

ATTACHMENT 6 - CALENDAR OF EVENTS – SUPPORTIVE DOCUMENTATION

Item 1

Strategic Directions Report 2014 - 2018 (Excerpt Only)

Prepared by the Town of Gawler



TABLE 2 – KEY GOALS, OBJECTIVES AND STRATEGIES OF THE TOWN OF GAWLER COMMUNITY PLAN 2014- 2024

GOAL 1. A Uniquely Township	
Objective	Strategies
1.1 Maintain a clearly township, one which is distinct from neighbouring areas	<p>1.1.1 Develop regional and local town planning policies that ensure Gawler maintains a real sense of distinction from its surrounding areas and continues to function as a regional centre for the provision of services to communities in surrounding areas</p> <p>1.1.2 Safeguard views and vistas to retain Gawler's township identity, open landscape character and sense of arrival into Gawler from all directions through the provision of open space</p> <p>'s population and reinforce its sense of a community with common interests</p>
1.2 Build a local community that is proud of Gawler	<p>1.2.1 Support the refurbishment and redevelopment of key civic buildings and areas within the public realm, creating destinations that appeal to all ages and serve a changing population</p> <p>1.2.2 Develop attractive and active spaces to better integrate places of play, interaction, learning, exercise and community events</p> <p>1.2.3 Promote the concept of local citizenship, to educate and encourage residents and business owners on the rights, responsibilities and obligations of being a Gawler citizen</p> <p>1.2.4 Encourage and promote our country-friendly community</p> <p>1.2.5 Develop areas of planted visual amenity that complement Gawler's country town appeal</p>
1.3 Protect and promote Gawler's unique history	<p>1.3.1 Work with all Aboriginal and Torres Strait Islanders to promote involvement in Gawler and provide support to the whole community in development and implementation of a Reconciliation Plan and activities associated with NAIDOC (National Aborigines Day Observance Committee) Week</p> <p>1.3.2 Celebrate Gawler's heritage and historic role in European settlement through the installation of public art and interpretative signage</p> <p>1.3.3 Communicate Gawler's heritage and culture through signage and public art to maintain and create a 1.3.4 Encourage the adaptive reuse where appropriate of heritage buildings, to contribute to economic revitalisation and heritage conservation</p> <p>1.3.5 Further identify, conserve and enhance Gawler's historic character and unique architecture</p>
1.4 Create a vibrant and active, event council area	<p>1.4.1 Develop a vibrant township which is reinforced by its historic character and variety of readily accessible parks, shops, services, sports, events and entertainment</p> <p>1.4.2 Promote people-oriented activities at key town precincts</p> <p>1.4.3 Encourage the use of land for cultural activities to stimulate revitalisation and social cohesion</p> <p>1.4.4 Strengthen the position and promotion of Gawler as a regional centre</p>
1.5 Value the role the community spirit and pride	<p>1.5.1 Develop and implement an Arts and Culture Plan for Gawler which includes funding for public artwork and support for local events</p>

Item 2

eA180653



Government
of South Australia

Mayor Karen Redman
Town of Gawler
PO Box 130
GAWLER SA 5118

Dear Mayor ~~Redman~~ *KAREN*

I am writing to advise that the Local Government (Boundary Adjustment) Amendment Bill 2016 (the Bill) was introduced into Parliament on 16 November 2016.

The Bill, which contains proposals to reform the legislative provisions that govern how council boundaries can be changed under the Local Government Act 1999, incorporates feedback received during consultation on the draft Bill.

While the Bill supports the development of the legislative framework, it is proposed that significant work and further consultation be undertaken to establish the necessary guidelines and administrative processes ahead of the legislation becoming operational following the 2018 Local Government Elections.

I have attached a copy of the Bill and the Hansard extract for information.

