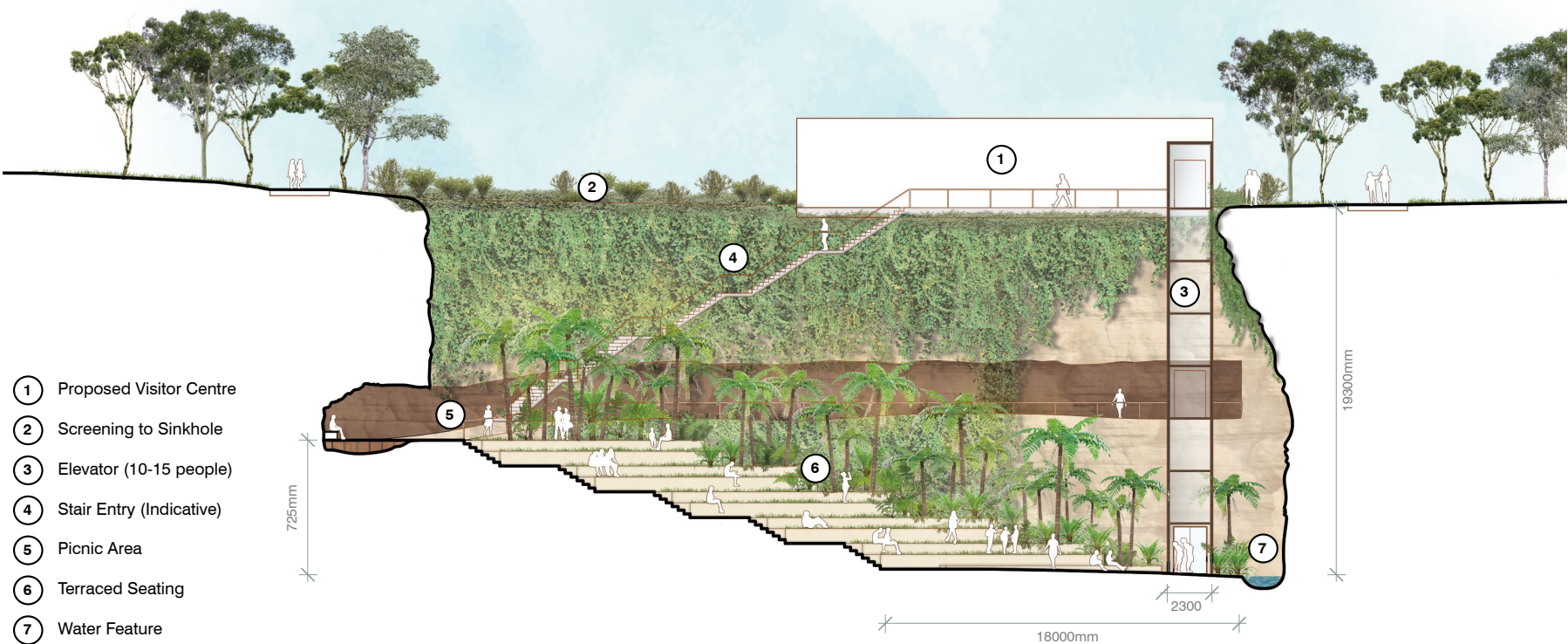
- ① Undercroft Path to Lift
- ② Terraced Lawns with Limestone Seat Walls
- ③ New Stair Access - Steel Construction
- ④ Undercroft Upper Terrace, Flush with Path
- ⑤ Heritage Palms (Retained)
- ⑥ Lower Terrace, Stone Paved or Lawn
- ⑦ Garden Beds with Tree Ferns or Copse of Trees
- ⑧ Refurbished Stairs and Water Feature
- ⑨ Elevator (10-15 people)



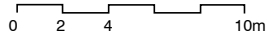
Sunken Garden

Section A: Option 1

SCALE 1:200 @ A3



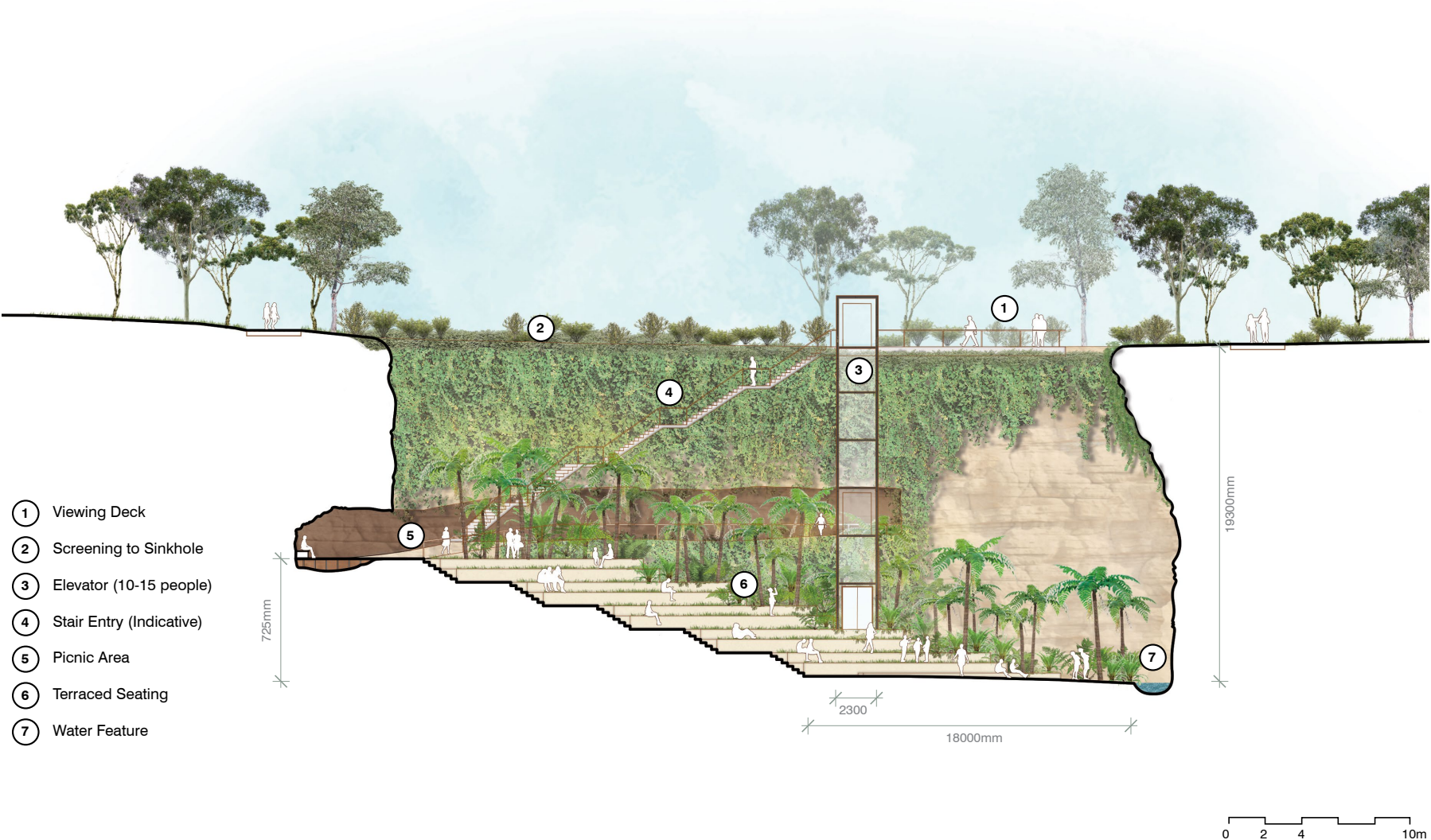
- ① Proposed Visitor Centre
- ② Screening to Sinkhole
- ③ Elevator (10-15 people)
- ④ Stair Entry (Indicative)
- ⑤ Picnic Area
- ⑥ Terraced Seating
- ⑦ Water Feature



Sunken Garden

Section A: Option 2

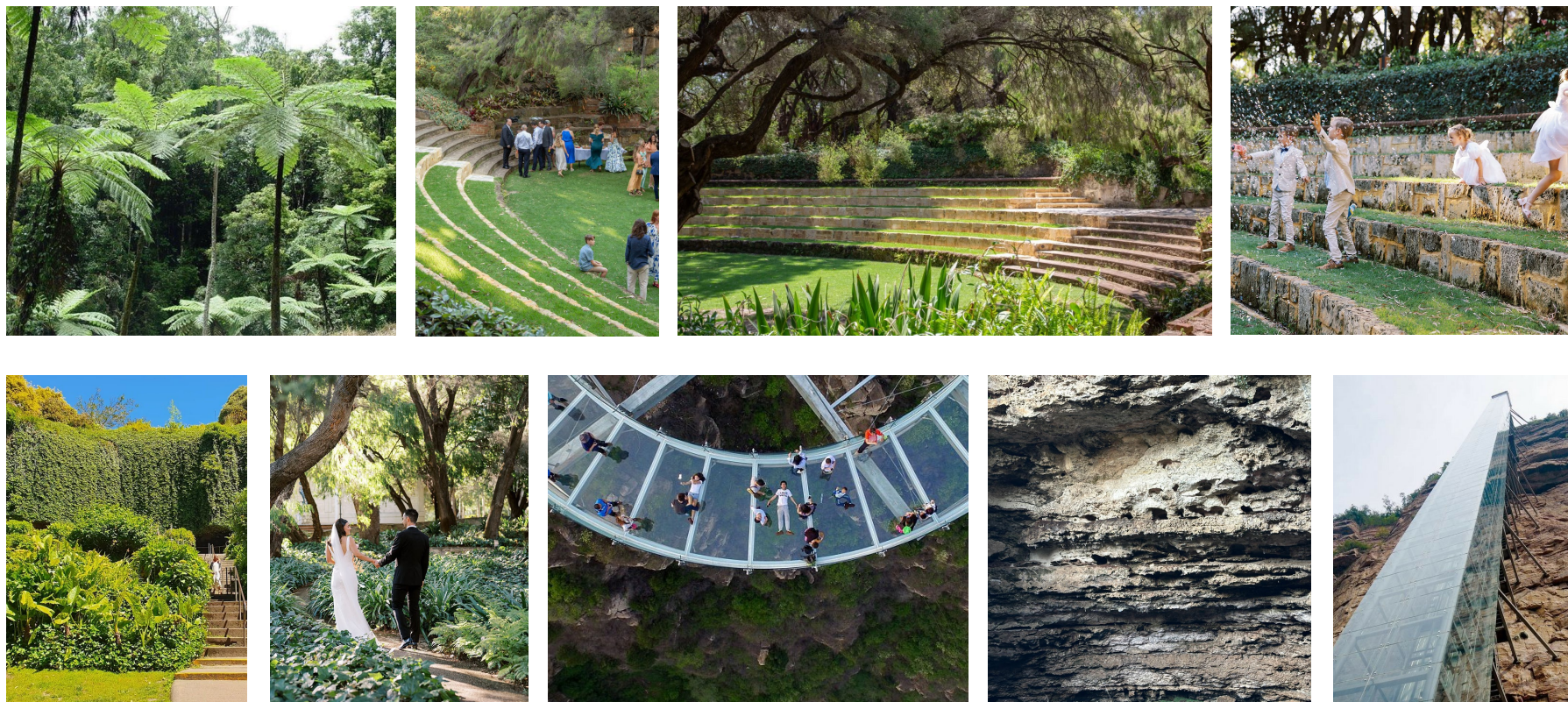
SCALE 1:200 @ A3



- ① Viewing Deck
- ② Screening to Sinkhole
- ③ Elevator (10-15 people)
- ④ Stair Entry (Indicative)
- ⑤ Picnic Area
- ⑥ Terraced Seating
- ⑦ Water Feature

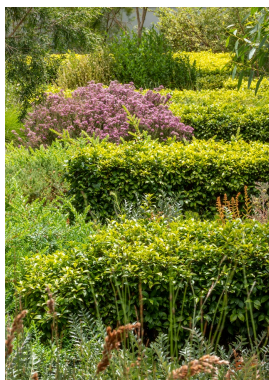
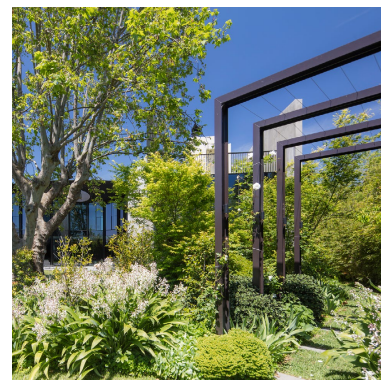
Landscape Look and Feel

Sunken Garden



Landscape Look and Feel

Garden Journeys



Landscape Look and Feel

Visitor Centre



Sunken Garden

Artist Impression



Garden Walk

Artist Impression





19.2 2025/2026 GRANTS AND SPONSORSHIP PROGRAM - ROUND 2

Author: Biddie Shearing, Manager Economy, Strategy and Engagement

Authoriser: Chris White, General Manager People Place and Liveability

RECOMMENDATION

1. That Council report titled '2025/2026 Grants and Sponsorship Program - Round 2' as presented on Tuesday 17 March 2026 be noted.
2. That Council acknowledges the endorsed process undertaken by the assessment panel, including the evaluation criteria and methodology and endorses a total of \$104,075 cash plus \$1,759 in-kind be distributed for round two of the 2025/2026 Grants and Sponsorship Program, as follows:
 - (a) \$59,000 cash and \$1,661 in-kind allocated within the 2025/2026 budget; and
 - (b) \$45,075 cash and \$98 in-kind pre-allocated to the 2026/2027 budget.
3. All applicants be notified accordingly, advising that the provision and acquittal of these grant funds will be subject to:
 - (a) all necessary land holder and development approvals being obtained; and
 - (b) all works being completed in accordance with all relevant legislative and compliance standards.

PURPOSE

The Grants and Sponsorship Program assists eligible groups with funds and in-kind support to host community events, upgrade infrastructure or facilitate art projects to meet community needs and improve quality of life in accordance with the Strategic Plan.

Round Two of the program attracted applications under the following streams:

- Community Event Grant
- Corporate Sponsorship
- Community Strengthening Grant

BACKGROUND / OPTIONS

The Grants and Sponsorship program for 2025/2026 has a total budget of \$456,800 cash and \$143,384 in-kind. Noting a further \$90,000 cash was allocated via a Council resolution in September 2025 bringing the total available to **\$546,800 cash & \$143,384 in-kind**.

Considering Round One outcomes and pre-allocations endorsed through various Council resolutions (including quick response grants approved under delegated powers), the remaining funds available prior to Round Two totalled **\$83,324 in cash and \$7,002 in-kind** within the 2025/2026 annual budget.

Round two of the 2025/2026 City of Mount Gambier Grants and Sponsorship Program opened on Friday 6 February 2026 and closed on Friday 27 February 2026. Some applications relate to events or projects scheduled for delivery in the 2026/2027 financial year, which means a portion of the requested funding would need to be allocated from the 2026/2027 budget rather than the 2025/2026 program.

Council received 20 applications for support during this round of the Program. The assessment process has resulted in merit-based recommendations that fall within the available budget – and Council Officers will work with any unsuccessful applicants to strengthen their opportunities of securing support through future rounds of the Program or to seek alternative funding sources.

The Grants and Sponsorship Assessment Panel met on 5 March 2026 to assess the applications. The assessment panel consisted of:

- Councillor Josh Lynagh
- Councillor Frank Morello
- General Manager People, Place and Liveability
- Manager Economy, Strategy and Engagement
- Manager Library and Community Development
- Director Riddoch Arts and Cultural Centre and Cultural Development
- Manager Operations Infrastructure

Applications were assessed using a structured evaluation matrix, which generated a ranking based on how well each application met the predetermined criteria. The key factors considered included economic impact of a project, as well as its long-term sustainability to ensure lasting benefits for the community.

The following assessment was made for each funding stream within round two for the 2025/2026 Grants and Sponsorship program.

Community Event Grant

Funds provided to major/significant events held within the region to attract substantial economic benefit and visitation to Mount Gambier.

COMMUNITY EVENTS						
Applicant	Project/ Event	Requested		Allocated		Outcome
		Cash	In-kind	Cash	In-kind	
Backstage Incorporated	Mount Gambier Eisteddfod	\$5,000	\$0	\$5,000	\$0	Successful
South Aussie with Cosi	Cosi's Choir	\$8,500	\$0	\$0	\$0	Unsuccessful
Anne Fraser Music	Connecting Rural Voices through Stories and Song	\$2,635	\$0	\$0	\$0	Unsuccessful
Mother's Day Classic Foundation	Mother's Day Classic	\$5,000	\$0	\$2,000	\$0	Successful
Mount Gambier High School	MGHS/Berri Secondary College 80th Annual Sporting and Cultural Exchange	\$4,890	\$0	\$0	\$0	Unsuccessful
Mount Gambier Golf Club Attamurra	South Australia Women's Country Week Bronze Shield	\$2,001	\$0	\$0	\$0	Unsuccessful



Tower Trail Run	10th Anniversary Tower Trail Run	\$14,000	\$400	\$8,000	\$400	Successful
Berrin Reconciliation Action Group	NAIDOC Week 2026	\$11,173	\$98	\$11,075	\$98	Successful
Gravity Enduro SA	GESA Round 3	\$3,900	\$161	\$2,000	\$161	Successful
Mount Gambier Chamber of Commerce	2026 Business Awards	\$9,000	\$0	\$9,000	\$0	Successful
Tenison Woods College Friends of Performing Arts Committee	Mount Gambier Rock Quiz	\$8,000	\$2,949	\$0	\$0	Unsuccessful
Katherine Rosalea McDonough	Emergency Services ROAR! @ Wulanda	\$5,000	\$0	\$5,000	\$0	Successful
TOTAL		\$79,099	\$3,608	\$42,075.00	\$659.00	

Corporate Sponsorship

Funds for large scale signature events or programs that have the potential to be regionally, nationally or internationally significant which provide substantial visitation, media coverage, profiling opportunities and positive economic impact for Mount Gambier.

