



MOUNT BARKER
DISTRICT COUNCIL

Summit Precinct Heritage Barns Expression of Interest

August 2026

THE OPPORTUNITY

Mount Barker District Council invites Expressions of Interest (EOI) from individuals, organisations and consortiums to secure a long-term ground lease and lead the adaptive reuse of the heritage barns located within the Summit Precinct.

The site for the opportunity is located within Mount Barker's premier recreation, sport, and entertainment hub 'The Summit Hub' this opportunity offers a unique platform to transform a cluster of early colonial farm structures into an iconic, year-round destination. Council is seeking visionary proponents with the capability, experience, and financial capacity to deliver a commercially viable model that honours the site's rich history while delivering outstanding community and economic benefits.

OPPORTUNITY AT A GLANCE



Property Location

391 Bald Hills Road, Mount Barker SA 5251

Title Details

CT: 6260/699

Zoning

Masterplanned Neighbourhood Zone

Built Form

3 colonial-era stone heritage barns

Land Area

Barns + surrounding open space (approximately 4,000sqm site)

Agreement Type

Ground Lease (subject to Council approval)

PROPERTY AND SITE DETAILS

Building Description

The offering comprises three colonial-era heritage barns:

- ✓ Simple stone farm buildings with traditional gable ends and corrugated iron roofing.
- ✓ Represents an important surviving group of historic farm buildings from the district's early European settlement.
- ✓ The three barn measures approximately 100 m² to 120 m² in floor area. Albeit potential development opportunities are not limited to these structures.

PRECINCT CONTEXT AND ADJOINING USES

The heritage barns occupy a central position within the Summit Precinct:

-  Directly adjacent to the Mount Barker Linear Trail and Regional Adventure Play Space site (currently being designed).
-  Situated near the Mount Barker Creek and several significant landmark trees.
-  Immediate adjoining uses include the Summit Aquatic and Leisure Centre, Summit Sport and Recreation Park and future Summit Precinct developments.



MARKET DRIVERS



Mount Barker is the major regional centre for the Adelaide Hills and surrounding region, located just a **35 minute drive** to Adelaide CBD and **45 minutes** to Adelaide Airport.



Mount Barker District Council is one of the **fastest growing LGA's in South Australia** with a 30-year supply of residential land, guaranteeing strong future growth.



The Adelaide Hills draws an extensive visitor base of over **1.3 million** day trips and **680,000** visitor nights.



VISION

Proponents are encouraged to bring innovative adaptive reuse concepts to the site. Council's core strategic goals for the heritage barns include:

Heritage and Cultural Preservation: Implementing best-practice adaptive reuse that conserves the early settlement heritage while acknowledging and celebrating local First Nations culture.

Destination Activation: Creating year-round, shared, and flexible space for community use, tourism, hospitality, arts, or specialty commercial operations.

Accessibility and Public Realm: Designing a vibrant open space where everyone in the community regardless of age feels welcome and connected.

Economic Drive: Supporting highest and best use of the land, driving tourism, generating local employment, and boosting commercial vitality across the Mount Barker region.

Alignment: Fulfilling the goals of the Mount Barker District Community Plan 2044 and positioning the Summit Precinct as a premier recreation and leisure destination.



SUMMIT PRECINCT OVERVIEW



SURROUNDING ATTRACTIONS



SUMMIT AQUATIC AND LEISURE CENTRE (SALC)

Officially opened in August 2025, the facility boasts an impressive array of aquatic amenities, including a 25-metre 10-lane competition pool, a dedicated learn-to-swim area, a warm water therapy pool, and a shallow entry splash zone for play. Beyond the water, visitors can enjoy a modern gym, fitness studios, a crèche, community meeting rooms, a welcoming café, and fully equipped change facilities. The SALC currently attracts over 20,000 patrons per month.