Yours sincerely

Hon Geoff Brock MP
Minister for Regional Development
Minister for Local Government

sh
9 December 2016

Attachments: *Local Government (Boundary Adjustment) Amendment Bill 2016 and Hansard*

Minister  for Regional Development
Minister for Local Government

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Item 3

Gawler Community Plan 2017-2027



Gawler



Our Community Vision:

*A liveable, cohesive, active,
innovative and sustainable
community*



STATEMENT OF ACKNOWLEDGEMENT

Council acknowledge the land of the Gawler Township is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kaurna people as the custodians of the greater Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

Vision for Gawler...

*A liveable,
cohesive, active,
innovative and
sustainable
community.*

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MESSAGE FROM THE MAYOR



The Gawler Community Plan 2017-2027 is our community's highest level strategic document and a reflection of our future aspirations for Gawler. It is an evolving and living document, meant to be used at all levels of the Town of Gawler and informed by ongoing community consultation.

I wish to take this opportunity to thank everyone who has shared their ideas and aspirations through many of Council's community consultation periods in formulating this document. It is your collective effort that provides us with the information and vision needed to produce strategic documents such as the Community Plan. Gawler has a rich and proud history and a strong connection to our local environment, both of which are to be celebrated and respected moving into the future.

As Gawler continues to grow, documents such as the Community Plan will be crucial to enable our community and Council to be focused on maintaining our fundamental vision for Gawler which is 'A liveable, cohesive, active, innovative and sustainable community'.

As Mayor and on behalf of the Council Members the Town of Gawler I look forward to creating our future together as we put this plan into action over the next ten years.

Karen Redman

INTRODUCTION

In January 2017 Town of Gawler commenced a review of the Gawler Community Plan 2014-2024. Gawler is a fast growing and ever changing regional centre. Due to a number of changes within Council's boundary, as well as across northern Adelaide and beyond it was considered appropriate for Council to commence a review and update the Community Plan to ensure its strategic direction remains consistent with the local community's aspirations.

The Gawler Community Plan is reviewed regularly and the local community are always at the centre of these reviews. Throughout the development of the previous version and now this updated document, community consultation has been undertaken through a series of workshops with the public, local businesses and stakeholders with feedback provided via online surveys and written submissions.

The pillars (themes) 'Identity, Growth, Environment, Community and

Leadership' have continued to guide the Gawler Community Plan and remained steadfast with this next iteration. Throughout the development of this Community Plan 2017-2027 The Town of Gawler has been committed to empowering its citizens by engaging through an inclusive community consultation process which has ensured that the strategic vision outlined in the Community Plan is based on credible and factual information.



OUR PLANNING FRAMEWORK

The Local Government Act 1999 requires The Town of Gawler to develop and adopt plans for the management of its council area.

As part of these plans Council must assess its financial sustainability, level of service delivery, provision of infrastructure and any anticipated demographic or developmental change.

In providing an assessment of these matters, The Town of Gawler must develop a Long Term Financial Plan and Infrastructure and Asset Management Plan covering a period of ten years. Council must also outline any strategic planning issues or priority land use policies related to the State Government Planning Strategy.

While Section 122 of the Local Government Act 1999 requires the development of a number of Strategic Management Plans, it has been essential for councils to prepare an overarching plan.

The Gawler Community Plan 2017-2027 is the document that guides the future allocation of resources for the type and level of infrastructure and service provided to the community by Council. It the role Council will play in advocating for infrastructure and service provision by other spheres of government, non-government organisations and the private sector.

The Gawler Community Plan has not only been developed in a local context but also within that of the wider regional and broader state context. Community Plans must contribute to the realisation

of the strategies and objectives outlined in the South Australian Government's Strategic Plan.

To ensure the vision described in the Gawler Community Plan 2017-2027 is ultimately achieved at a local level, the goals, objectives and strategies within the Plan need to cascade down and be in other Council plans by way of actions, responsibilities and performance measures. These include:

- Divisional Business Plans
- Asset Management Plan
- Long Term Financial Plan
- Annual Business Plan
- Strategic Directions Report
- Annual Report

The Town of Gawler's Annual Report is one formal mechanism used to report back to the community on an annual basis the progress against the goals, objectives, strategies, actions and performance measures of the Gawler Community Plan.