CORPORATE SPONSORSHIP						
Applicant	Project/ Event	Requested		Allocated		Outcome
		Cash	In-kind	Cash	In-kind	
Mount Gambier Cycling Club	100 Mile Classic and State Kermesse Championships	\$20,000	\$1,100	\$15,000	\$1,100	Successful
MusicSA LTD	Regional and Remote Music Summit 2026	\$45,000	\$0	\$45,000	\$0	Successful
Inclusive Swim	Splash of Colour CALD Learn to Swim Program	\$25,000	\$10,000	\$0	\$0	Not eligible
TOTAL		\$90,000	\$11,100	\$60,000	\$1,100	

Community Strengthening Grant

Funds for community projects that support community quality of life, increase the usage of community facilities and/or encourage people to participate in community services and activities.

COMMUNITY STRENGTHENING						
Applicant	Project/ Event	Requested		Allocated		Outcome
		Cash	In-kind	Cash	In-kind	
South East Art Society	Open Art Awards 2026	\$1,500	\$0	\$0	\$0	Unsuccessful
GROW Mental Wellbeing Programs	Free Peer to Peer Mental Health Support Group	\$6,951	\$0	\$0	\$0	Unsuccessful



Health and Wellbeing Education Expo	Uniting Communities	\$5,000	\$0	\$2,000	\$0	Successful
Blue Lake Gymnastics Club	Power-Moves' Solar Project	\$10,000	\$0	\$0	\$0	Not Eligible
Limestone Coast Women's Health Collective SA	The Cycle of You: Hormones, Health and Body Literacy	\$6,590.91	\$20,000	\$0	\$0	Unsuccessful
TOTAL		\$30,041.91	\$20,000	\$2,000	\$0	

IMPLICATIONS TO CONSIDER

Legal	<p>Successful applicants are required to obtain all necessary land use, landholder and development approvals and complete works in accordance with relevant legislative and compliance standards.</p> <p>Applicants must sign an Acceptance of Grant Conditions agreement, with terms set out by Council, prior to commencing project/event.</p>																																	
Financial and Budget	<p>From a total annual 2025/2026 budget of \$546,800 cash and \$143,384 in-kind, \$83,324 cash and \$7,002 in-kind remains in the 2025/2026 annual budget for the program (including Quick Response grants and Venue Sponsorship applications) - see table below.</p> <p>The assessment panel recommends an allocation of \$59,000 cash plus \$1,661 in-kind contributions for Round Two of the 2025/2026 Grants and Sponsorship program, which is within the annual budget.</p> <p>If endorsed, the recommendation will retain a balance of \$25,324 cash and \$5,341 in kind in the financial year 2025/2026, which will be available for Quick Response Grants for the remainder of the financial year.</p> <p>\$45,075 cash plus \$98 in-kind recommended allocations relate to projects that will be delivered in the 2026/2027 financial year. These amounts will therefore be recognised as pre-allocations against the 2026/2027 Grants and Sponsorship budget.</p> <table><tr><th></th><th>Cash</th><th>In-Kind</th></tr><tr><td>Total budget 2025/2026</td><td>\$456,800</td><td>\$143,384</td></tr><tr><td>Additional amount allocated (via council resolution)</td><td>\$90,000</td><td></td></tr><tr><td>Total Amount Available</td><td>\$546,800</td><td>\$143,384</td></tr><tr><td>Pre-Allocated</td><td>\$292,979</td><td>\$95,516</td></tr><tr><td>Round One Allocation</td><td>\$150,650</td><td>\$35,546.80</td></tr><tr><td>Quick Response & Venue (YTD)</td><td>\$18,847.41</td><td>\$5,320.50</td></tr><tr><td>Balance Available for Round Two</td><td>\$83,324</td><td>\$7,002</td></tr><tr><td>Recommended Round Two Allocation</td><td>\$104,075</td><td>\$1,759</td></tr><tr><td>Allocation for FY25/26</td><td>\$59,000</td><td>\$1,661</td></tr><tr><td>Allocation for FY26/27</td><td>\$45,075</td><td>\$98</td></tr></table>		Cash	In-Kind	Total budget 2025/2026	\$456,800	\$143,384	Additional amount allocated (via council resolution)	\$90,000		Total Amount Available	\$546,800	\$143,384	Pre-Allocated	\$292,979	\$95,516	Round One Allocation	\$150,650	\$35,546.80	Quick Response & Venue (YTD)	\$18,847.41	\$5,320.50	Balance Available for Round Two	\$83,324	\$7,002	Recommended Round Two Allocation	\$104,075	\$1,759	Allocation for FY25/26	\$59,000	\$1,661	Allocation for FY26/27	\$45,075	\$98
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Community Consultation and Engagement	<p>Discussions have been held between Council administration and applicants regarding funding support prior to submission of their application to ensure accuracy.</p>																																	

Other Resources	No additional financial impact as Council allocated Grants and Sponsorship Program is part of ongoing service delivery and within allocated budget annually.
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RISK ANALYSIS

The risk identification and categorisation relies on the City of Mount Gambier [Risk Management Policy](#).

Risk	Consequence Rating	Risk Likelihood Rating	Risk Rating	Mitigation
Finance – Council experiences financial loss as a result of inappropriate allocation of funds.	Minor (2)	Possible (3)	Moderate	Applicants must sign Acceptance of Grant Conditions agreement, with terms set out by Council, prior to commencing project/event.
Reputation – Council experiences negative media coverage and loss of trust as a result of inadequate and/or perceived over-allocation of funds.	Moderate (3)	Possible (3)	Moderate	Applications assessed against predetermined criteria and considered as part of the Grants and Sponsorship Program.
Legal / Regulatory / Policy - Failing to adhere to Council's Grants and Sponsorship Policy	Minor (2)	Possible (3)	Moderate	Adherence to Council policies. Applications assessed against predetermined criteria and considered as part of Grants and Sponsorship Program.
Service Delivery - Funded event/projects are not delivered in accordance with grant conditions. Precedence now exists for allocating multi-year partnership agreements.	Minor (2)	Possible (3)	Moderate	Applicants must sign Acceptance of Grant Conditions agreement, with terms set out by Council, prior to commencing project/event.
People - Negative impact to community engagement and satisfaction as a result of Grants and Sponsorship process and	Minor (2)	Unlikely (2)	Low	Ongoing and regular contact between applicants and key council personnel. Feedback collated to review



administrative requirements.				process and refine.
Infrastructure - Damage, misuse, or misalignment of funded infrastructure projects with community needs.	Moderate (3)	Unlikely (2)	Moderate	Applications reviewed for infrastructure impact. Community Land Use Permit requirements enforced. Regular monitoring and post-project reporting.
Environmental – Environmental damage to community land caused by inadequate land use planning and management.	Moderate (3)	Possible (3)	Moderate	Applications, including event location, considered as part of Grants and Sponsorship Program. Community Land Use Permit requirements. Ongoing and regular contact between applicants and key council personnel.

APPLICATION OF STRATEGIC PLAN

This report aligns to the following strategic objectives(s):

Priority 3: Infrastructure and Services

3.13 Improve the quality and safety of, and access to, our active open space facilities, including our sporting and recreation reserves.

Priority 4: Economic and Business Growth

4.10 Enhance Mount Gambier's appeal as a year-round destination through marketing, events and infrastructure.

Priority 5: A Vibrant Community

5.3 Encourage innovation by actively supporting the test and trial of new ideas that enhance the vibrancy and appeal of our CBD.

5.7 Support and foster a program of festivals, events and arts initiatives that celebrate and promote diversity, accessibility and inclusivity, ensuring that everyone can fully participate in the cultural and social life of the city.

5.8 Cultivate community led festivals, events and collaboration.

5.10 Drive social change and strengthen communities through locally-led arts, cultural and recreational activities.

5.13 Foster creative expression and enhance public spaces by supporting artists to produce public art that engages the community and travellers in meaningful artistic experiences.

Priority 6: Excellence in Leadership and Governance



- 6.2 Ensure compliance with legislative obligations and apply best-practice governance to strengthen risk management, accountability and transparency, fostering trust within the community.

This report contributes to delivery of the following key strategic project(s):

N/A

RELEVANT COUNCIL POLICY

[Grants and Sponsorship](#)

IMPLEMENTATION AND NEXT STEPS

Following endorsement, applicants will be notified in writing of Council's decision, each successful applicant will be required to complete their project/event and acquit the funds within two months of project/event completion.

Council Officers will work with any unsuccessful applicants to strengthen their opportunities of securing support through future rounds of the program or to seek alternative funding sources.

It is noted that Council has endorsed the development of an Events Policy which will coincide with an extensive review of the Grants and Sponsorship Program and be presented to Council prior to the end of the current financial year for consideration.

CONCLUSION

Council received 20 applications for events and/or projects across three streams of available funding for round two of the 2025/2026 Grants and Sponsorships Program.

As per Council's endorsed process, all applications were assessed by the Assessment Panel.

This report seeks Council's endorsement for the total distribution of **\$104,075** cash plus **\$1,759** in-kind contributions for Round Two of the 2025/2026 Grants and Sponsorship program as recommended by the Grants and Sponsorship Assessment Panel.

The panel recommends \$59,000 cash and \$1,661 in-kind to be allocated from the current financial year 2025/2026 and recommends \$45,075 cash and \$98 in-kind to be pre-allocated to the 2026/2027 budget.

ATTACHMENTS

Nil



19.3 150TH ANNIVERSARY OF THE PROCLAMATION OF THE TOWN OF MOUNT GAMBIER

Author: Chris White, General Manager People, Place and Liveability
Authoriser: Paul Simpson, Chief Executive Officer

RECOMMENDATION

1. That Council report titled '150th Anniversary of the Proclamation of the Town of Mount Gambier' as presented on Tuesday 17 March 2026 be noted.
2. That Council endorse the proposed program of community-focused events and activities to commemorate the 150th anniversary of the proclamation of the Town of Mount Gambier.
3. That Council allocate \$75,000 from the unexpended 2025/2026 Council Capacity Building Fund to support the delivery of the program and resourcing of the proposed celebration grant fund.
4. That Council note that approval of the grant recipients will return to Council for endorsement.

PURPOSE

The purpose of this report is to identify the program of activities proposed to be undertaken in connection with the celebration of the 150th anniversary of the proclamation of the Town of Mount Gambier. The report further seeks Council's endorsement of the program and to approve the attendant funding thereof in order to facilitate delivery of the program.

BACKGROUND / OPTIONS

A series of events and activities are envisaged commencing in the week of the 150th anniversary of the proclamation of the Town of Mount Gambier (25 May 2026) to enable the community to participate in and drive local celebrations. The envisaged program will deliver long term benefits to the community and will be inclusive in nature, allowing the community to drive the delivery of the celebrations from a grassroots level.

Proposed activities

1. **Community Celebration Fund** – a rapid-response grant program is under development which will offer 10 awards of \$5,000 to community groups/not-for-profit organisations to run their event/activity which celebrates and commemorates the anniversary of the proclamation. Events will need to be completed by 30 June 2027. These events/activities will empower the community to celebrate in their own way, spreading the benefit of the activity beyond a single date and space.
2. **Tree Planting** – 15 mature trees to be planted on the Railway Lands by students from local schools, each commemorating a particular decade from the last 150 years, further enhancing the liveability and amenity of the city. Council has requested the honour of the presence of the Governor of South Australia to attend this event (and the Citizenship Ceremony, see below).
3. **Interpretative plaques** – to complement the tree planting, schools will research 'their' decade and develop the content/inspiration for an interpretative plaque to accompany

each tree. The plaques will be installed within 6-9 months of the planting of the trees (i.e. within the 150th year of the proclamation) and will align with the implementation of Council's wayfinding signage strategy.

4. **Library display** – an informative and accessible display of material and content to celebrate the 150th anniversary of the proclamation will be developed and installed at the Mount Gambier Library, commencing in the week commencing 25 May 2026.
5. **'Former Mayors' Gallery** – the images of the former (and current) mayors of the City of Mount Gambier will be temporarily relocated to the South Link in City Hall to pay respect and tribute to civic leadership of the city since proclamation – this will complement other exhibitions that will be running at the Riddoch concurrently.
6. **Citizenship Ceremony** – Council will request that permission be granted for a Citizenship Ceremony to be held on 25 May 2026, to align with the anniversary of the proclamation. New citizens will be provided with a memento commemorating the significance of the date of the event.
7. **Mount Gambier in 150 Images** – a photographic competition will be launched on 25 May 2026 to call on the community to provide their images, stories, memories and reflections of Mount Gambier. The competition is envisaged to include photographic workshops run by/at The Riddoch and will enable submissions to be shared via Council's social media across the 150th year, to keep community awareness high and continue to build civic pride over the course of the year. The competition will conclude with the production and launch of a celebratory 'photo-book' which will be an enduring record of the community's reflections and feelings about its city and will help as an ongoing promotion of the city. The book can align with the launch of a new brand identity for Mount Gambier.
8. **Community Celebration Fund** – a rapid-response grant program is under development which will offer 10 awards of \$5,000 to community groups/not-for-profit organisations to run their event/activity which celebrates and commemorates the anniversary of the proclamation. Events will need to be completed by 30 June 2026. These events/activities will empower the community to celebrate in their own way, spreading the benefit of the activity beyond a single date and space.
9. **First Nations recognition and acknowledgement** – the anniversary of the proclamation coincides with Reconciliation Week 2026 (27 May – 3 June 2026). Given the significance of the anniversary date aligning with Reconciliation Week and the City of Mount Gambier's adoption of a dual naming convention along with established working relationships with the Boandik people and First Nations community, further engagement will take place with First Nations representatives to ensure respectful and appropriate participation and recognition.

IMPLICATIONS TO CONSIDER

Legal	Events, installations and ceremonies need to comply with statutory requirements as well as cultural and public safety considerations.
Financial and Budget	Delivery of the proposed program will depend on Council allocating \$75,000 from the 2025/2026 Capacity Building Fund to support community-led initiatives.
Community Consultation and Engagement	Consulting with local schools, Governor of South Australia, community groups, First Nation representatives is needed for a successful, community-led program.
Other Resources	Staffing resources are required to plan, coordinate, install and deliver various events and activities of the program.



RISK ANALYSIS

The risk identification and categorisation relies on the City of Mount Gambier [Risk Management Policy](#).

Risk	Consequence Rating	Risk Likelihood Rating	Risk Rating	Mitigation
Finance – Receive several applications for the Community Celebration Fund that exceeds the allocation.	Minor (2)	Possible (3)	Low	Capacity to approve further compliant applications within unexpended budget.
Reputation – Poor delivery or inclusivity, or perceived cultural insensitivity.	Moderate (3)	Possible (3)	Moderate	Program configured to meet available resources and ongoing engagement with First Nations representatives.
Service Delivery – Short timeframes may affect resources, cause delays or impact quality of events.	Major (4)	Unlikely (2)	Moderate	Project planning and resourcing underway.
Environmental – Tree planting may be affected by weather or require maintenance.	Insignificant (1)	Rare (1)	Low	Contingency arrangements in place, and trees to be maintained by parks and gardens staff after planting.

APPLICATION OF STRATEGIC PLAN

This report aligns to the following strategic objectives(s):

Priority 1: Environment and Liveability

1.3 Promote community involvement in contributing as custodians of our natural and green spaces.

Priority 5: A Vibrant Community

5.10 Drive social change and strengthen communities through locally-led arts, cultural and recreational activities.

This report contributes to delivery of the following key strategic project(s):

N/A

RELEVANT COUNCIL POLICY

N/A



IMPLEMENTATION AND NEXT STEPS

Once endorsed by Council, focus will be on confirming participation with local schools, finalising event planning, and preparing the logistics of the program to ensure timeframes are met for the 150th anniversary week. Invitations will be issued to local schools to secure their involvement in the tree-planting activity and the plaque content development, while discussions will continue regarding the potential attendance of the Governor of South Australia. Staff will begin work on the installations for the Library and The Riddoch Arts and Cultural Centre, as well as organising the Citizenship Ceremony on 25 May 2026.

The details and promotion for the 'Mount Gambier in 150 Images' competition will be developed, as well as the Terms of Reference for the Community Celebration Fund, which will support community-led activities. Arrangements for First Nations involvement, recognition and acknowledgement will continue given the significance of the anniversary date aligning with Reconciliation Week and the City of Mount Gambier's adoption of a dual naming convention.

CONCLUSION

The proposed program presents a community-centred approach to commemorate the 150th anniversary of the proclamation of the Town of Mount Gambier. With alignment to Council priorities and capacity to enable wide community participation, the program is well-positioned for successful delivery and provide a series of events and activities that encourage our local community to participate and take pride in.

ATTACHMENTS

Nil



19.4 COUNCIL BENCHMARKING

Author: Paul Simpson, Chief Executive Officer

RECOMMENDATION

1. That Council report titled 'Council Benchmarking' as presented on Tuesday 17 March 2026 be noted.

PURPOSE

To present for the information of Members, benchmarking data recently undertaken by the CEO to provide contextual information to the Elected Body.

BACKGROUND / OPTIONS

Benchmarking has been undertaken for the purpose of comparison and may assist in the future planning across multiple facets of Council services and discussions. This benchmarking does not seek to create a decision but rather to provide insight into other Council areas that have similar traits to that of the City of Mount Gambier.

The author recognises that the data is in raw form and does not indicate or recognise the levels of service or in fact the specific services that a Council may offer. Example of this may be that the City of Mount Gambier runs and operates a large and significant Regional Library service, a World class multi-purpose recreation centre (Wulanda) and a recognised World class Art Gallery (the Riddoch Arts and Cultural Centre), however other Councils may equally provide services that our city does not. This may include services such as Aged Care, Childcare or small Airports.