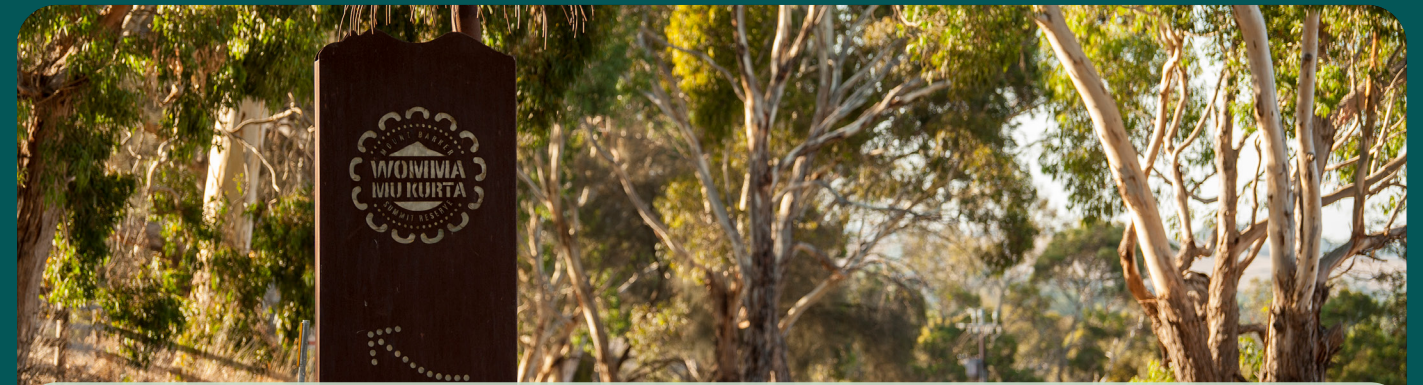
LARATINGA WETLANDS AND TRAILS

The 35 hectare Laratinga Wetlands, constructed in 1999, is a Council asset immediately opposite the Summit Entertainment & Leisure Precinct, and connected to the high quality walking and cycling trail network. The wetland today resembles a natural ecosystem. Landscape design with the use of indigenous plant species has attracted a diversity of birdlife to utilise the wetland. The wetland and surrounds, has become an increasingly important area for locals, visitors and native wildlife.



ASTON HILLS GOLF CLUB

The Aston Hills Golf Club (previously known as the Mount Barker District Golf Club) first established in 1879, is one of the oldest clubs in the State. The current location was developed in 1977. The high quality facility comprises a 18 hole course, with a club room and pro shop.



SUMMIT RESERVE 'WOMMA MUKURTA'

Mount Barker Summit Reserve is on the traditional lands of the Peramangk people. The Ngarrindjeri people from the east also used the Summit Reserve for ceremonial and burial sites. Mount Barker Summit Reserve is a significant site of Aboriginal heritage and considered to be one of the most sacred Aboriginal sites near Adelaide. The Summit Reserve provides stunning views and natural setting, surrounded by a protected green-belt and reserve. This is enhanced by quality walking trails linking back to the Summit Leisure and Entertainment Precinct.

Nestled in the heart of our vibrant community, the Summit Sport and Recreation Park (SSRP) boasts two synthetic soccer (football) pitches, complete with clubrooms and facilities. The SSRP has hosted various events including one game in the 2023 AFL Gather Round and two games in the 2024 AFL Gather Round. Other large events that the venue has been able to host include the 'Summit Showdown' AFL pre-season match, circuses, caravan and camping shows, Christmas carols and the Adelaide Hills Car Rally Service Park.



SUMMIT SPORT AND RECREATION PARK (SSRP)

ASSESSMENT CRITERIA

EOI responses will be evaluated by Council's Tender Evaluation Panel against the following assessment criteria to establish a shortlist of respondents. Shortlisted respondents will then be invited into formal negotiations.

COMMUNITY BENEFIT - 20%

- Demonstrate outstanding community benefit
- Represent value for money for Council and the community
- Create opportunities for residents and visitors
- Create all year-round activation
- Enhance the Summit Precinct as a destination

DELIVERABILITY/EXPERIENCE/RISK - 20%

- Demonstrate the capability, skills, experience and resources to successfully deliver the proposal
- Include a viable business plan and demonstrate financial capacity
- Commitment to invest in the heritage barns and supporting infrastructure
- Delivered within the proposed timeframe