GAWLER COMMUNITY PLAN 2017-2027

DIVISIONAL BUSINESS PLANS

ASSET MANAGEMENT PLAN

LONG TERM FINANCIAL PLAN

ANNUAL BUSINESS PLAN

STRATEGIC DIRECTIONS REPORT

ANNUAL REPORT

OUR TOWN



23,034

people live in Gawler.
Aboriginal and/or
Torres Strait Islander
people made up 1.7%
of the population.



4100 ha

Geography

Gawler is located 42 kilometres north of Adelaide at the edge of the metropolitan area and itself as a separate township from Adelaide, acting as a key regional centre for communities to the north of Adelaide and the lower mid north. It covers 41 square kilometres and includes the areas of Evanston, Evanston Gardens, Evanston Park, Evanston South, Gawler, Gawler East, Gawler South, Gawler West, Hillier, Kudla, Reid, Uleybury (part) and Willaston.

Population

The population of Gawler as recorded in the 2016 Australian Bureau of Statistics Census (ABS) increased 20,536 in 2011 to 23,034. This growth represents a population increase in excess of 12% through this period. This increase in population is higher than the growth experienced by the State of South Australia which grew by approximately 5% over the same period. The State Government (DPTI) also recently released population projections to the year 2031 as a part of their update to the '30 Year Plan for Greater Adelaide'. These predict Gawler to grow by a further 7,064 residents over the next 14 years.

2021 -	25,952
2026 -	28,196
2031 -	30,098

It is also worth noting that over 4,000 people live on Council's immediate boundaries (Hewett, Buchfelde and Gawler Belt) that form part of the Gawler Township, however these residents and businesses reside in the Light Regional Council. The proposed growing developments of Concordia and Kalbeeba, also form part of the township of Gawler, but are within The Barossa Council boundary. These areas will form a part of the Gawler community and often draw on the services and amenity from Gawler.

In addition the Roseworthy Development Plan Amendment has recently received Ministerial approval, this rezoning of the subject land is likely to alter the structure of the Roseworthy township dramatically as it will potentially accommodate a further 10,000 residents. It is highly likely if this full projection of 10,000 is realised, pressure will be placed on Council resources as this community will likely be drawn to the services of Gawler.

Demographics

Gawler has a slightly greater number of citizens aged between 0-19 and over 65 than South Australia. Almost a quarter of Gawler's population is under 20 (24.1), which is higher than South Australia (23.5%) but lower

than that of Australia (24.8%). In addition, 46.5% of Gawler's population is over 45, which is higher than South Australia (44.6%) and Australia (40.9%). Gawler has a lower proportion of citizens aged between 20-44 years old at 29.5%, compared to South Australia at 31.9% and 34.6% Australia wide.

Employment

Gawler has a relatively high employment participation rate. The major industry employer is Retail Trade (26%) followed by Health and Community Services (16%), Education (11%), Cultural and Recreational Services (3%), Personal and Other Services (5%) and Accommodation, Cafes and Restaurants (6%). A percentage of Gawler citizens work outside of the council area and many people working in Gawler live outside the council area. Since the last census "Many of these people come to Gawler on a daily basis for employment, education, healthcare and a range of retail services". In October 2017 the Holden Plant in Elizabeth closed. Some 90 workers at the plant lived in Gawler. The of this level of individual, family and community impact needs to be carefully considered.

Regional Context

The State Government (DPTI) recently released updated its 30-Year Plan for Greater Adelaide. As per the original version the updated version seeks

to shift further away from development over the next three decades, with Greater Adelaide meeting its previous target of 70% of new residential development occurring within areas and 30% occurring in periphery or more rural areas. It is however worth noting that Gawler East, Evanston Gardens, Roseworthy, Concordia and numerous areas within Northern Adelaide are still all shown as development areas to assist in accommodating Greater Adelaide's future population.

The Gawler Township plays as a regional centre servicing communities north of Adelaide is widely acknowledged, with the town currently servicing a catchment of 100,000 people, with this expected to grow considerably. It is anticipated that Gawler will continue to act as a regional centre into the future and this is a major consideration for The Town of Gawler in terms of service delivery and infrastructure provision. This regional service centre function is acknowledged by both state and federal governments through the ongoing provision of appropriate levels of infrastructure and service support as well as through Council having access to key regional funding programs.