It is also relevant to note, that the data as presented is specific to the Local Government area of the City of Mount Gambier and is not inclusive of the surrounding areas, such as that contained within the District Council of Grant.

This benchmarking has been gathered from two primary sources, and the data has not been adjusted apart from insignificant data rounding from that presented by the two sources. The two data sources are listed below, and it is relevant to note, that at the time of the report this is the latest release of the two data sets.

1. SEIFA refers to the Socio-Economic Indexes for Areas and the latest release by the Australian Bureau of Statistics is the 2021 data, based on the previous Census dataset.
2. The SA Local Government Grant Commission Database reports comprise annual information for all South Australian councils and are used to determine Financial Assistance Grant recommendations. They provide detailed metrics on council revenue, expenditure, financial performance and sustainability and asset management. These reports were last released for the 2023/2024 period.



Councils that have been identified and included in this benchmarking are South Australian (SA) Local Government bodies that are Regional Cities within SA (or similar), with minor and or not predominant quantities of primary production land and subsequently lesser or no unsealed roads, and with a population of between 15,000 to 30,000 to provide realistically similar scale. These include:

- Town Of Gawler
- Rural City of Murray Bridge
- Port Augusta City Council
- Port Pirie Regional Council
- City of Port Lincoln
- Whyalla City Council

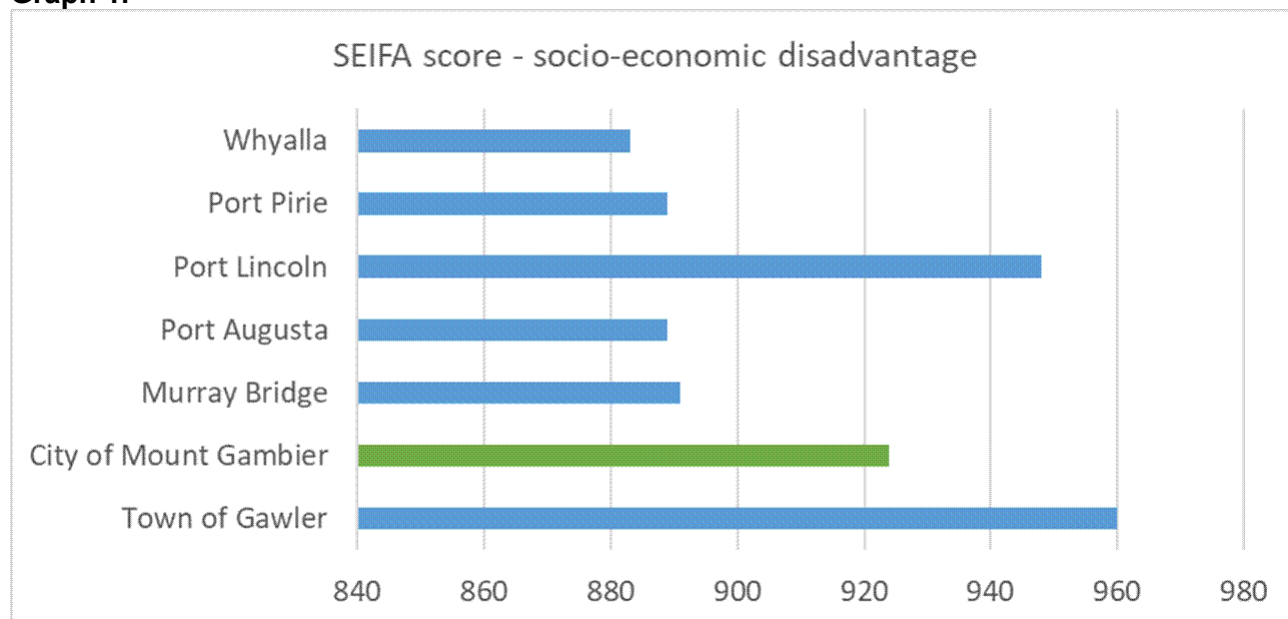
Whilst the Town of Gawler and the Rural City of Murray Bridge are included in the data set, we note the clear alignment and close connection to Adelaide which is likely to reflect more efficiency and likely reduction in the general cost of goods and services.

Therefore, Whyalla City Council has been more 'generally used' as the closest comparative council during benchmarking analysis due to size, distance to Adelaide (roughly 4 hours) and conditions of the city. The commentary throughout the report specifically reflects Whyalla considering this closest alignment.



SEIFA Indexation Benchmarking

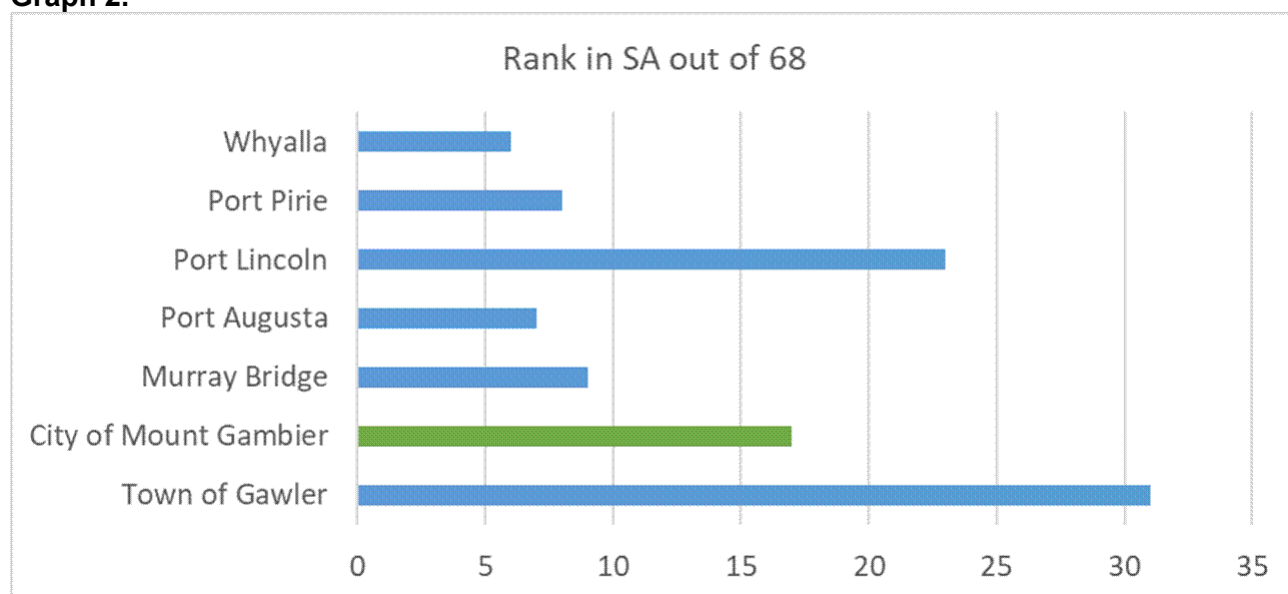
Graph 1.



The content contained within Graph 1, should be read to show a lower score indicating that an area is relatively more disadvantaged when compared to an area with a higher score.

This indicates that the City of Mount Gambier is less disadvantaged than many of the regional cities, except for the Town of Gawler and the City of Port Lincoln.

Graph 2.



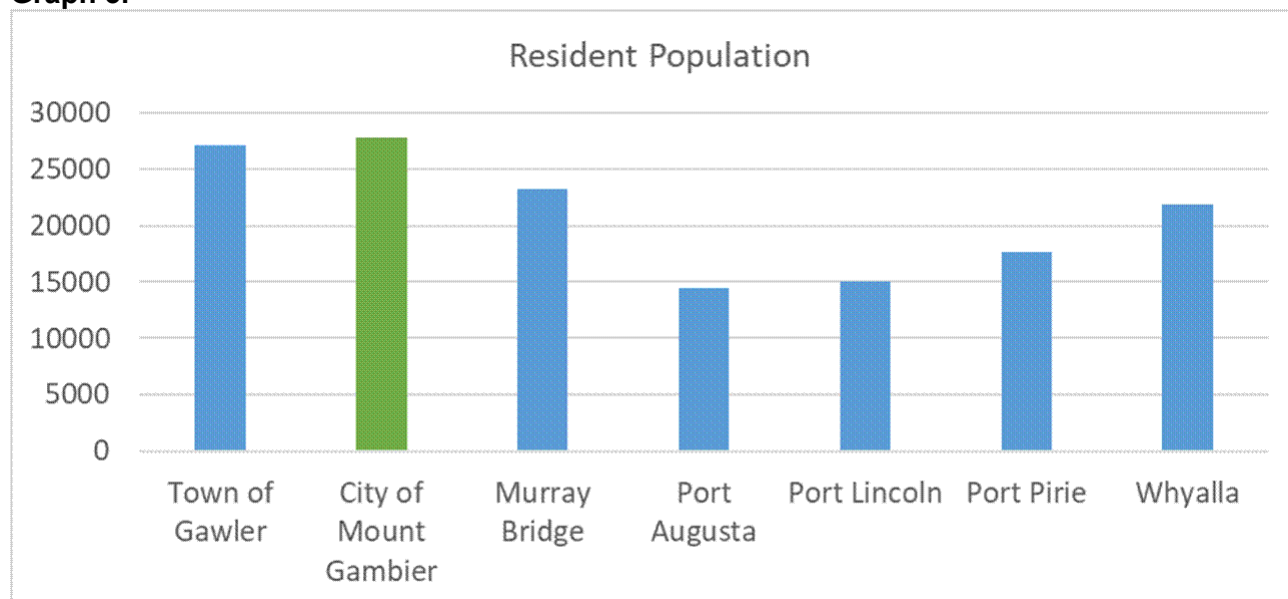
As per the previous graph, Graph 2 shows the ranking from an overall state perspective, a lower score indicates that an area is more disadvantaged compared to an area with a higher score.

In the context of rural cities, Mt Gambier is in the mid/upper range of the data set meaning less disadvantaged than the majority measured.



Population Statistics

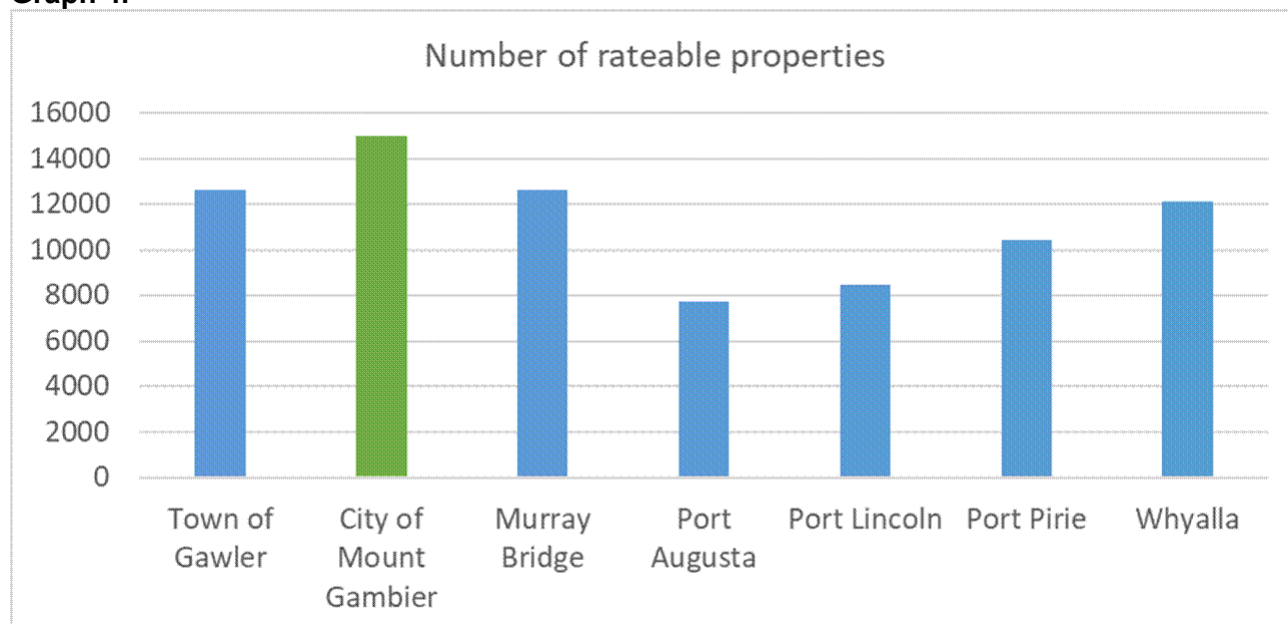
Graph 3.



The City of Mount Gambier remains the most populated City outside of Adelaide at 27,888 population, this is currently 21% greater than that of Whyalla despite this being a much closer margin in previous years.

Rateable Properties

Graph 4.

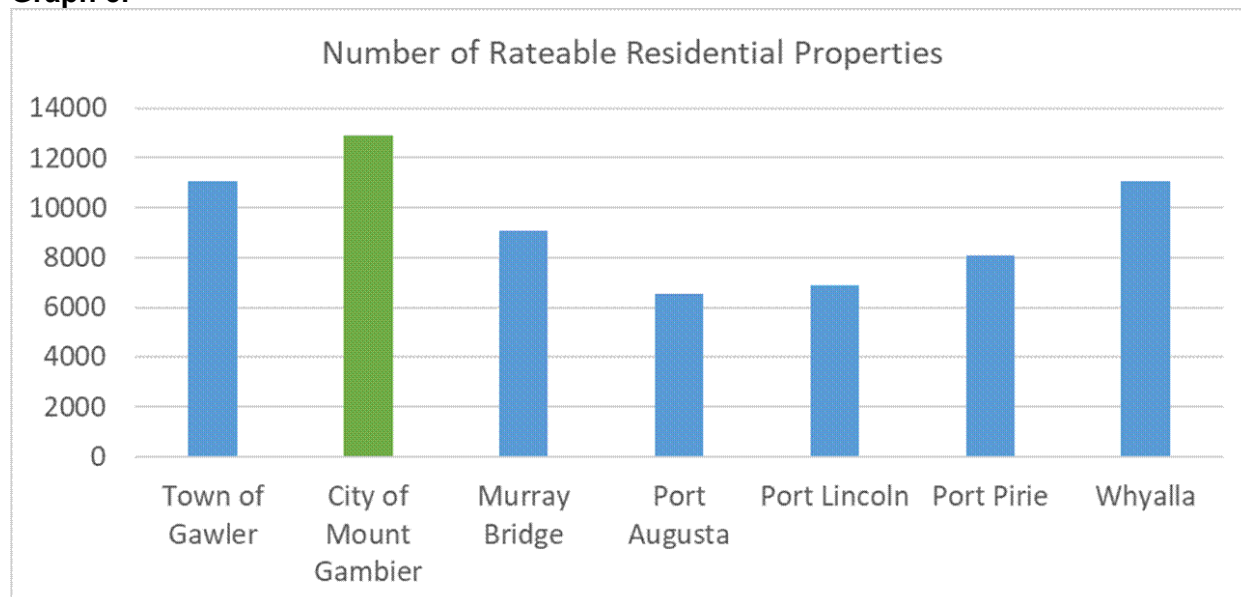


As shown in Graph 4, The City of Mount Gambier has the highest quantity of rateable properties (19% greater than Whyalla). This measure includes all categories of rateable properties such as commercial, rural, residential, vacant land etc.



Rateable Residential Properties

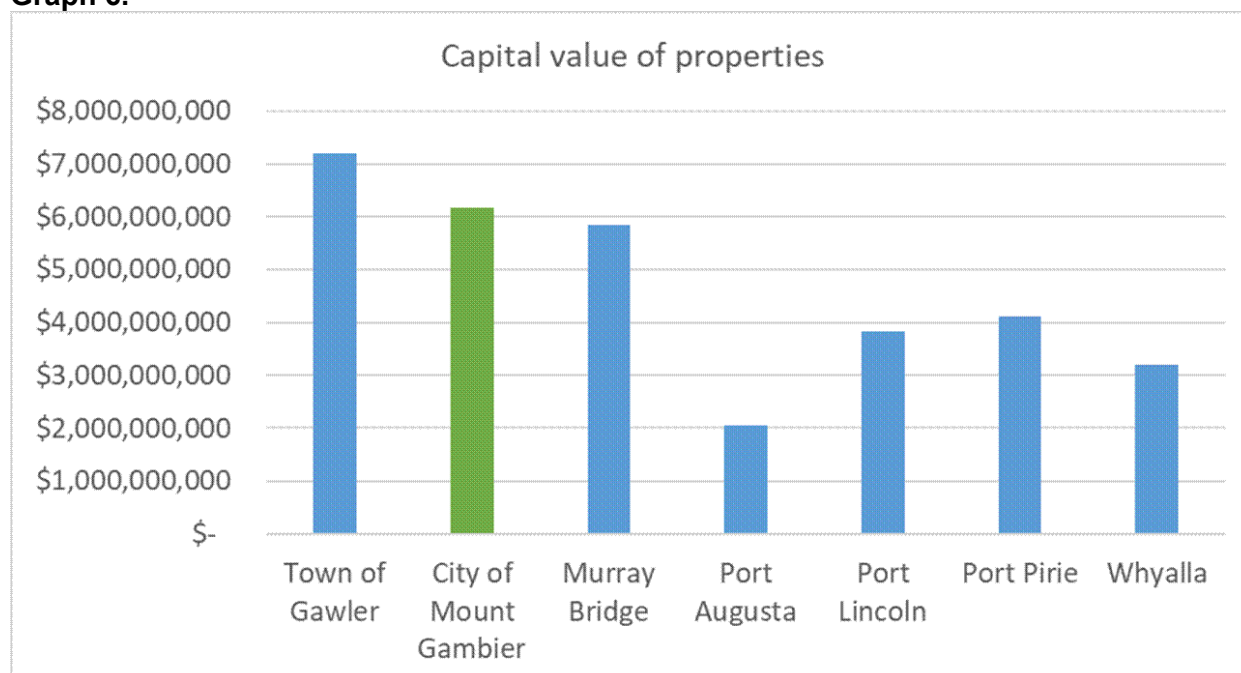
Graph 5.