HERITAGE AND CULTURAL ALIGNMENT - 20%

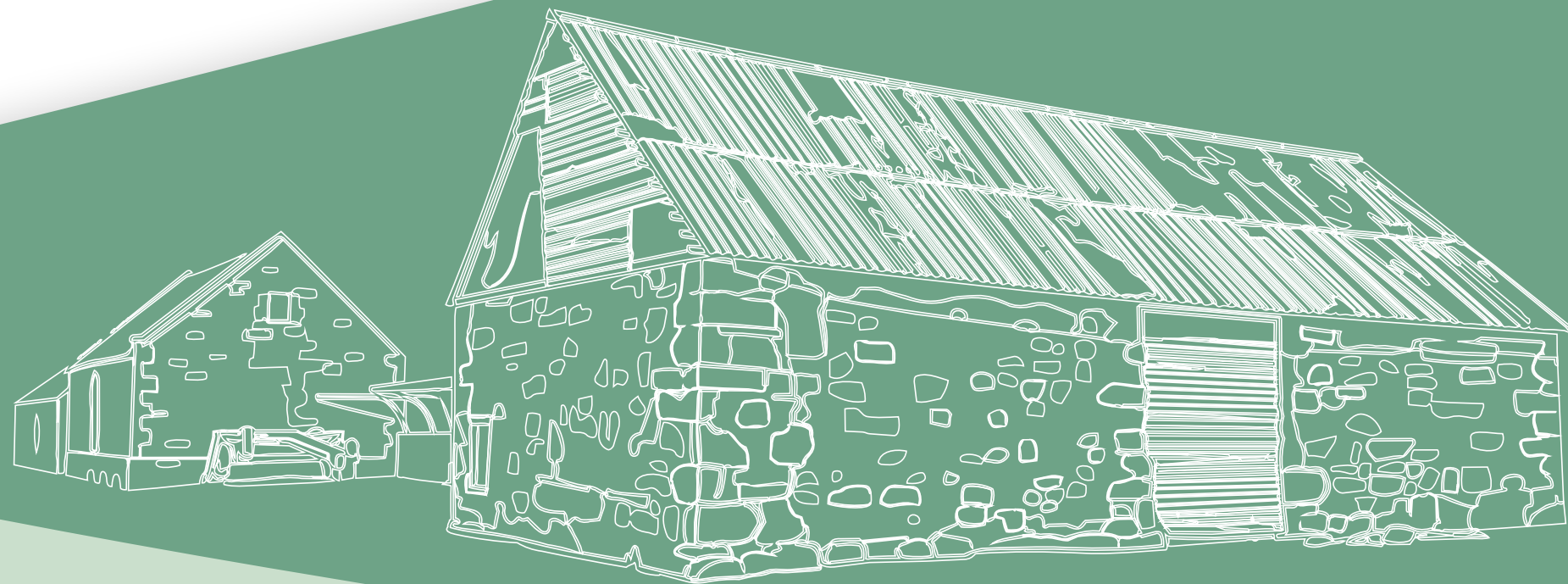
- Demonstrate best practice adaptive reuse principles
- Appropriately consider environmental sustainability and site management
- Conserve and enhance the heritage significance of the barns
- Acknowledge and celebrate First Nations culture
- Integrate with adjoining uses, including the Summit Aquatic and Leisure Centre and Regional Adventure Play space

STRATEGIC ALIGNMENT TO THE PRECINCT VISION - 20%

- Proposal consistent with the Mount Barker District Community Plan 2044
- Align with the objectives and vision for the Summit Precinct as the district's premier recreation, leisure, sport and entertainment precinct
- Proposal supports the long-term activation and development of the Summit Precinct

ECONOMIC BENEFIT - 20%

- Economically viable for Council
- Represent the highest and best use for the site
- Drive economic value by accelerating tourism, creating jobs, and boosting local commercial vitality
- Reduces the capital investment from Council



EVALUATION PROCESS

Mount Barker District Council invites Expressions of Interest from the private sector and qualified consortiums for the long-term ground lease, development, and adaptive reuse of the Heritage Barns within the Summit Precinct. Council is seeking visionary proponents with the capability and innovation to deliver an exceptional commercial and heritage legacy for the site.

Expressions of interest will be evaluated by Council's Tender Evaluation Panel against the assessment criteria.

Proposals must satisfy community benefit, deliverability / experience / risk, heritage and cultural alignment, economic benefit, and strategic alignment to the Summit Precinct vision.

A shortlist of preferred respondents will be invited into formal negotiations.

Council reserves the right to request financial background assessments for shortlisted respondents and is not bound to accept any proposal.

Any intellectual property contained within the proposals will remain exclusive to the submitting respondent.

Approval of the final lease agreement is subject to formal Council endorsement.

Expressions of Interest open on Thursday 10 September and close at 5pm on Friday 20 November 2026 using the online form on Council's website.

For further information regarding the EOI process, site visits, or submission details, please contact the EOI Coordinator Bree Somerville via bsomerville@mountbarker.sa.gov.au



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