10,286
dwellings



6,270
families

5,811 - work full time
3,489 - work part time

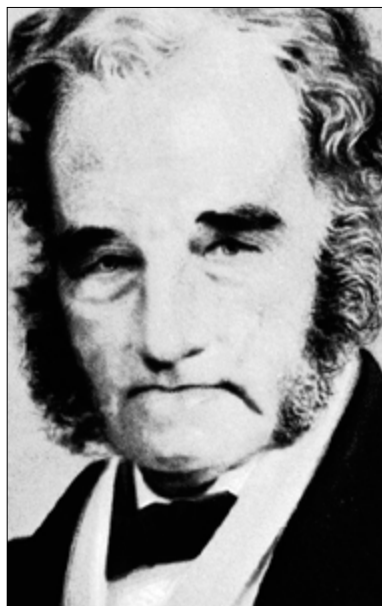


\$1,112
Median weekly
household income



5,456
people were
born overseas

OUR HISTORY



The Kaurna people were the traditional inhabitants of the land that is now the Town of Gawler for more than 40,000 years before the arrival of European settlers.

The three rivers within Gawler, the North Para, South Para and Gawler and their junction are held in high within the Kaurna culture. The river junction was often used a place for meeting and trading of commodities such as ochre and hides. As traditional custodians, the Kaurna have strong spiritual and cultural bonds with the land.

In 1837 Colonel William Light, Surveyor General for the new Colony of South Australia camped twice in a local area that became known as 'Dead Man's Pass' on the South Para River. During his exploration of the Barossa Valley Light recognised the potential of the location, for South Australia's country township.

Light's subsequent plan for Gawler included streets aligned with town topography and broad parklands on the major river his design of Adelaide.

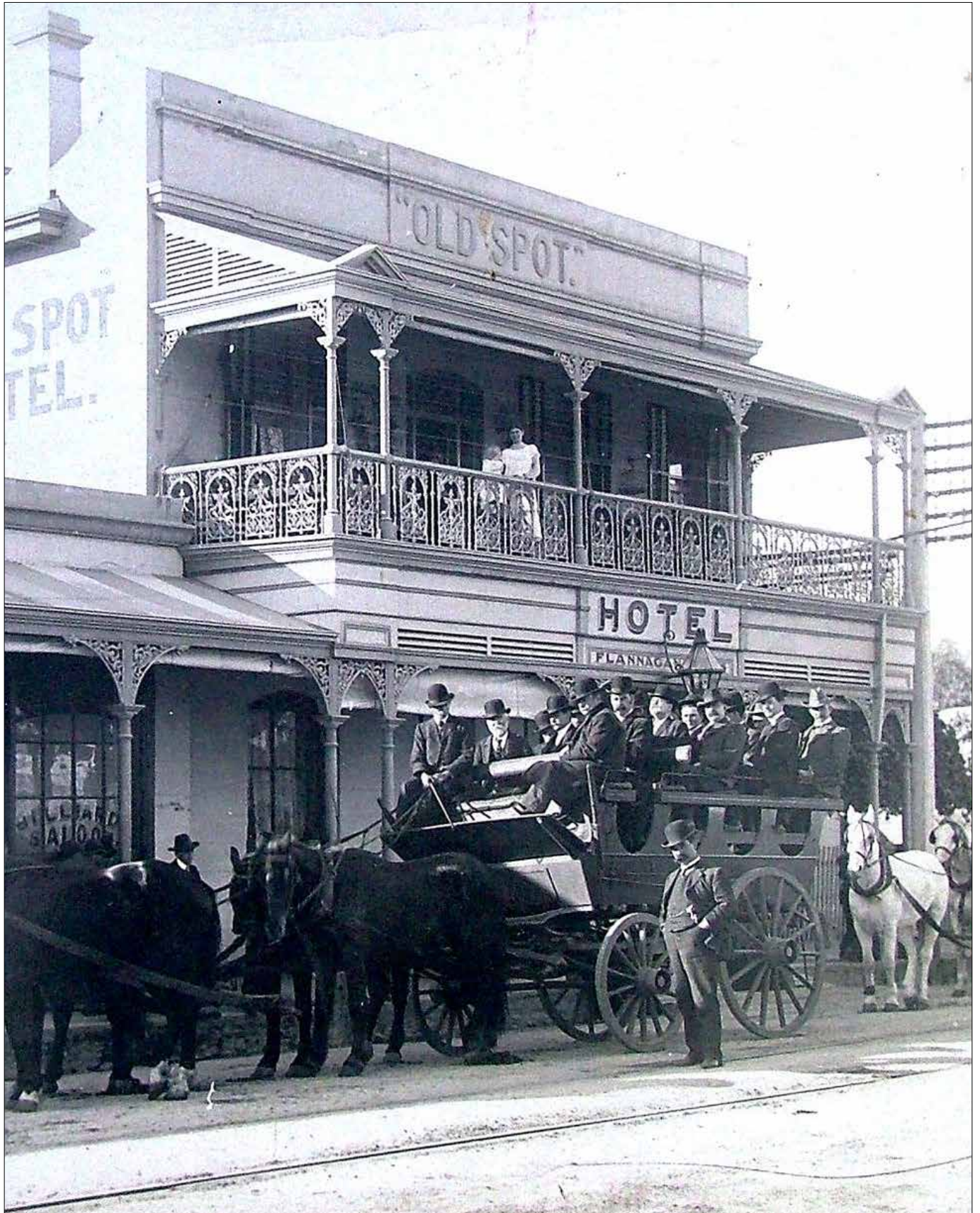
2017 marks 178 years since the settlement of Gawler, with the European settlers arriving in February 1839. The Municipality of the Town of Gawler was proclaimed in July 1857.