The City of Mount Gambier has the highest quantity of rateable residential properties (14% greater than Whyalla). This measure is expected to generally reflect the population statistics, noting however it does appear to show a higher level of rateable properties per population than the Town of Gawler and Murray Bridge when compared to Graph 3.

Capital Valuation (all property classification)

Graph 6.

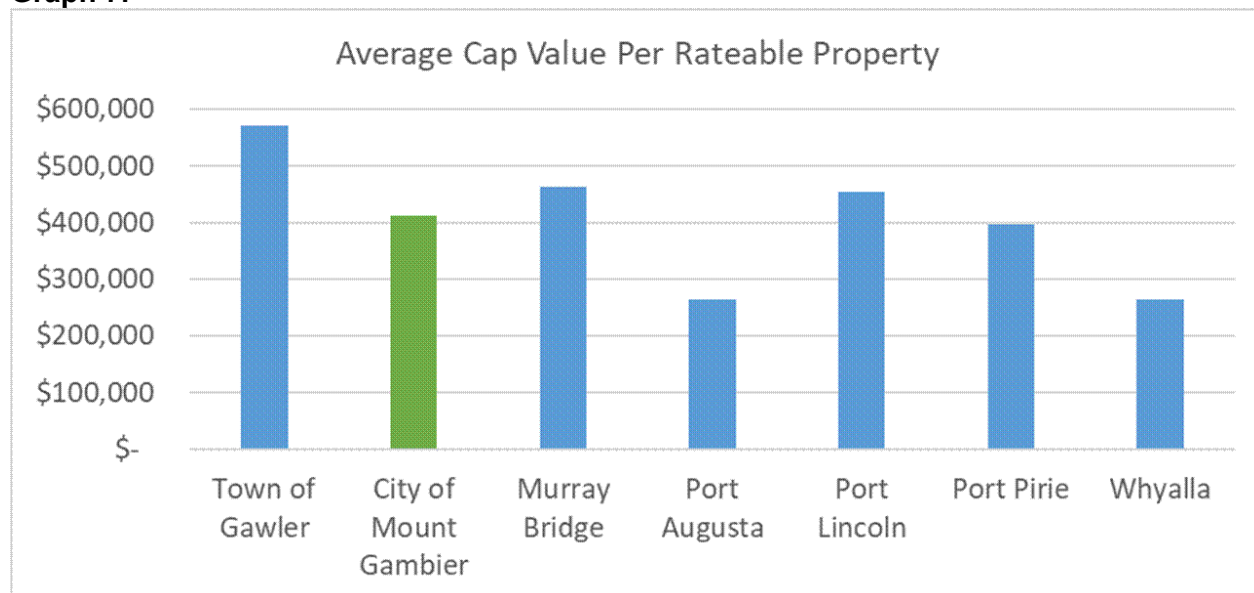


The City of Mount Gambier has the second highest overall property Capital Valuation (48% greater than Whyalla), this is the overall capital valuation of properties driven by the Valuer Generals valuation data. Noting the Town of Gawler has a higher overall valuation, this is likely to be reflective of the close proximity to Adelaide.



Capital Valuation (avg property all classifications)

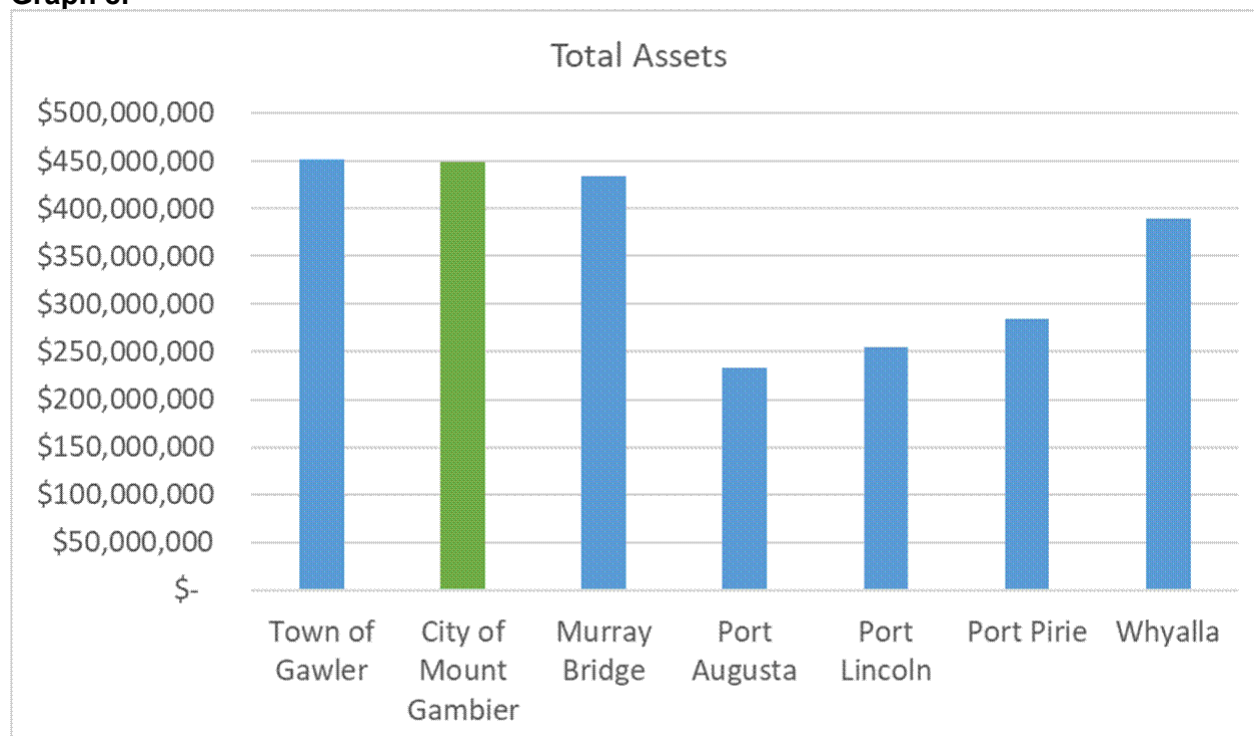
Graph 7.



The City of Mount Gambier has the fourth highest average per rateable property Capital Valuation across all property classifications (35% greater than Whyalla).

Council Assets (example buildings, roads, facilities, land, plant etc. (total all assets))

Graph 8.

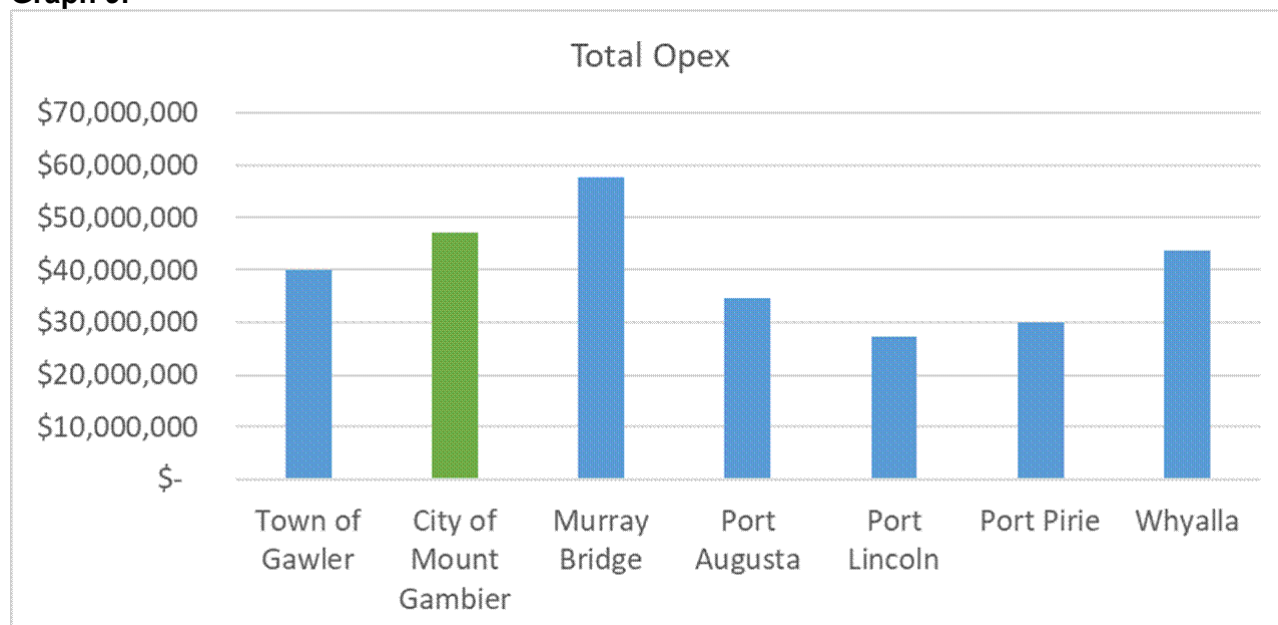


The City of Mount Gambier has the second highest value of owned assets (infrastructure etc) against the measured Councils, marginally below the Town of Gawler (13% greater than Whyalla). This is reflective of the size of the City and the population.



Total Council Operational Expenditure (OPEX)

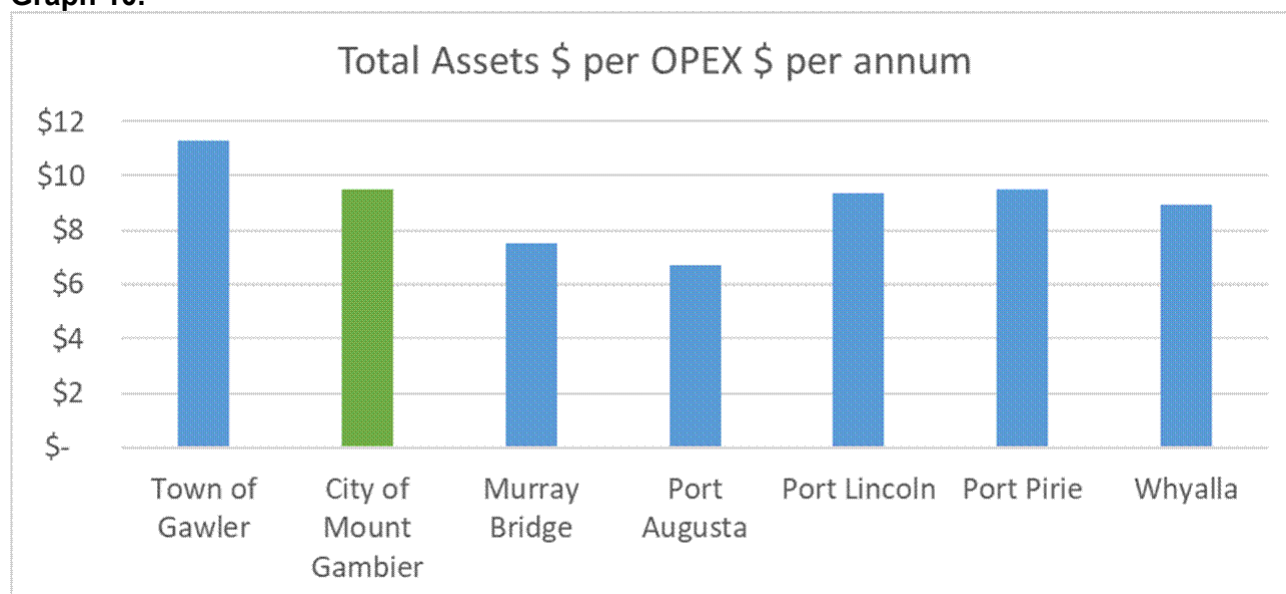
Graph 9.



The City of Mount Gambier is showing in the mid to upper range in the total OPEX expenditure which is to be expected in relation to its population and asset size. Mount Gambier is 8% greater total OPEX than Whyalla despite a greater gap in some of the previous Graph measures.

Council Asset dollars maintained per \$1 of annual OPEX

Graph 10.

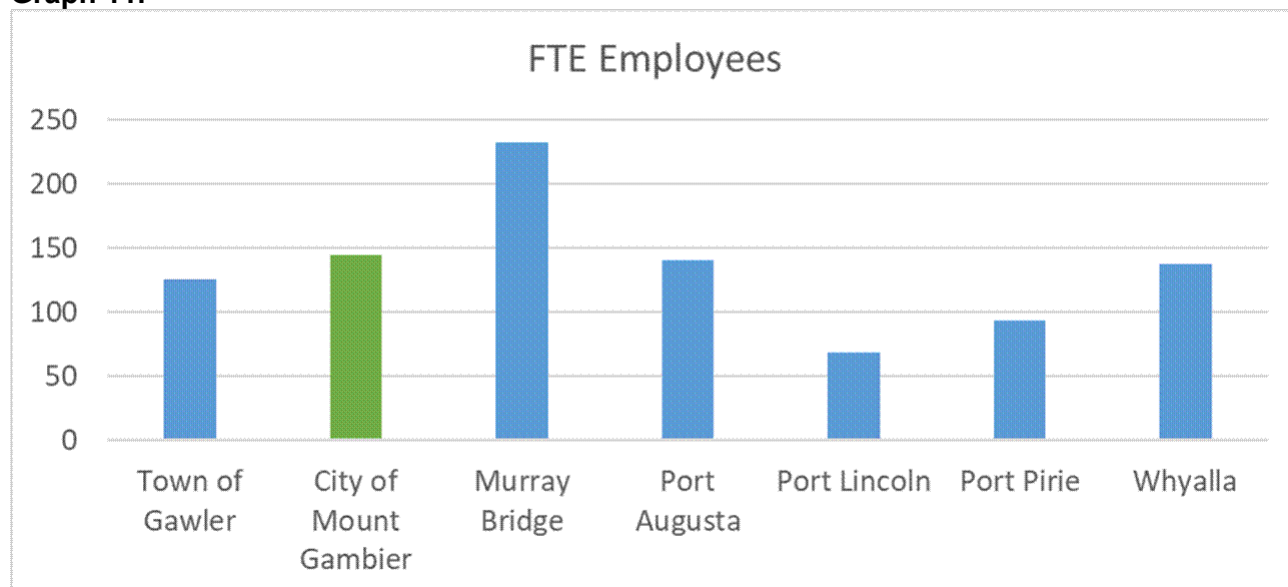


The City of Mount Gambier is the second highest range of the assets maintained per \$1 of OPEX when compared to comparative Councils. The higher the dollar (vertical axis), the greater the spread of the \$ of expenditure, this a good measure of the comparative efficiency of the Council. This indicates that Council is in the better range of efficiency.



Total Council full-time equivalent employees (FTE)

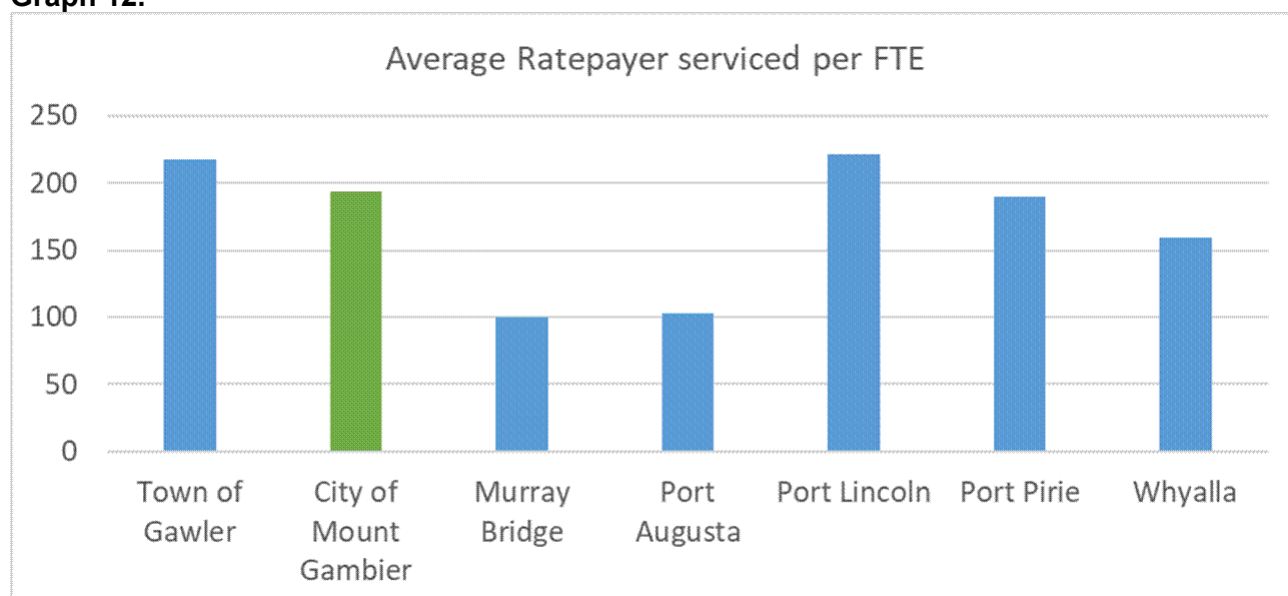
Graph 11.



The City of Mount Gambier is showing as mid-range in the total quantity of FTE, however noting that this measure is heavily influenced by services offered to the community and should be treated as a guide. Mount Gambier has a 5% higher level of workforce than Whyalla.

Average Council Full-time Equivalent employees (FTE) compared to resident Population

Graph 12.

