

Potential Proposal - Dalkeith Road Boundary Change

Initiating Council(s)

City of Playford
Town of Gawler

Date of Council Resolution to Submit

City of Playford: 27/02/2024 Resolution: 5764

17.2 PLAYFORD AND GAWLER BOUNDARY REALIGNMENT

B. THE BUSINESS MATTER

1. That Council approves the submission of a joint application with the Town of Gawler to the Boundaries Commission, for the realignment of the Dalkeith Road boundary between City of Playford and Town of Gawler to the centreline of the road.
2. That Council approves the joint confirmation to the Boundaries Commission in collaboration with Town of Gawler, that Wingate Road and Eckerman Avenue are fully located in the Town of Gawler council area and that the Boundaries Commission should update their data accordingly.

CARRIED

Town of Gawler: 28/05/2024 Resolution:2024:05COU042

10.7 BOUNDARY REFORM POTENTIAL PROPOSAL - DALKEITH ROAD RESOLUTION 2024:05:COU042

Moved: Cr N Shanks
Seconded: Cr J Vallelonga

That Council authorises the Acting Chief Executive Officer to make any final and technical amendments and proceed with the submission of a joint Potential Proposal for Boundary Change to the South Australian Local Government Boundaries Commission regarding Council's boundary along Dalkeith Road.

CARRIED UNANIMOUSLY

Councils Affected by this Potential Proposal

City of Playford
Town of Gawler

Potential Proposal Outline

It has been identified that Dalkeith Road is, legally, fully located within the Town of Gawler council boundary.

Historically it has been believed that the boundary of the Playford and Gawler Local Government Areas along Dalkeith Road was the centreline of the road and as such the City of Playford and Town of Gawler have shared the cost and responsibility for maintenance and

renewal, in accordance with Section 214 of the *Local Government Act 1999*.

However, when Dalkeith Road became the subject of a Black Spot funding submission the Department for Infrastructure and Transport (DIT) Spatial Maintenance team have advised that the council boundary for Town of Gawler has always resided relative to the cadastre and the boundary shown on the South Australian Property and Planning Atlas (SAPPA) meaning that the physical and legal boundary and the road asset is completely in the ownership of Town of Gawler.

The historic treatment of Dalkeith Road by both Councils has been a shared ownership, maintenance, and renewal responsibility and both Councils agree that it is in the interest of both Councils for this approach to continue.

Therefore, the Councils jointly seek consideration by the South Australian Local Government Boundaries Commission for a boundary adjustment, moving the boundary along Dalkeith Road to the centreline of the road corridor to formalise current practice, and provide each community with appropriate care and control of the road assets' future renewals and upgrades.

Potential Proposal Alignment with Section 26 Principles

This section provides a brief outline of how the Potential Proposal for Dalkeith Road addresses the Principles for Boundary Change identified in section 26 of the Act.

a) Proposed changes should, wherever practicable, benefit ratepayers.

The proposed changes would formalise current practice, providing improved governance and ensuring contractual arrangements, funding obligations and asset management plans can appropriately provide for the future care of this road corridor in a timely and equitable manner.

City of Playford ratepayers will have a high interest in the road being upgraded in the future to support increased development over the next decade or two. However, Town of Gawler does not have the same growth pressures along this road or in the foreseeable future. In fact, the Gawler Growth Framework, currently under development, is considering how to keep a green space/vegetative break along the boundary with City of Playford to assist in Gawler remaining unique and distinct from its neighbouring areas as per its Community Plan 2030+ under Goal 1.1.2:

Goal 1.1.2 Safeguard views and vistas to retain Gawler's defined township identity, open landscape character and sense of arrival into Gawler from all directions through the provision of open space.

The Playford North Extension Growth Area extends to the northern boundary of City of Playford local government area to Dalkeith Road and is identified for further development. Consequently, City of Playford has significant interest in ensuring future shared ownership of this road corridor is established legally to allow appropriate funding, scheduling, and management of required future upgrades.

Dalkeith Road is already the subject of the Playford North Extension Growth Area Road Infrastructure Deed which triggers the need for certain upgrades to Dalkeith Road (amongst other roads) as growth occurs. These upgrades were identified at the time of rezoning of this growth area in 2014 with the Road Infrastructure Deed then triggering financial contributions from landowners as land develops.

City of Playford and the Minister for Transport and Infrastructure are further signatories to this Road Infrastructure Deed and subject to financial contributions. The Road Infrastructure Deed fund is managed by the Department of Infrastructure and Transport (DIT).

The upgrades identified by the Road Infrastructure Deed include the future need for roundabouts and channelised turning lanes along Dalkeith Road in addition to upgrades to the Dalkeith Road cross section should adjacent landowners seek to develop land in a manner that fronts onto Dalkeith Road. City of Playford is required under the Road Infrastructure Deeds to contribute \$2.85m to infrastructure upgrades (as at October 2023: values are indexed). Town of Gawler is not a party to the Deeds and is not required to contribute.

b) A council should offer its community a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis.

The boundary change proposed would allow City of Playford to have appropriate part ownership of Dalkeith Road to allow responsiveness to development pressures within its local government area and for future management and upgrades of the road to support the development as envisaged as part of the Playford North Extension Growth Area Road Infrastructure Deed.

c) A council should reflect communities of interest of an economic, recreational, social, regional or other kind, and be consistent with community structures, values, expectations and aspirations.

The section of Dalkeith Road between Coventry Road and Main North Road is not captured under the Road Infrastructure Deed previously mentioned, as there is no adjacent residential development. This area is designated as Open Space Zone on the Playford side and may be appropriate for a future sporting/recreational facility in future precinct planning. Any such future development would be delivered by the City of Playford which would likely necessitate the road frontage being upgraded from rural to urban standard. There is no currently identified funding pathway for this section of Dalkeith Road to be upgraded. An upgrade from rural to urban standard for a single lane road is estimated to cost \$5-10M. It is preferable to have shared ownership of the road, meaning in such a situation Town of Gawler and City of Playford would need to jointly fund an upgrade.

d) A council area should incorporate or promote an accessible centre (or centre) for local administration and services.

This Potential Proposal seeks to correct an anomaly in the boundary location by only a few metres and would not impact either Council's communities regarding accessing their respective Councils local administration centres and services.

e) A council should facilitate effective planning and development within an area, and be constituted with respect to an area that can be promoted on a coherent basis.

See item a).

f) A scheme that provides for the performance of functions and delivery of services in relation to 2 or more councils (for example, a scheme for regional governance) may improve councils' capacity to deliver services on a regional basis and therefore offer a viable and appropriate alternative to structural change.

The benefits of regional collaboration are acknowledged and currently both Councils have been collaborating in the management of Dalkeith Road under the misconception that the boundary along Dalkeith Road was based on the centreline of the road corridor. A recent collaboration between the two Councils on a joint grant submission was how this misconception was identified.

Whilst a collaborative approach has been working to a point, limitations of this approach due to conflicting priorities and policies must also be acknowledged, as well as specific complications with matters such as calculations of the Finance Assistance Grants, appropriate

asset management planning and legalities of City of Playford resourcing and managing projects on a road that is not its asset to meet its community's needs, are matters for concern and a reason to seek a formal resolution through Boundary Change.

Both Councils believe that the proposed boundary adjustments will enable greater efficiencies and provide each Council with the capacity to deliver on the needs and desires of its Community of Interest in the most effective and legally appropriate way.

Attachment 1: Map of Proposed Boundary Change Area