The town's history is closely aligned with that of the State, with Gawler becoming a regional centre for the surrounding

farming communities and playing an important role in supporting the copper mining communities located in Kapunda and Burra.

In the second half of the 19th century Gawler boomed with the construction of public infrastructure such as rail and tramways, bridges, public baths, an Institute and a Town Hall as well as the establishment and expansion of many industries such as mills, foundries, brickworks, manufacturing and retail outlets. Many of the buildings constructed during this period remain standing and provide Gawler with a unique and distinctive character.

Gawler was and continues to be a major regional and cultural centre for communities to the north of Adelaide including the nearby agricultural and horticultural communities located in the mid-north, northern Adelaide Plains and Barossa Valley.



THE TOWN OF GAWLER AND ITS ROLE

The Town of Gawler exists to represent and lead the local community and comprises an elected Mayor and ten (10) area councillors.

Council plays a critical role in addressing and advocating for the needs of its residential and corporate citizens and ratepayers. It strives to work with and champion the community's needs and aspirations as and where it can.

Council's roles can be summarised as:



SERVICE PROVIDER

Direct - responsible for funding and providing a service to the community.

Partner - contributes funds and/or other resources towards a service or initiative that is delivered in partnership with other organisations.

Agent - provides a service funded by or on behalf of others which involves hosting or other use of Council resources to particular needs in the community.



REGULATOR

Required by legislation to a particular role or function in the best interest of the public. This requires Council to perform/discharge statutory powers, functions and duties.



OWNER CUSTODIAN

Council owns and/or manages community infrastructure, community facilities, reserves, parks and gardens.



ADVOCATOR

Represents the interest of the Gawler community by lobbying other tiers of Government, Non-Government Organisations and the private sector for improved services and amenities.



FACILITATOR

Brings together or connects people and groups to pursue issues, opportunities or shared interests.



LEADER

Provides leadership and guidance to the community in the pursuit of a vision, goals and opportunities.



OUR PLAN



The town of Gawler is working with our community to realise a collective vision for: a liveable cohesive, active, innovative and sustainable community.