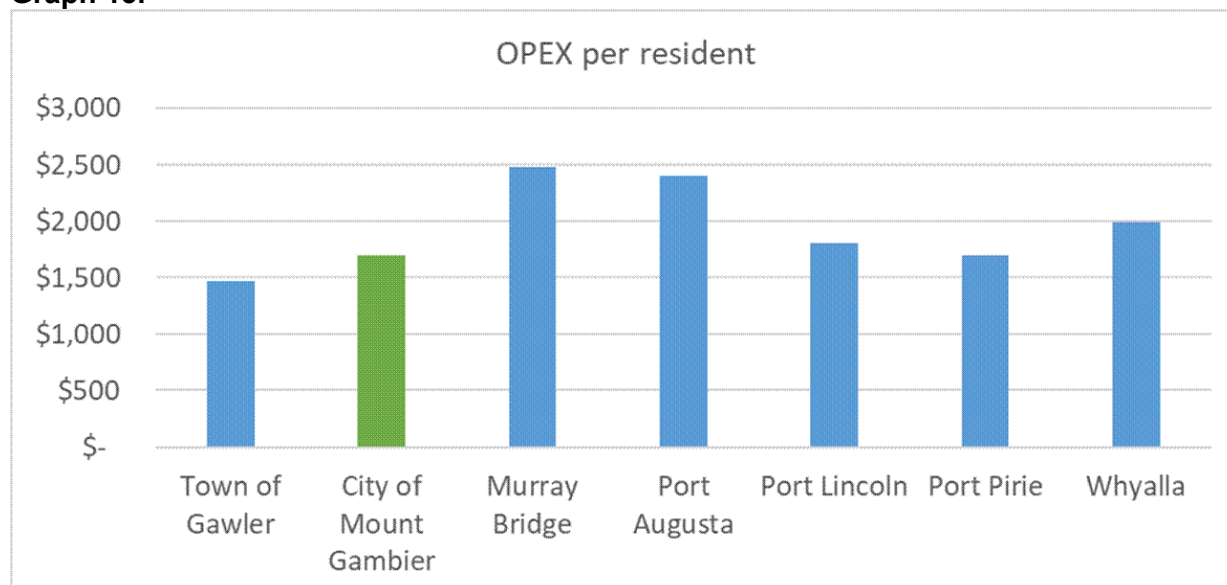


The City of Mount Gambier is showing as upper-range in the quantity of population served per FTE, again noting that this is heavily dependent on services offered to the community. Mount Gambier is serving 17% greater resident population per FTE than Whyalla.



Average Council OPEX per resident population

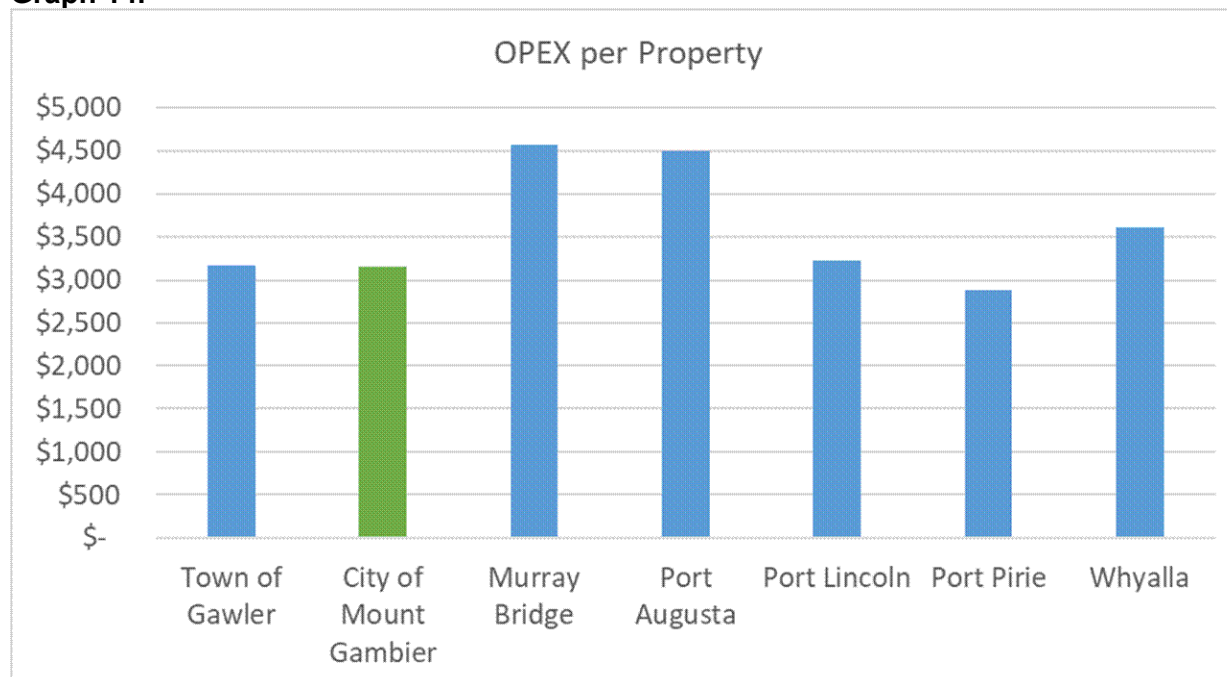
Graph 13.



The City of Mount Gambier is showing as lower-range (lower = more efficient) in the total OPEX expenditure per resident. This indicates that Mount Gambier is expending less operational expenditure per resident than most other measured Councils, this is reflective of an organisation that is running leaner (or efficient) than other measured Councils. It may also reflect that Mount Gambier is 'living within its means', of its revenue and the service levels are potentially below that of other measured Councils and reflective of those revenues.

Council OPEX per rateable property

Graph 14.

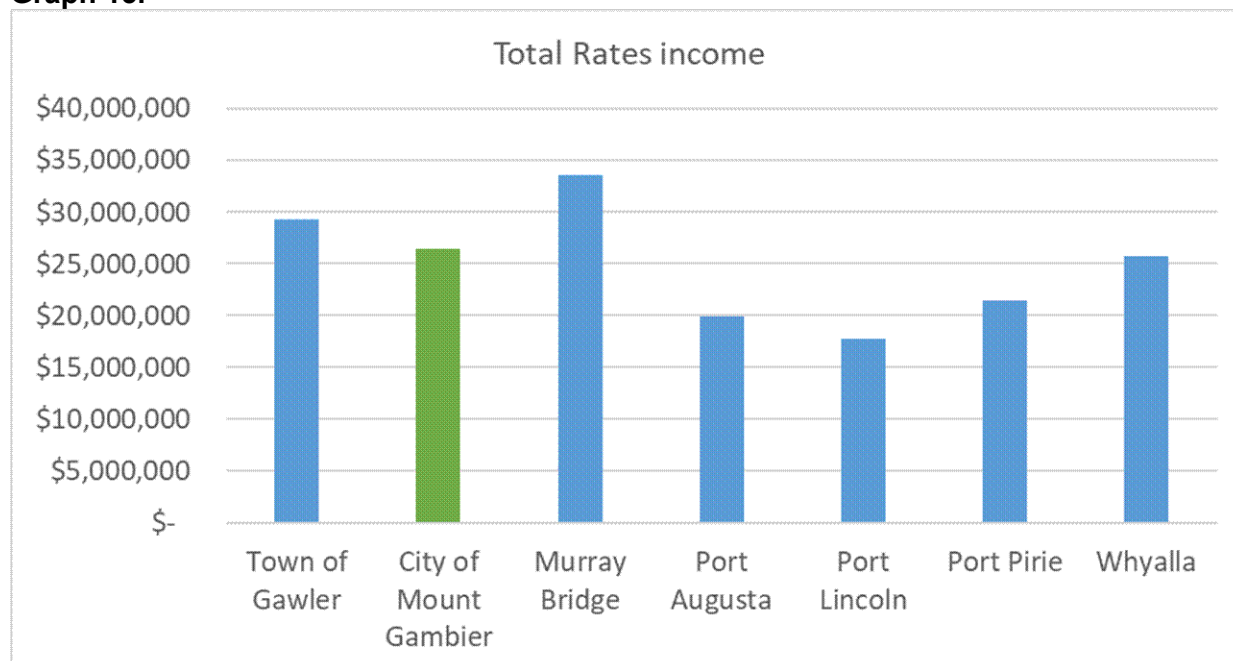


The City of Mount Gambier is showing as lower range (lower = more efficient) in the total OPEX expenditure per rateable property. Mount Gambier is serving 14% more rateable properties per dollar of OPEX than Whyalla.



Total Rating Income

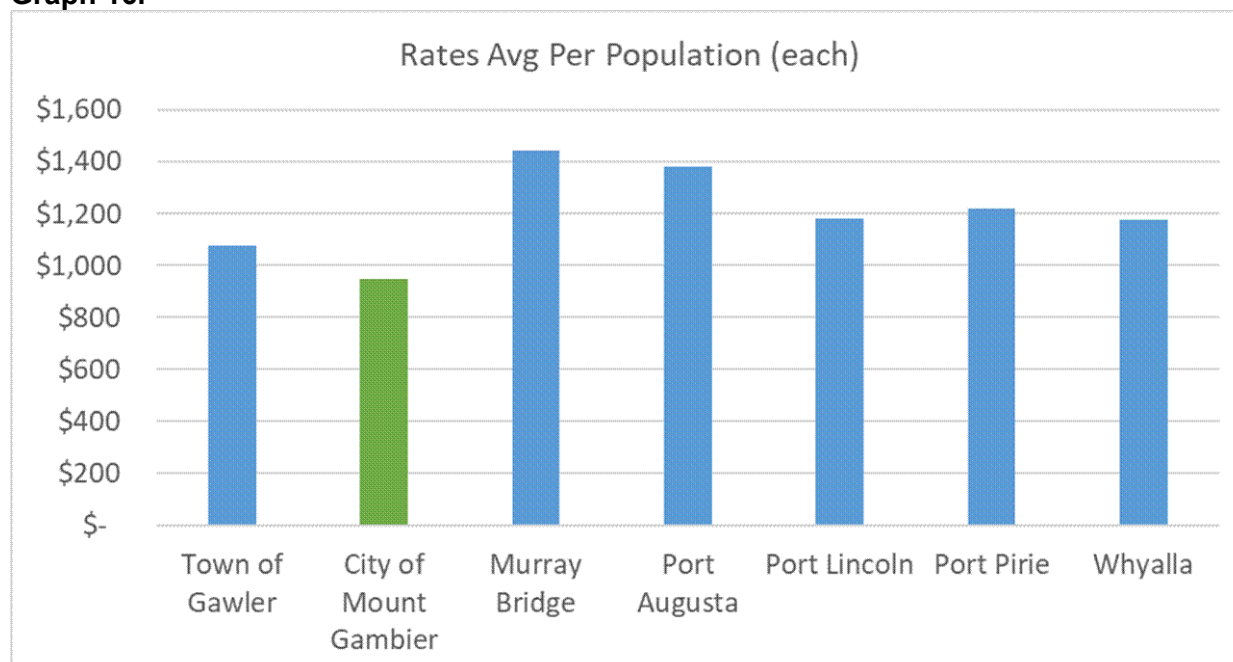
Graph 15.



The City of Mount Gambier is showing as mid-upper range of total rating income despite being the highest population of the measured Councils. Mount Gambier is 3% greater total rates than Whyalla.

Avg Rating Income (All groups) per population

Graph 16.

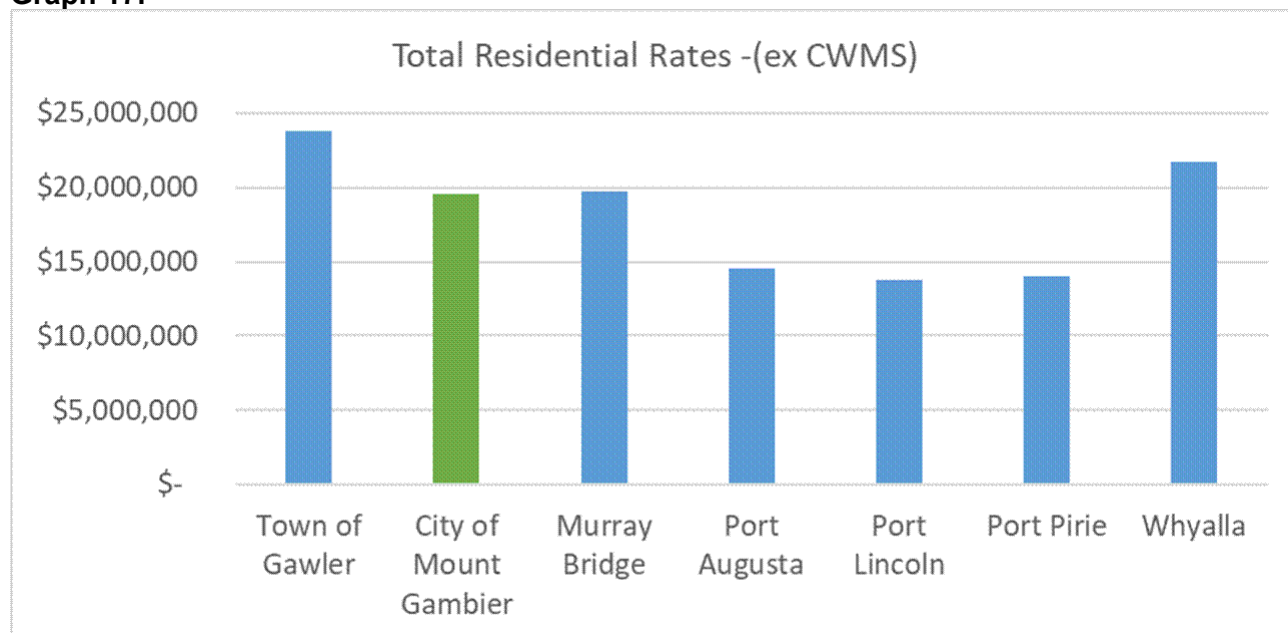


The City of Mount Gambier is showing as the lowest rating revenue per person in a population assessment by a considerable margin. The average of the six other measured Councils is \$1247 compared to Mount Gambier of \$950. This equates to a percentage margin of -31% lower rates income per population serviced than the 'average' of the six other Councils.



Total Residential Rating Income (exclusive of Wastewater charges) to ensure relative equity

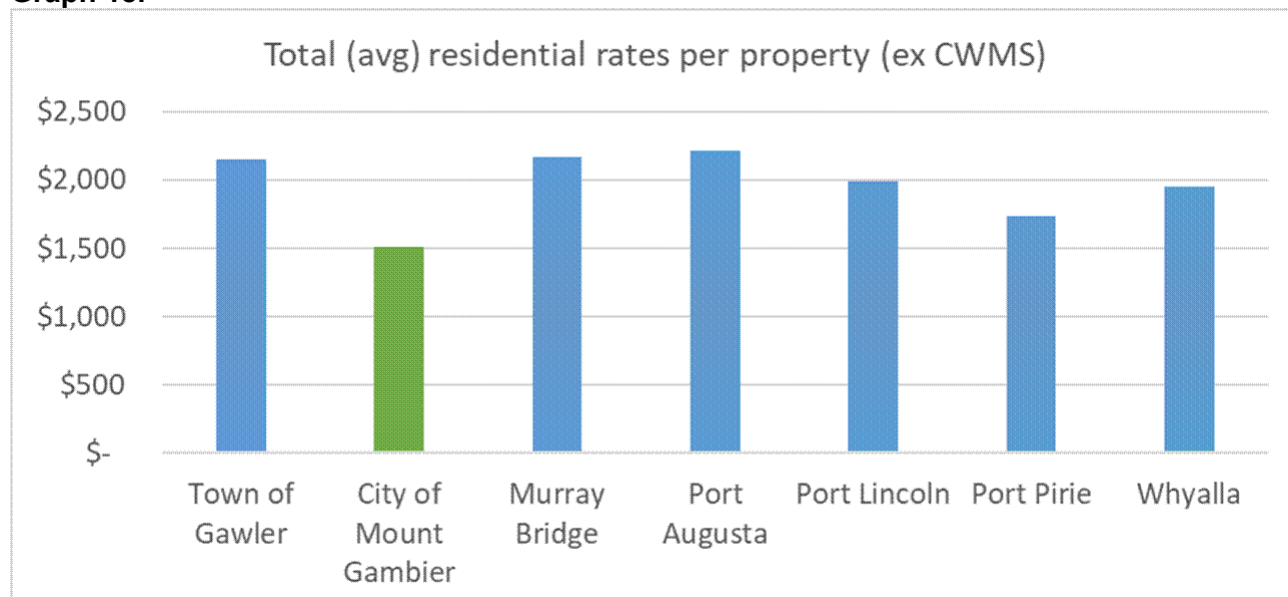
Graph 17.



The City of Mount Gambier is showing as mid-upper range of total 'residential' rating income despite being the highest population of the measured Councils. Mount Gambier is showing as 12% less total residential rates than Whyalla despite a 21% greater population.

Average Residential Rating per property (ex CWMS)

Graph 18.



The City of Mount Gambier is showing as the lowest residential rating revenue per rateable residential property. The average of the six Councils is \$2038 compared to the City of Mount Gambier \$1511 which is a percentage margin of -25% lower than the average of the six benchmarked Councils.



CONCLUSION

- City of Mount Gambier appears to compare favourably to most of the benchmarked Councils in many of the measures that might be related to efficiency including.
 - Level of expenditure per assets maintained.
 - Operational Expenditure compared to residential population and rateable properties within the Council area.
 - Quantity of ratepayers serviced per Full time equivalent employees of the organisation.
- City of Mount Gambier compares favourably to all the benchmarked Councils in measures that provide data on rating revenue noting this may in effect be dictating the service levels provided including:
 - Having the lowest average total rates (significantly) across the measured Council set per residential population (-31% against the data set average).
 - Having the lowest average residential rates per rateable property (-25% against data set average).
- It is important to note that (as mentioned previously) the data set does not consider the individual differences of service levels and or services offered between each Council and serves as a comparative assessment only.
- Rating levels clearly indicate that Council is rating at the lowest level against all the measured Councils and this is despite the Seifa indexation indicating that Mount Gambier is less disadvantaged than 4 of the 6 Councils benchmarked against.