OUR IDENTITY

GOAL 1

A Township

OBJECTIVES

- 1.1 Maintain a clearly township, one which is distinct from neighbouring areas
- 1.2 Build a local community that is proud of Gawler
- 1.3 Protect and promote Gawler's unique heritage
- 1.4 Foster a vibrant and active Council area
- 1.5 Promote cultural heritage and the creative sector to build community spirit pride

OUR GROWTH

GOAL 2

Managed and Sustainable Growth

OBJECTIVES

- 2.1 Physical and social infrastructure to service our growing population and economy
- 2.2 Growth to be sustainable and respectful of cultural and built heritage
- 2.3 The local environment to be respected
- 2.4 Manage growth through the real connection of people and places
- 2.5 Local economic activity to create local job opportunities and generate increased local wealth



OUR COMMUNITY

GOAL 3

A Healthy, Active, Safe, Engaged Community

OBJECTIVES

- 3.1 Health and social wellbeing services in Gawler to meet growing regional community needs
- 3.2 Sporting facilities to meet local and regional community needs
- 3.3 Provide facilities for a range of different recreational activities.
- 3.4 Gawler to be an inclusive and welcoming community
- 3.5 Recognise, respect, support and advocate on behalf of volunteers
- 3.6 Encourage the development of the Arts and the creative sector
- 3.7 Provision of library services

OUR ENVIRONMENT

GOAL 4

To Respect and Nurture the Environment

OBJECTIVES

- 4.1 Create and maintain a riverine environment that the social, cultural and landscape values of the river corridor
- 4.2 Support development that respects the environment and considers, the impacts of climate change
- 4.3 Protect environmentally areas of native vegetation for present and future generations
- 4.4 Support sustainable use of natural resources and minimise further waste to
- 4.5 Support provision of useable open space that preserves natural habitat and biodiversity

OUR LEADERSHIP

GOAL 5

A Strong, Vibrant Community

OBJECTIVES

- 5.1 Support and encourage community teamwork
- 5.2 Be recognised as a 'best practice' Local Government organisation
- 5.3 Deliver ongoing effective and services, including support for regional collaboration
- 5.4 Create a safe community environment

OUR IDENTITY

Community identity is a complex matter as each resident, business and organisation will connect with different aspects of Gawler's identity in their own unique way.

Gawler has a long and rich heritage beginning with the Kaurna people, who are recognised as the Town's original inhabitants. Following European settlement the Town of Gawler became South Australia's regional settlement and was surveyed by Colonel William Light. The Gawler community recognises and highly values this cultural heritage. Gawler's community remains steadfast in its desire to protect and reinforce its unique character and sense of community.

Gawler's rich history is evident through its built and natural form including its striking architecture, heritage collections, natural riverine environments, large areas of open space and traditional

'mainstreet'. Today the local community from its surrounds and this rich history is through many community events and festivals.

Over the past 178 years, Gawler's population has grown and this trend is expected to continue with the latest projections forecasting population growth at approximately twice the state average. To enable future community residents to experience Gawler's unique and proud community, the goals and objectives outlined in the Community Plan will preserve not only what has contributed to Gawler's identity but will create an evolving identity and distinctive sense of place into the future.