The benchmarking data contained in this report is provided for information purposes only.

ATTACHMENTS

Nil



19.5 DISCRETIONARY RATE REBATE - NEW DWELLINGS

Author: Paul Simpson, Chief Executive Officer

RECOMMENDATION

1. That Council report titled 'Discretionary Rate Rebate - New Dwellings' as presented on Tuesday 17 March 2026 be noted.
2. That Council endorses granting a 100% rebate of general rates for a maximum period of two (2) years, to those ratepayers in respect of their rateable land who meet the following minimum requirements:
 - (a) have built a new residential dwelling (or purchased off the plan) on the rateable land; and
 - (b) are a first home buyer who has received financial support through the Australian Government's First Home Buyers scheme towards their newly built home; and
 - (c) retain the property as the principal place of residency during the entire period of receiving the rebate.
3. That the Rate Rebate Policy be updated to include this new Discretionary Rate Rebate for First Home Buyers / New Dwellings.
4. That the Discretionary Rate Rebate for First Home Buyers / New Dwellings set out herein will be included in the preparation and consultation for the Annual Business Plan 2026/2027.

PURPOSE

For Council to consider a proposed new discretionary rate rebate for eligible first home buyers investing into building new residential homes in the City of Mount Gambier.

BACKGROUND / OPTIONS

Under Section 159 of the *Local Government Act 1999*, Council has the ability to apply rebates to certain ratepayers. The Rate Rebate Policy outlines Council's approach to administering such rebates. The Rate Rebate Policy was recently reviewed in February as part of the Rating Review; however, it will need to be re-presented to Council in May in line with the consultation and ultimate adoption of the Annual Business Plan and Budget for 2026/2027.

Stamp Duty relief offered by the State Government for eligible first home buyers building or purchasing a new home was abolished in June 2024, with no price cap, significantly benefiting owner-builders. Eligible buyers can also receive a \$15,000 First Homeowner Grant (FHOG) for new, substantially renovated, or owner-built homes.

With a State Election occurring in this month, housing is a major item on the agenda for all political parties. The push for more and affordable housing is particularly evident. Election promises have been made both major parties in relation to housing and include:

- Labor's further promise to continue their policy of no stamp duty for first homebuyers and additionally, to abolish stamp duty for young homebuyers who sell their current homes to move into new builds.
- The Liberal Party promises to remove stamp duty for all first home buyers and includes those purchasing established homes.

- The Liberal Party has additionally made a commitment of \$15,000 stamp duty concession for downsizers purchasing any property up to \$1.2 million.

To continue to position the City of Mount Gambier as a World Class Regional Capital and in direct support of the policy positions of the State Government, it is proposed that Council grant a discretionary rate rebate program of 100% rate rebate for a period of two (2) years to eligible first home buyers who are building new residential dwellings on the following basis:

- To be eligible for this rebate, ratepayers must have built a new residential dwelling and must be in receipt of the Australian Government's First Home Buyers Grant;
- The rebate would be offered for a two (2) year period for each eligible rateable property, nontransferable eligibility;
- Ratepayers must retain the subject property as their principal place of residence during the two (2) year period to remain eligible for the entire rebate – ceasing to use the property as the ratepayers principal place of residence prior to the completion of the two (2) year period would mean the ratepayer would no longer be eligible to receive the rebate and in certain circumstances the rebate may be reversed and monies owed to Council;
- The fixed charge component of Council rating will still apply;
- The Waste Service Charge will not be included in the rebate and will remain payable by the ratepayer; and
- The NRM levy (State levy) chargeable to the ratepayer for the subject property will not be included in the rebate and will remain payable by the ratepayer.

Finance staff have undertaken modelling to show the projected financial impact of this proposal. The methodology and estimate of foregone rating revenue is based on the total First Home Buyer Grants provided for the 2024/2025 financial year for South Australia, which was 3,705 against 15,059 approvals for the same period. This equates to 24.6% of approvals being for first homeowners.

It is relevant to note that the figures provided as a rate rebate are not a 'reduction' from current revenue, but rather a reduction in 'future growth' of revenue as administration is proposing rebates for new builds (new stock) into the City of Mount Gambier property market. Therefore, they are not previously 'rated properties' or were potentially held as differing land usage classifications prior to sub-division (in most cases).

The City of Mount Gambier for the period January 2025 to December 2026 had 130 new developments. Therefore, whilst this is simply an approximation, using the same percentage we would have an estimated 31 properties eligible for rebate annually, noting this compounds.

Estimates of the annual rate rebate in Year 1 are shown below in Table 1, noting that the rebate will compound into Year 2 (essentially estimated to double) however will then stabilise at that figure for the period that the rebate is in effect (one year will drop off as one year is added) as the rebate is offered to a maximum of two (2) years per property. It is intended that the rebate will not be applicable if the first homeowner ceases to use the property as the principal place of residence and the rebate is not transferable to a new owner.

Table 1.

Capital Value	\$ Capital Valuation	Est. 2026/27 differential component**	Total rebate for 31 properties Year 1.
Low	\$500,000	\$1,236.25	\$39,559.86
Medium	\$600,000	\$1,313.37	\$42,027.93



High	\$700,000	\$1,526.52	\$48,848.59
Average	\$600,000	\$1,358.71	\$43,478.79

*Excludes Fixed Charge, Waste Service Charge and Regional Landscape Levy

** Inc. as per current LTFP

Introducing 100% general rates rebate for first home buyers constructing new homes would position Council as an active partner in the State Government's housing affordability and supply agenda.

This initiative demonstrates a clear, forward looking commitment to supporting sustainable housing growth and aligns Council policy with statewide efforts to make home ownership more attainable for South Australians first homeowners. The policy enhances the City of Mount Gambier as a destination of choice for new homeowners to invest and live within a world class regional city.

Beyond financial relief, the rebate serves as a strategic lever to attract and retain a younger demographic in Mount Gambier, helping to balance population ageing trends and stimulate long-term economic and social vitality. Encouraging new builds contributes directly to local housing industry and builders and promotes the usage of local labour and products.

It is relevant to note, that in the traditional first homeowner bracket of age (from 20 years old to 39 years old), census data identifies that the City of Mount Gambier has a lower percentage within the identified traditional age brackets than both the South Australian State average and the overall Australian average. This is shown below in Table 2.

Table 2.

Age All people	Mount Gambier	% Mount Gambier	South Australia	% South Australia	Australia	% Australia
20-24 years	1,483	5.5	109,174	6.1	1,579,539	6.2
25-29 years	1,711	6.4	117,195	6.6	1,771,676	7.0
30-34 years	1,687	6.3	118,095	6.6	1,853,085	7.3
35-39 years	1,592	5.9	118,993	6.7	1,838,822	7.2

By reducing cost pressures that may be felt by new homeowners in the transition to home ownership, Council promotes the view that home ownership is attainable and sustainable through the period of consolidation into the ownership market. It effectively assists a softer landing into home ownership for those who choose to reside in the City of Mount Gambier.

Council can play an influential role in driving development, supporting population growth, and fostering a more resilient and accessible housing landscape for the City of Mount Gambier community.

IMPLICATIONS TO CONSIDER

Legal	Introducing a new discretionary rate rebate requires amendment to the Rate Rebate Policy under Section 159 of the <i>Local Government Act 1999</i> . There will need to be clear eligibility criteria and verification process as well as on-going compliance.
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Financial and Budget	Based on modelling, the estimated Year 1 foregone revenue is approximately \$39,500–\$48,800 depending on capital value, with the impact compounding in Year 2. Budget adjustments must be incorporated into the 2026/2027 Annual Business Plan and aligned with the Long-Term Financial Plan to ensure sustainable rating outcomes.
Community Consultation and Engagement	As a new discretionary rebate, the proposal must be included in the public consultation process for the Annual Business Plan and Budget 2026/2027.
Other Resources	Implementation will require administrative capacity for verifying FHOG eligibility, monitoring compliance with the principal place of residence requirement, updating rates systems, and responding to community enquiries.

RISK ANALYSIS

The risk identification and categorisation relies on the City of Mount Gambier [Risk Management Policy](#).

Risk	Consequence Rating	Risk Likelihood Rating	Risk Rating	Mitigation
Finance – impact on overall rate revenue	Moderate (3)	Possible (3)	Moderate	Incorporate foregone revenue estimates into Long-Term Financial Plan and Annual Business Plan; restrict rebate to new builds and cap eligibility to two years; monitor financial impacts annually.
Reputation - perception of inequity from non-eligible ratepayers (e.g., existing homeowners, purchasers of established homes)	Moderate (3)	Possible (3)	Moderate	Communicate clear rationale and ensure transparent consultation during the ABP process.
Legal / Regulatory / Policy – challenges to eligibility determinations or disputes with applicants	Moderate (3)	Unlikely (2)	Moderate	Develop clear eligibility criteria and internal guidelines, require documentary evidence and provide an internal review process.
Service Delivery - increased administrative workload for rates	Minor (2)	Possible (3)	Low	Implement internal procedures for rebate tracking



and customer service staff				and provide training for staff.
People - customer dissatisfaction resulting from ineligibility or termination of rebate	Minor (2)	Possible (3)	Low	Provide clear public information, FAQs, and consistent messaging.
Infrastructure – nil	Insignificant (1)	Rare (1)	Low	N/A
Environmental – nil	Insignificant (1)	Rare (1)	Low	N/A

APPLICATION OF STRATEGIC PLAN

This report aligns to the following strategic objectives(s):

Priority 3: Infrastructure and Services

3.10 Support increased residential growth, diversity of housing options and affordability through partnerships and advocacy.

Priority 6: Excellence in Leadership and Governance

6.1 Ensure Elected Council Members are meeting their civic obligations and making informed, strategic decisions in the best interests of the community.

This report contributes to delivery of the following key strategic project(s):

Support the Regional Plan for Limestone Coast by guiding city growth, development and amenity needs, while promoting diverse housing options.

RELEVANT COUNCIL POLICY

[Rates - Rate Rebate - R155](#)

IMPLEMENTATION AND NEXT STEPS

If endorsed, it is recommended that this proposal would be included in the preparation and consultation associated with the Annual Business Plan and Budget for 2026/2027.

If adopted by Council as part of that process, the discretionary rate rebate for ratepayers who qualify as both first home owners and new home builders would then be applicable from 1 July 2026.

CONCLUSION

This proposal of a 100% rebate of general rates for first home owners building new homes for a two (2) year period, is recommended to Council for consideration.

ATTACHMENTS

Nil



19.6 PRINCIPAL OFFICE CLOSURES 2026 - STAFF TRAINING

Author: Kate Gilmore, CEO and Mayoral Executive Support
Authoriser: Paul Simpson, Chief Executive Officer

RECOMMENDATION

1. That Council report titled 'Principal Office Closures 2026 - Staff Training' as presented on Tuesday 17 March 2026 be noted.
2. That Council's Principal Office be closed from 9:00am until 10.30am as determined by the Chief Executive Officer on up to three separate occasions during 2026 for the purpose of staff training.
3. That notice be given of the periodic office closure to accommodate staff training for 2026 to inform the community in accordance with P195 Community Consultation and Engagement Policy.

PURPOSE

To endorse the closure (delayed opening) of the Principal Office of Council for up to 1.5 hours on up to three separate occasions in 2026 for the purpose of staff training.

BACKGROUND / OPTIONS

It is proposed that opening of Council's Principal Office be delayed for a period of up to 1.5 hours on three separate occasions in 2026 to accommodate staff training needs. This would result in the Principal Office opening no later than 10.30am on these occasions. The specific dates of this are yet to be determined, however the first instance is planned for this month.

This is necessary to facilitate all staff being able to attend and be involved in planned all staff training, which is important for staff development and cohesiveness, as well as ensuring all staff are given the same chance to attend information sharing opportunities.

Closure of alternative Council sites will be addressed on a case-by-case basis, ensuring essential services still remain available to the community.

It is important to note that Council has an obligation to follow the relevant provisions under its P195 Community Consultation and Engagement Policy in accordance with section 45(3) of the *Local Government Act 1999* when significantly changing the ordinary opening hours of the Principal Office. It has been identified that the 'Inform' model is most appropriate (refer extract below) to the circumstances, and so information about the changes to regular opening hours shall be provided to the community via the usual mechanisms.

"Inform – One way communication providing balanced and objective information to assist understanding about something that is going to happen."

The community will be notified of the adjusted opening hours through the provision of online social media and physical signage on the office.

CONCLUSION

For the reasons outlined herein, it is proposed that Council endorse the closure (delayed opening) of the Principal Office of Council for up to 1.5 hours on up to three separate

occasions in 2026 for the purpose of staff training, and that community consultation in line with the P195 Community Consultation and Engagement Policy occur.

ATTACHMENTS

Nil



20 MOTIONS WITH NOTICE

20.1 RECYCLABLE CONTAINER BASKETS ON PUBLIC BINS

I, Councillor Josh Lynagh, give notice that at the next Ordinary Meeting of Council to be held on Tuesday 17 March 2026, I intend to move the following motion:

MOTION

1. That the motion from Cr Josh Lynagh as presented on Tuesday 17 March 2026 be noted.
2. That council staff investigate:
 - (a) The costs involved in purchasing or producing steel baskets to be attached to public bins, as well as appropriate signage with instructions for use.
 - (b) The viability of a trial of six baskets to be installed on bins in high foot traffic locations in Mount Gambier, and any potential grant funding available that may assist with this project.
3. That a report be provided back to Council by July 2026.

RATIONALE

During a recent visit to Loxton, I observed a public bin fitted with a basket and signage inviting members of the public to either leave or take 10c refund drink containers. This initiative aims to reduce waste collection costs and encourage recycling within the community. It also enables individuals or community groups wishing to benefit from the container refunds to do so without having to search through public bins.

Speaking with staff at the District Council of Loxton Waikerie, it appears their trial has been quite successful, though they do note the costs involved. Our Council has the opportunity to explore in-house production, engage a local community group or business who may be able to produce the baskets, or explore grant funding.

A similar trial in Mount Gambier will allow Council to gauge community receptiveness before considering a broader rollout.

I commend this Notice of Motion to Council.

ATTACHMENTS

1. Bin Container Image [20.1.1 - 1 page]





21 URGENT MOTIONS WITHOUT NOTICE

22 NEW CONFIDENTIAL ITEMS

22.1 SALE OF LAND FOR NON-PAYMENT OF RATES

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and (Council Officers) be excluded from attendance at the meeting for the receipt and consideration in confidence of Sale of Land for Non-Payment of Rates.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information relates to the financial situation of a person (living or dead), the disclosure of which is deemed unreasonable.

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Sale of Land for Non payment of Rates and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
 - (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).
be kept confidential and not available for public inspection until 12 months after outstanding rates having been paid in full or 12 months after the matter being settled to Council's satisfaction and that this order be reviewed every 12 months.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.



22.2 CRATER LAKES UNSOLICITED PROPOSAL

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and (Council Officers) be excluded from attendance at the meeting for the receipt and consideration in confidence of Crater Lakes Unsolicited Proposal.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- (b) information the disclosure of which -
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.
- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which -
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest.
- (g) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty.

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information to be considered is in regards to the Crater Lakes Project Proposal, including the report and attachment, contains commercial information of a confidential nature provided to Council in-confidence creating a duty of confidence, the consideration of which if conducted in open would prejudice the position of Council, the party that provided the information, and potentially confer commercial advantage on a third party.

The public interest in the matter being considered in open is considered to be outweighed by the public interest in ensuring the best possible outcome for the community, which may be prejudiced if the matter were considered in open.



CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Crater Lakes Unsolicited Proposal and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
 - (b) information the disclosure of which -
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.
 - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which -
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest.
 - (g) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty.

be kept confidential and not available for public inspection until the latter of two years after the expiry of an agreement entered into in relation to the matter, or two years after the proposal has been abandoned, and Council has been released from its duty of confidence.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

23 MEETING CLOSE

24 TABLED DOCUMENT - LETTER FROM OMBUDSMANSA



OFFICIAL: Sensitive



Mayor Lynette Martin
City of Mount Gambier
PO Box 56
Mount Gambier SA 5290
By email: city@mountgambier.sa.gov.au

Dear Mayor Martin

Local government elected member conflicts of interest

I am writing to you due to my concern regarding elected member conflicts of interest across the local government sector.

I have recently published a [statement](#) on my website, noting that in the first half of the 2025-2026 financial year, I have completed and published a number of investigation reports involving contravention of the conflict-of-interest provisions in the *Local Government Act 1999* by elected members. This continues a trend I observed last year and causes me great concern. A copy of my statement is **enclosed**.

I wish to particularly note that I have published two investigation reports and a summary statement on a formal resolution, specifically in relation to members failing to declare material conflicts of interest for their attendance at the 2025 Australian Local Government Association (ALGA) National General Assembly held in Canberra. This is in the context of members' travel and other costs being approved and paid for by the council. In a number of these matters, it appears members may have failed to recognise the conflict because the travel was connected to their role as a council member.

I reiterate that conflicts of interest, as defined in the Local Government Act, may arise where even when the interest is related to an elected member's public position as a councillor, including their attendance at a conference or other event. It is important to observe the provisions of the Act, and ensure such conflicts are properly declared and managed.

I also draw your attention to the view expressed in my 2024-2025 Annual Report, that breaches of material conflict of interest provisions will be investigated by my Office unless there are exceptional circumstances that warrant a resolution approach.¹

I request that you share this letter with the elected members, and that it be tabled at a public meeting of the council.

On 27 February 2026, I will be presenting to Mayors and CEOs at the LGA President's webinar, providing an overview of the work of Ombudsman SA, complaints about integrity breaches, and recent investigations into alleged breaches of conflict-of-interest provisions. I encourage you to register for the webinar at www.lga.sa.gov.au/forms/events-and-registrations/upcoming-lga-workshops-forums/lga-president-webinar-ombudsman-sa-briefing.

¹ *Ombudsman SA Annual Report 2024-2025*, p.29.

OFFICIAL: Sensitive

Page 2

If you wish to discuss the report or the conflict-of-interest webinar, please contact Evlynn Hayes, Manager, Corporate, Intake & Engagement in the first instance on (08) 7322 7020 or hayes.evlynn@ombudsman.sa.gov.au. I hope that this information is useful to you.

Yours sincerely



Emily Strickland
SA OMBUDSMAN

12 February 2026

Cc Mr Paul Simpson, Chief Executive Officer
Encl Conflict of interest statement

OFFICIAL: Sensitive

25 ATTACHMENT - PREVIOUS COUNCIL MINUTES

1. Ordinary Council Meeting - 17 February 2026 [**25.1.1** - 24 pages]





MINUTES

Ordinary Council Meeting Tuesday 17 February 2026



Minutes of the City of Mount Gambier Ordinary Council Meeting held at:

Time: 6:00 pm
Date: Tuesday 17 February 2026
Location: Council Chamber, Level 4 Civic Centre
10 Watson Terrace, Mount Gambier

PRESENT: Mayor Lynette Martin (OAM)
Cr Max Bruins
Cr Paul Jenner
Cr Mark Lovett
Cr Josh Lynagh
Cr Sonya Meziniec

OFFICERS IN ATTENDANCE:	Chief Executive Officer	- Mr Paul Simpson
	General Manager City Infrastructure	- Ms B Cernovskis
	General Manager Corporate and Regulatory Services	- Mrs J Fetherstonhaugh
	Manager Governance and Property	- Ms B Shelton
	Manager Financial Services	- Ms K Rolton
	Manager Development Services	- Mrs T Tzioutziouklaris
	Manager Economy, Strategy and Engagement	- Mrs B Shearing
	Governance and Property Officer	- Mrs E Solly
	Revenue Co-Ordinator	- Mrs J Sheidl
	Media and Communications Coordinator	- Ms S McLean
	Executive Administrator	- Mrs S Spears

1 ACKNOWLEDGEMENT OF COUNTRY

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR FIRST NATIONS PEOPLES HAVE WITH THE LAND.

2 CONDUCT OF THE GALLERY

MEMBERS OF THE GALLERY ARE REMINDED THAT THEY MUST NOT BEHAVE IN A DISORDERLY MANNER OR CAUSE AN INTERRUPTION TO THE MEETING. WHILST AUDIO RECORDING OF COUNCIL AND COMMITTEE MEETINGS IS PERMITTED, PHOTOGRAPHING, FILMING AND TELEVISIONING ARE PROHIBITED UNLESS EXPRESS PRIOR PERMISSION IS GRANTED BY THE PRESIDING MEMBER. WE ASK THAT YOU PLEASE PLACE YOUR PHONES ON SILENT. SHOULD AN EMERGENCY OCCUR AT ANY STAGE, PLEASE FOLLOW THE DIRECTION OF COUNCIL STAFF TO VACATE THE BUILDING.

3 APOLOGIES

RESOLUTION OCM 2026/20

Moved: Cr Mark Lovett
Seconded: Cr Max Bruins

That the apology from Cr Frank Morello be received.

CARRIED

4 LEAVE OF ABSENCE

4.1 LEAVE OF ABSENCE - CR JASON VIRGO

RATIONALE

I have discussed with the CEO the next steps regarding my role as councillor in relation to my intention to run as a One Nation candidate for Mount Gambier in the upcoming March 2026 State Election.

Although legislatively, I am not required to seek a leave of absence until nominations close for the election, I have made the decision to seek a leave of absence from my duties effective 23 January 2026. This leave of absence will extend to any Council Committee, panel or appointment to outside organisation arising by virtue of my position as a councillor.

Depending on the result of the election, I will return to my councillor duties upon the public declaration of the election result.

I commend this Notice of Motion to Council.

ADMINISTRATIVE COMMENT

The Motions accompanying this item have been prepared in consultation with Cr Jason Virgo based on legal advice relating specifically to a leave of absence for a candidacy in the State Election and taking into account the provisions of section 55A of the Local Government Act 1999 (the Act).

The implications of section 55A of the Act being that:

- Such leave of absence is automatic, rather than at the subject Members discretion.
- The leave of absence under that section extends to all other offices held as a member of the Council or by virtue of being a Member of the Council. This is taken to include any external positions held as a representative of Council.
- The Member is not entitled to receive any allowance or reimbursement of expenses for the period of the leave.
- The Member must not use any facility, service or other form of support provided by the Council to Council Members to assist in performing or discharging official functions and duties (not being a facility, service or form of support generally provided to members of the public by the Council).
- The member must not carry out any function or duty of the office of a member of the Council.

A failure to comply with these restrictions will be an offence.

A leave of absence in alternate circumstances may not attract the same considerations.

It should be noted that a discretionary grant of leave does not alter quorum requirements for meetings during the leave period (i.e. Cr Jason Virgo will still be a Council Member and included in calculating the quorum requirements). This will not be the case however during the period specified in section 55A and in accordance with the new section 85(2), commencing from 2 March 2026 and continuing until such time as a public result of the State Election is declared.

Having been granted leave, a Council Member may break the leave by attending a Council meeting during the period of leave (except during the period specified in section 55A of the Act), and similarly by the performance of any activities upon which discretionary leave has been conditionally granted.

This process would not trigger a casual vacancy in accordance with section 54 of the Act until such time as a Member is publicly declared elected. In the event of such a vacancy



arising, no supplementary election would be required, given the vacancy would arise within 12 months of a periodic election in accordance with section 6(2) of the *Local Government (Elections) Act 1999* (the Elections Act).

RESOLUTION OCM 2026/21

Moved: Cr Paul Jenner

Seconded: Cr Josh Lynagh

1. That Council report titled Leave of Absence as presented on Tuesday 17 February 2026 be noted.
2. In contemplation of his intention to nominate as a candidate in the upcoming State Election, Cr Jason Virgo has notified Council that:
 - (a) section 55A of the Local Government Act 1999 is expected to apply to Cr Jason Virgo in relation to the 2026 State Election,
 - (b) Cr Jason Virgo has sought a leave of absence from Council for the period 23 January 2026 until the public declaration of the March 2026 State Election result,
 - (c) that the leave of absence extend to his positions on Council Committees, panels and externally appointed organisations until further notice.
3. That Council grant Cr Jason Virgo a leave of absence commencing 23 January 2026 until the date section 55A applies in relation to candidacy for the March 2026 State Election, being 2 March 2026, on the following conditions:
 - (a) For the duration of the leave of absence:
 - i. the leave be extended to all offices held by Cr Jason Virgo as a member of the Council or by virtue of being a Member of the Council, including any externally appointed positions held as a representative or nominee of Council, and;
 - ii. Cr Jason Virgo not receive any allowances, sitting fees, reimbursement of expenses, or access to any benefits, facilities or support provided by Council including under Council Policy M405 Members – Allowances and Benefits and Council Policy M500 Members Training and Development from 2 March 2026, and;
 - iii. Cr Jason Virgo not perform or discharge, and not be considered as performing or discharging, any official functions or duties of the office of a member of Council, and;
 - iv. all engagement with Council, Council Members or Council Officers including any enquiries or requests be considered as being in a private capacity.
 - (b) Noting that, notwithstanding the conditions of the grant of leave in resolution 3(a) above, and subject to the exception to submitting a Register of Interest during the application of section 55A, Cr Jason Virgo must still comply with Council Member obligations that arise during the period of leave including those in the Code of Conduct for Council Members.
4. That an update be provided to Council confirming the status of Cr Jason Virgo as a Council Member following the declared result of the March 2026 State Election.

CARRIED

5 CONFIRMATION OF COUNCIL MINUTES

5.1 CONFIRMATION OF COUNCIL MINUTES

RESOLUTION OCM 2026/22

Moved: Cr Sonya Meziniec

Seconded: Cr Max Bruins

That the minutes of the Ordinary Council Meeting held on 20 January 2026 be confirmed as an accurate record of the proceedings of the meeting.

CARRIED

6 MAYORAL REPORT

6.1 MAYORAL REPORT - FEBRUARY 2026

- SAROC Meeting (*Adelaide*)
- LGA Board Meeting and Workshop (*Adelaide*)
- Australia Day Breakfast and Awards Ceremony / Citizenship Ceremony
- Weekly meetings with CEO
- Elected Member Briefing – Benchmarking Presentation
- Elected Member Briefing – Building Fire Safety Committee
- Elected Member Briefing – Crater Lakes Masterplan
- Catch up with LCLGA Executive Officer
- Internal meeting – Yerkalalpata update
- Funeral – Sue Charlton
- Catch up with General Manager People, Place and Liveability – update on 150th anniversary of City of Mount Gambier celebrations
- Special LGA Board Meeting (*virtual*)
- State Dinner – Establishment of Adelaide University (*Government House, Adelaide*)
- Australian Sprintcar Championships – Borderline Speedway
- Opening Ceremony – Limestone Coast Technical College
- TAFE SA / Mayor Forum – Meet with the TAFE SA Board
- Dinner with the Hon Blaire Boyer MP and Commissioner Cameron Baker
- Opening of the TAFE SA Mount Gambier Campus Refurbishment with the Hon Blair Boyer MP
- Elected Member Briefing – Visitor Services Model
- Elected Member Briefing – Lady Nelson EOI
- Regular meetings with Media and Communications Coordinator
- Audit and Risk Committee Meeting
- LCLGA Mayors catch-up (*virtual*)
- Purple Orange – SKILL Limestone Coast – New Year Catch Up and Chat
- CEO Performance Review Meeting
- Catch up with ac.Care – 2025 Mayors Christmas Appeal
- 2025 Naval Club Dinner
- Elected Member Briefings
- Morning tea with Chinese student cohort – Tenison Woods College
- 150 Years of Mount Gambier anniversary – working group meeting

- Photo opportunity with 2026 Flinders University medical students
- Veterans SA Community Connections event (with Minister Szakacs)
- Regional and Community Stakeholder Lunch with Adelaide University Vice Chancellor, Professor Nicola Phillips
- LCLGA Strategic Tourism Workshop
- Council agenda discussion with CEO
- LCLGA AGM and GM
- National Transport Research Organisation demo and briefing
- Monthly catch up with General Manager City Infrastructure

RESOLUTION OCM 2026/23

Moved: Mayor Lynette Martin
Seconded: Cr Max Bruins

That the Mayoral Report be received.

CARRIED

7 REPORTS FROM COUNCILLORS

7.1 REPORTS FROM COUNCILLORS

RESOLUTION OCM 2026/24

Moved: Cr Sonya Meziniec
Seconded: Cr Max Bruins

That the reports made by Councillors be received.

CARRIED

- | | |
|--------------------------|---|
| Cr Josh Lynagh | Australia Day Breakfast, Citizenship Ceremony, Sneek Peek community event for Fringe/Adelaide Uni 'Dome' Cinema experience |
| Cr Paul Jenner | Borderline Speedway - National Sprintcar titles (2 nights), Launch of the 2026 Mount Gambier Gold Cup, Riddoch Arts and Cultural Centre exhibition opening - Between the waves, Immersive World - The Dome at Wulanda, 150th years of Mount Gambier - Working Group meeting, GTE Board meeting. |
| Cr Sonya Meziniec | Australia Day Breakfast, Mount Gambier Citizen Awards, Citizenship Ceremony, Exhibition Opening - 2025 National Photographic Prize (National Portrait Gallery) - Between the Waves - Portraits by Maunzio Gigogneth, 1st Arts meet film event at Riddoch Arts and Cultural Centre, Working Group meeting for 150th years of Mount Gambier Celebrations. |



8 QUESTIONS WITH NOTICE

Cr Paul Jenner gave notice of his intention to ask the following questions:

8.1 QUESTION - WULANDA RECREATION AND CONVENTION CENTRE - SPEAKERS

How is the installation of the upgraded speakers for the main basketball courts at Wulanda Recreation and Convention Centre going and what is the expected completion date?

Answer - General Manager City Infrastructure

There have been some challenges to mitigate the risk associated with weight distribution of equipment required for the speaker installation. This has now been resolved and we are negotiating installation dates.

9 QUESTIONS WITHOUT NOTICE

Nil

10 PETITIONS

Nil

11 DEPUTATIONS

RESOLUTION OCM 2026/25

Moved: Cr Paul Jenner

Seconded: Cr Sonya Meziniec

That the deputation from Mr Tony Elletson of the Connected and Active Communities Program be noted.

CARRIED

Council has received a second deputation request from Ockert Le Roux, to present community concerns regarding the proposed demolition of the building at 2 Sturt Street and request Council to consider adopting a policy and advocacy position in support of retention of that building, and recommending the use of adaptive reuse of the local heritage building. Council appreciate that this is an issue of interest for the community, however as Presiding Member, I have determined to decline this request in accordance with Regulation 11(3) of the *Local Government (Procedures at Meetings) Regulations 2013* (the Regulations), for the following reasons, which I now provide in accordance with Regulation 11(5) of the Regulations:

- Council is not the Relevant Authority in relation to the Development Application (DA) under the *Planning Development and Infrastructure Act 2016* (PDI Act). The Relevant Authority is the Limestone Coast Southern Regional Assessment Panel (LCSRAP). Council has no role in the assessment of the development of private land, where it is not the Relevant Authority. For Council to attempt to make a determination on the DA would be ultra vires (outside of Council's power).

- The PDI Act requires assessments to be independent and free from political pressure. It would be inappropriate for Council to attempt to influence the decision of a Relevant Authority, and any such behaviour by Council may give rise for the Applicant to seek review of any subsequent decision and the Minister for Planning and/or the Ombudsman to investigate the actions of Council.
- There was a period of consultation in accordance with the PDI Act, where members of the community had the opportunity to submit representations, including a request to be heard, to the LCSRP, which closed on 20 January 2026. This was the lawful and appropriate mechanism for the community to make a submission.
- Council has already taken steps to list the building as a Local Heritage Place. There is a specific policy regarding the demolition of a Local Heritage Place contained within the Planning & Design Code which must be considered by the LCSRAP when forming a determination.

12 NOTICE OF MOTION TO REVOKE OR AMEND

Nil

13 ELECTED MEMBERS INFORMATION BRIEFING SESSIONS

RESOLUTION OCM 2026/26

Moved: Cr Max Bruins

Seconded: Cr Sonya Meziniec

That Council Report titled Elected Member Information Briefing Sessions held since the previous Council Meeting be noted.

CARRIED

14 ELECTED MEMBERS TRAINING AND DEVELOPMENT

Nil

15 AUDIT AND RISK COMMITTEE

15.1 MINUTES OF AUDIT AND RISK COMMITTEE HELD ON 4 FEBRUARY 2026

RESOLUTION OCM 2026/27

Moved: Cr Paul Jenner

Seconded: Cr Sonya Meziniec

Council receive and note the minutes of the Audit and Risk Committee meeting held on 4 February 2026.

CARRIED

16 CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW COMMITTEE

16.1 CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW COMMITTEE HELD ON 5 FEBRUARY 2026

RESOLUTION OCM 2026/28

Moved: Cr Josh Lynagh
Seconded: Cr Mark Lovett

Council receive and note the minutes of the Chief Executive Officer Performance Review Committee meeting held on 5 February 2026.

CARRIED

17 JUNIOR SPORTS ASSISTANCE FUND COMMITTEE

Nil

18 BUILDING FIRE SAFETY COMMITTEE

Nil

19 COUNCIL REPORTS

19.1 AUDIT AND RISK COMMITTEE MEETING REPORT FEBRUARY 2026

RESOLUTION OCM 2026/29

Moved: Cr Paul Jenner
Seconded: Cr Mark Lovett

1. That Council report titled 'Audit and Risk Committee Meeting Report February 2026' as presented on Tuesday 17 February 2026 be noted.
2. That Council note the report provided by the Audit and Risk Committee, summarises the work of the Committee:
 - (a) In the lead up to its meeting, held 4 February 2026;
 - (b) The broad observations and discussions of the Committee during the meeting.

CARRIED



19.2 DEBT STRUCTURING

RESOLUTION OCM 2026/30

Moved: Cr Paul Jenner

Seconded: Cr Max Bruins

1. That Council report titled 'Debt structuring' as presented on Tuesday 17 February 2026 be noted.
2. That Council agrees to enter into either variable or fixed financing agreements with the LGFA as the Chief Executive Officer considers appropriate subject to and including:
 - a) No increase in total value of loan facilities currently held.
 - b) Ensuring that the requirements of the Long Term Financial Plan and Treasury Management Policy are met and maintained.
 - c) That Council be notified following any changes made to financing arrangements including reference to interest rates and loan terms.
 - d) Negotiating new financing arrangements as current loan agreements reach maturity.
3. That the Mayor and the Chief Executive Officer be authorised to sign and affix the common seal to execute the required loan documentation as referenced in point 2 above.

CARRIED

19.3 ASSET ACCOUNTING POLICY

RESOLUTION OCM 2026/31

Moved: Cr Sonya Meziniec

Seconded: Cr Max Bruins

1. That the Council report titled 'Asset Accounting Policy' as presented on Tuesday 17 February 2026 be noted.
2. That the amended Asset Accounting Policy, having been reviewed by the Audit and Risk Committee on 4 February 2026 be adopted.
3. That the Chief Executive Officer or Delegate be authorised to make any necessary changes to the Policy arising from this meeting, together with any typographical corrections, amendments to position or organisation titles, and finalisation of the document's formatting that do not materially alter the integrity of the document prior to presentation to Council.

CARRIED

19.4 REVIEW OF THE BASIS OF RATING

RESOLUTION OCM 2026/32

Moved: Cr Max Bruins

Seconded: Cr Josh Lynagh

1. That Council report titled 'Review of the Basis of Rating' as presented on Tuesday 17 February 2026 be noted.
2. That having reviewed and considered all public consultation feedback, including the public submissions at the Special Council meeting on 18 November 2025 and feedback provided by the Audit and Risk Committee, in accordance with section 151 of the Local Government Act 1999, Council endorse the Review of the Basis of Rating and implement the following rating structure:
 - (a) Reduction of fixed charge from 38% to 34% from 1 July 2026;
 - (b) A phased adjustment to Commercial and Industrial differential rating percentages from 270% reducing to 200% starting 1 July 2026 and incrementally decreasing over a five (5) year period ending 2030/2031 financial year;
 - (c) A phased adjustment to Primary Production differential rating percentages from 100% increasing to 250% starting 1 July 2026 and incrementally increasing over a five (5) year period ending 2030/2031 financial year;
 - (d) A reduction of Vacant Land differential rating percentage from 270% to 250% from 1 July 2026;
 - (e) Properties classified as Primary Production land use by the Valuer General that include a principal place of residence be deemed as having predominant land use of Residential and be rated accordingly from 1 July 2026;
3. That R105 Rating Policy and R155 Rate Rebate Policy as attached this report be adopted.
4. That the Chief Executive Officer or Delegate be authorised to make any necessary changes to the Review of the Basis or Rating Paper and Policies arising from this meeting, together with any typographical corrections, amendments to position or organisation titles, and finalisation of the document's formatting that do not materially alter the integrity of the document prior to presentation to Council. This includes the removal of either Option 1 or Option 2 and associated paragraphs as attached and presented to this meeting.

CARRIED



19.5 BUDGET REVIEW 2 (BR2) 2025/2026

RESOLUTION OCM 2026/33

Moved: Cr Paul Jenner

Seconded: Cr Josh Lynagh

1. That Council report titled 'Budget Review 2 (BR2) 2025/2026' as presented on Tuesday 17 February 2026 be noted.
2. That Council adopts Budget Review 2 (BR2), being prepared as at 31 December 2025 for the financial year ending 30 June 2026.

CARRIED

19.6 EXPRESSION OF INTEREST TO PURCHASE UNMADE ROAD RESERVE - PINEHALL AVE, MOUNT GAMBIER

Pursuant to Section 74 of the Local Government Act 1999, Cr Max Bruins disclosed a general conflict of interest in Item 19.6 Expression of Interest to Purchase Unmade Road Reserve - Pinehall Ave, Mount Gambier.

In accordance with Section 75B Cr Max Bruins informed the meeting:

Nature of Interest:

Perceived conflict - Residents making EOI initially mentioned issue in a meeting with me in my professional capacity as a financial planner. I suggested they pursue on EOI and put them in touch with CEO to progress.

Intention to Participate:

Not to participate in the meeting in relation to the matter.

In accordance with Section 75B of the Local Government Act 1999 Cr Max Bruins left the meeting at 6:56pm.

The Mayor sought the approval of at least two-thirds of the members present at the meeting to suspend meeting procedures:

Purpose of the Suspension: To discuss item 19.6.

Carried by more than two-thirds of the members present at the meeting.

Meeting Procedures were suspended at 7:00pm.

The Mayor determined that the period of suspension should be brought to an end;
Carried by more than two-thirds of the members present at the meeting.

The Period of Suspension came to an end and Meeting Procedures resumed at 7:04pm



RESOLUTION OCM 2026/34

Moved: Cr Mark Lovett

Seconded: Cr Sonya Mezinec

1. That Council report titled 'Expression of Interest to Purchase Unmade Road Reserve - Pinehall Ave, Mount Gambier' as presented on Tuesday 17 February 2026 be noted.
2. That Council approve Robert and Janet Sturges' expression of interest to acquire the unmade section of road reserve adjacent 65 Pinehall Avenue, Suttontown and amalgamate with their existing Certificate of Title.
3. That Council determine not to obtain an independent valuation in accordance with Council's Disposal of Land and Assets Policy, in recognition of the unique nature of the subject parcel.
4. Authorise the Chief Executive Officer or their delegate to seek a formal agreement with Robert and Janet Sturges for the transfer of road reserve, with the purchaser to be responsible for all associated transactional and processing costs.
5. Authorise the commencement of the road closure process for the subject road reserve in accordance with the Roads (Opening and Closing) Act 1991, including for the Mayor and Chief Executive Officer to execute all documentation required to effect said road closure and subsequent land transfer.

CARRIED

Cr Max Bruins returned to the meeting at 7:05pm.

19.7 BUILDING AND FIRE SAFETY COMMITTEE

Pursuant to Section 74 of the Local Government Act 1999, Cr Paul Jenner disclosed a general conflict of interest in Item 19.7 Building and Fire Safety Committee.

In accordance with Section 75B Cr Paul Jenner informed the meeting:

Nature of Interest:

I am the Chairman of the Building and Fire Safety Committee.

Intention to Participate:

To participate in the meeting in relation to the matter.

Reason for Participating:

I do not receive an allowance for this committee. I do not have any conflict of interest in this committee.

In accordance with Section 75B of the Local Government Act 1999 Cr Paul Jenner remained in the meeting for Item 19.7 Building and Fire Safety Committee.

Having participated in the meeting for 19.7 Cr Paul Jenner voted in favour of the motion.



RESOLUTION OCM 2026/35

Moved: Cr Sonya Meziniec

Seconded: Cr Josh Lynagh

1. That Council report titled 'Building and Fire Safety Committee' as presented on Tuesday 17 February 2026 be noted.
2. That Council acknowledges Cr Jenner's decision to step down as Chair of the Building Fire Safety Committee and remain as a member until 30 June 2026.
3. That Council seeks expressions of interest for a person with expertise in the area of fire safety to be appointed to the Building Fire Safety Committee.
4. That Council writes to the Chief Officer of the South Australian Metropolitan Fire Service requesting the nomination of an authorised officer to the Committee.
5. That Council supports the appointment of a person with prescribed building surveying qualifications to the Committee and designates this person as the Presiding Member.
6. That Council supports the update of the Building Fire Safety Committee Terms of Reference to:
 - Reflect correct membership structure (3–4 members).
 - Designate the building surveyor as Presiding Member.
 - Set member terms not exceeding three years.
 - Include provisions for proactive audits and targeted inspections.
7. That Council formally thanks Cr Jenner for his dedicated service and leadership as Chairperson of the BFSC and acknowledges his longstanding commitment to community safety and fire prevention.

CARRIED

19.8 AFFORDABLE HOUSING RESEARCH PROJECT - ADELAIDE UNIVERSITY

RESOLUTION OCM 2026/36

Moved: Cr Sonya Meziniec

Seconded: Cr Max Bruins

1. That Council report titled 'Affordable Housing Research Project - Adelaide University' as presented on Tuesday 17 February 2026 be noted.
2. Council confirms its commitment to participate in the project as a partner organisation upon the provision that the grant is successfully obtained as part of the 2026 round of the Australian Research Council (ARC) Linkage Grant.
3. That Council allocates \$5,000, in each of the 2026/2027, 2027/2028 and 2028/2029 budgets towards the Unlocking affordable housing supply in regional Australia Project, subject to a successful grant application.

CARRIED

20 MOTIONS WITH NOTICE

20.1 LIMESTONE COAST FAMILY VIOLENCE ACTION GROUP PLACE OF COURAGE - RIPPLES PROJECT

Pursuant to Section 74 of the Local Government Act 1999, Cr Sonya Meziniec disclosed a general conflict of interest in Item 20.1 Limestone Coast Family Violence Action Group Place of Courage - Ripples Project.

In accordance with Section 75B Cr Sonya Meziniec informed the meeting:

Nature of Interest:

I am a community member of the Limestone Coast Family Violence Action Group and the sub-committee for the Place of Courage Ripples Project.

Intention to Participate:

To participate in the meeting in relation to the matter.

Reason for Participating:

I will inform Councillors of my membership of the Limestone Coast Family Violence Action Group but that I will not gain anything personally from the outcome of the motion.

In accordance with Section 75B of the Local Government Act 1999 Cr Sonya Meziniec remained in the meeting for Item 20.1.

Having participated in the meeting for item 20.1 Cr Sonya Meziniec voted in favour of the motion.

RESOLUTION OCM 2026/37

Moved: Cr Sonya Meziniec

Seconded: Cr Paul Jenner

1. That the motion from Cr Sonya Meziniec as presented on Tuesday 17 February 2026 be noted.
2. That Council:
 - a) Confirm 'in principle' support for the Limestone Coast Family Violence Action Group Place Of Courage – Ripples Project
 - b) Authorise officers to identify options for an installation within the City of Mount Gambier including location, infrastructure and landscaping requirements as well as potential costs, funding sources and sponsorship opportunities, and provide a report back to Council by June 2026.

CARRIED

21 URGENT MOTIONS WITHOUT NOTICE

Nil

Cr Mark Lovett left the meeting at 7:15pm



22 NEW CONFIDENTIAL ITEMS

22.1 SALE OF LAND FOR NON-PAYMENT OF RATES

RESOLUTION OCM 2026/38

Moved: Cr Max Bruins
Seconded: Cr Sonya Meziniec

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and Paul Simpson, Barbara Cernovskis, Jane Fetherstonhaugh, Brittany Shelton, Kahli Rolton, Biddie Shearing, Jo Sheidl, Elisa Solly, Sharny McLean and Samantha Spears be excluded from attendance at the meeting for the receipt and consideration in confidence of Sale of Land for Non-Payment of Rates.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information relates to the financial situation of a person (living or dead), the disclosure of which is deemed unreasonable.

CARRIED

RESOLUTION OCM 2026/40

Moved: Cr Max Bruins
Seconded: Cr Josh Lynagh

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Sale of Land for Non-Payment of Rates and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
 - (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).
be kept confidential and not available for public inspection until the latter of: 12 months after outstanding rates having been paid in full or 12 months after the matter being settled to Council's satisfaction and that this order be reviewed every 12 months.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

CARRIED



22.2 SALE OF LAND FOR NON PAYMENT OF RATES

RESOLUTION OCM 2026/41

Moved: Cr Max Bruins

Seconded: Cr Sonya Meziniec

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and Paul Simpson, Barbara Cernovskis, Jane Fetherstonhaugh, Brittany Shelton, Kahli Rolton, Biddie Shearing, Jo Sheidl, Elisa Solly, Sharny McLean and Samantha Spears be excluded from attendance at the meeting for the receipt and consideration in confidence of Sale of Land for Non payment of Rates.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information relates to the financial situation of a person (living or dead), the disclosure of which is deemed unreasonable.

CARRIED

RESOLUTION OCM 2026/43

Moved: Cr Max Bruins

Seconded: Cr Sonya Meziniec

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Sale of Land for Non payment of Rates and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
 - (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).be kept confidential and not available for public inspection until 12 months after outstanding rates having been paid in full or 12 months after the matter being settled to Council's satisfaction and that this order be reviewed every 12 months.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

CARRIED

22.3 SALE OF LAND FOR NON PAYMENT OF RATES

RESOLUTION OCM 2026/44

Moved: Cr Max Bruins

Seconded: Cr Josh Lynagh

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and Paul Simpson, Barbara Cernovskis, Jane Fetherstonhaugh, Brittany Shelton, Kahli Rolton, Biddie Shearing, Jo Sheidl, Elisa Solly, Sharny McLean and Samantha Spears be excluded from attendance at the meeting for the receipt and consideration in confidence of Sale of Land for Non Payment of Rates.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information relates to the financial situation of a person (living or dead), the disclosure of which is deemed unreasonable.

CARRIED

RESOLUTION OCM 2026/46

Moved: Cr Josh Lynagh

Seconded: Cr Max Bruins

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Sale of Land for Non Payment of Rates and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
 - (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

be kept confidential and not available for public inspection until 12 months after outstanding rates having been paid in full or 12 months after the matter being settled to Council's satisfaction and that this order be reviewed every 12 months.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

CARRIED



22.4 SALE OF LAND FOR NON PAYMENT OF RATES

RESOLUTION OCM 2026/47

Moved: Cr Sonya Meziniec
Seconded: Cr Max Bruins

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and Paul Simpson, Barbara Cernovskis, Jane Fetherstonhaugh, Brittany Shelton, Kahli Rolton, Biddie Shearing, Jo Sheidl, Elisa Solly, Sharny McLean and Samantha Spears be excluded from attendance at the meeting for the receipt and consideration in confidence of Sale of Land for Non Payment of Rates.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the information relates to the financial situation of a person (living or dead), the disclosure of which is deemed unreasonable.

CARRIED

RESOLUTION OCM 2026/49

Moved: Cr Max Bruins
Seconded: Cr Josh Lynagh

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Sale of Land for Non Payment of Rates and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
 - (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).
be kept confidential and not available for public inspection until 12 months after outstanding rates having been paid in full or 12 months after the matter being settled to Council's satisfaction and that this order be reviewed every 12 months
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

CARRIED

22.5 AUDIT AND RISK COMMITTEE - INDEPENDENT MEMBER APPOINTMENT 2026

RESOLUTION OCM 2026/50

Moved: Cr Paul Jenner

Seconded: Cr Max Bruins

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and Paul Simpson, Barbara Cernovskis, Jane Fetherstonhaugh, Brittany Shelton, Kahli Rolton, Biddie Shearing, Jo Sheidl, Elisa Solly, Sharny McLean and Samantha Spears be excluded from attendance at the meeting for the receipt and consideration in confidence of Audit and Risk Committee - Independent Member Appointment 2026.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the subject matter includes information concerning the personal affairs of the independent committee member applicants, the disclosure of which would be unreasonable.

CARRIED

RESOLUTION OCM 2026/52

Moved: Cr Paul Jenner

Seconded: Cr Max Bruins

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Audit and Risk Committee - Independent Member Appointment 2026 and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
 - (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).
be kept confidential and not available for public inspection until appointments of the Audit and Risk Committee members have been confirmed, and all applicants notified of the outcome, and this order be reviewed every 12 months.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

CARRIED



22.6 CHIEF EXECUTIVE OFFICER KPI'S

RESOLUTION OCM 2026/53

Moved: Cr Sonya Meziniec

Seconded: Cr Josh Lynagh

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and Paul Simpson, Barbara Cernovskis, Jane Fetherstonhaugh, Brittany Shelton, Kahli Rolton, Biddie Shearing, Jo Sheidl, Elisa Solly, Sharny McLean and Samantha Spears be excluded from attendance at the meeting for the receipt and consideration in confidence of Chief Executive Officer KPI's.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances as the subject matter to be discussed includes information concerning the employment conditions of the Chief Executive Officer outside of those required to be published under the Local Government Act 1999.

CARRIED

RESOLUTION OCM 2026/55

Moved: Cr Max Bruins

Seconded: Cr Josh Lynagh

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Chief Executive Officer KPI's and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
 - (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).
be kept confidential and not available for public inspection until 2 years after the initial appointment term and any renewal term of the Chief Executive Officer, Paul Simpson has lapsed, to be reviewed at least once in every 12 month period, with the exception of the relevant salary register details which are to be updated within 28 days of any change in remuneration.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

CARRIED

22.7 CHIEF EXECUTIVE OFFICER PROBATIONARY PERIOD

RESOLUTION OCM 2026/56

Moved: Cr Paul Jenner

Seconded: Cr Sonya Mezinec

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and Paul Simpson, Barbara Cernovskis, Jane Fetherstonhaugh, Brittany Shelton, Kahli Rolton, Biddie Shearing, Jo Sheidl, Elisa Solly, Sharny McLean and Samantha Spears be excluded from attendance at the meeting for the receipt and consideration in confidence of Chief Executive Officer Probationary Period.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

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

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances as the subject matter to be discussed includes information concerning the employment conditions of the Chief Executive Officer outside of those required to be published under the Local Government Act 1999.

CARRIED

RESOLUTION OCM 2026/59

Moved: Cr Max Bruins

Seconded: Cr Sonya Mezinec

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Chief Executive Officer Probationary Period and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
 - (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).be kept confidential and not available for public inspection until 2 years after the initial appointment term and any renewal term of the Chief Executive Officer, Paul Simpson has lapsed, to be reviewed at least once in every 12 month period, with the exception of the relevant salary register details which are to be updated within 28 days of any change in remuneration and the resolution which is to be released as soon as practical following the meeting.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

CARRIED

22.8 LADY NELSON SITE - EXPRESSION OF INTEREST PROCESS

RESOLUTION OCM 2026/60

Moved: Cr Josh Lynagh
Seconded: Cr Sonya Meziniec

CONSIDERATION FOR EXCLUSION OF THE PUBLIC

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except the Mayor, Councillors and Paul Simpson, Barbara Cernovskis, Jane Fetherstonhaugh, Brittany Shelton, Kahli Rolton, Biddie Shearing, Jo Sheidl, Elisa Solly, Sharny McLean and Samantha Spears be excluded from attendance at the meeting for the receipt and consideration in confidence of Lady Nelson Site - Expression of Interest Process.

The Council is satisfied that, pursuant to section 90(3) of the Act, the information to be received, discussed or considered in relation to the Agenda Item is:

- (b) information the disclosure of which -
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.
- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which -
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest.

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because of the commercial nature of the proponents submissions.

CARRIED

RESOLUTION OCM 2026/62

Moved: Cr Max Bruins
Seconded: Cr Josh Lynagh

CONSIDERATION FOR KEEPING ITEMS CONFIDENTIAL

1. In accordance with Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the report Lady Nelson Site - Expression of Interest Process and its attachments, resolution/s and minutes arising from the report, having been considered by the Council in confidence under:
 - (b) information the disclosure of which -

- (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.
 - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which -
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest.
- be kept confidential and not available for public inspection until 12 months after proponents have been advised of the outcome of their submissions, and this order be reviewed every 12 months.
2. Further that Council delegates the power to review, revoke, but not extend the confidential order to the Chief Executive Officer in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.

CARRIED

23 MEETING CLOSE

The meeting closed at 7.32pm

The minutes of this meeting confirmed at the Ordinary Council Meeting held on 17 March 2026.

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MAYOR