GOAL 1 A Uniquely Gawler Township

OBJECTIVES & STRATEGIES

1.1 Maintain a clearly defined township, one which is distinct from neighbouring areas		
1.1.1	Continue to develop regional and local town planning policies that ensure Gawler maintains a real sense of distinction from its surrounding areas and continues to function as a regional centre for the provision of services to communities in surrounding areas.	★
1.1.2	Safeguard views and vistas to retain Gawler's township identity, open landscape character and sense of arrival into Gawler from all directions through the provision of open space.	■
1.1.3	Promote local government boundary realignments to more accurately reflect the township of Gawler's population and reinforce its sense of a community with common interests.	■
1.2 Build a local community that is proud of Gawler		
1.2.1	Support and champion the refurbishment and redevelopment of key civic buildings, in particular the Gawler Civic Centre and areas within the public realm, creating destinations that appeal to all ages and serve a changing population.	●
1.2.2	Develop attractive and active spaces to better integrate places of play, interaction, learning, exercise and community events.	● ●
1.2.3	Encourage and promote our welcoming country-friendly community.	■
1.2.4	Develop areas of planted visual amenity that complement Gawler's country town appeal.	●
1.3 Protect and promote Gawler's unique history		
1.3.1	Promote respect for the Kaurna people as the traditional custodians of the Kaurna Plains and all Aboriginal and Torres Strait Islander people within the community, their heritage, culture and beliefs.	★ ■
1.3.2	Celebrate Gawler's heritage and historic role in European settlement.	★
1.3.3	Encourage the adaptive reuse, where appropriate, of heritage buildings to contribute to economic revitalisation and heritage conservation.	★ ● ●
1.3.4	Further identify, conserve and enhance Gawler's historic character and unique architecture.	★ ● ■
1.4 Foster a vibrant and active, event filled council area		
1.4.1	Develop a vibrant township which is reinforced by its historic character and variety of readily accessible parks, shops, services, sports, events and entertainment.	● ■ ●
1.4.2	Promote people-oriented activities at key town precincts.	● ■ ●
1.4.3	Encourage the use of land for cultural activities to stimulate revitalisation and social cohesion.	★ ● ■ ●
1.4.4	Strengthen the position and promotion of Gawler as a regional centre.	■
1.4.5	Build community capacity through leadership and support that responds to community needs.	★
1.5 Promote cultural heritage and the creative sector to build community spirit and pride		
1.5.1	Promote and celebrate the national significance of Gawler's Cultural Heritage.	■ ●
1.5.2	Implementation of Art and Culture strategic themes - Place, Activity and People - across the community.	●
1.5.3	Be a leader and advocate for the development of Public Art within Gawler.	★

OUR GROWTH

Gawler's population and business activity continues to grow. Major development and population growth is planned within the council area as well as in neighbouring areas to the south, east and north. Economic development will play an imperative role in generating opportunity for our youth as the state moves away from manufacturing and finds new opportunity. The closure of the Holden Factory at Elizabeth is considered significant in this regard.



To enable growth to occur in a sustainable and integrated manner, the community has supported a holistic approach to town planning, ensuring that development is coordinated in a sustainable manner across the council area and wider region. It is important to understand that many planning decisions are currently outside the control of the Town of Gawler. Actively pursuing the Vision in this Community Plan is essential to maximise the ability of the Gawler community and Council to manage its destiny.

As a result of population increase over the next 15-25 years, the demand for additional infrastructure and augmented community services will rise. This will place pressure on Gawler's natural and built environments and its sense of identity. The Town of Gawler is committed to working with the community, Natural Resources agencies, State and Local Government, the private sector, Non-Government Organisations and emergency services to develop policies and undertake initiatives to ensure these elements are preserved.

To support this projected population, employment opportunities are fundamental in maintaining accord in the community. Through an inevitable transitional period which will see the automotive manufacturing industry essentially cease in Northern Adelaide more particularly, a approach will be employed to recognise and promote employment opportunities for our community.

Critical infrastructure requirements by the community and Council in order to meet current and future projected needs include:

1. Transport and access infrastructure

- Gawler East Link Road - Gawler East to Main North Road (Including Tiver Road Extension)
- North-eastern bypass Lyndoch Road to Sturt Highway
- of the Gawler railway line
- Improved public transport – trains, bus stops/routes, taxis
- Increased walking and cycling pathways
- Tourism infrastructure including visitor and tourist accommodation

2. Water and environmental infrastructure

- Improved stormwater management
- Infrastructure – stormwater harvest and reuse capabilities

3. Community and economic enabler

- New or expanded entertainment precincts
- New or expanded healthcare services
- New or expanded arts and culture hub
- Upgraded library services
- Improved T and Transport Management associated infrastructure assets
- Development of sustainable public realm amenity and assets
- Promotion of energy infrastructure assets
- National Broadband Network (NBN) and creating Smart Communities
- New or expanded sporting and recreation facilities
- Child and youth friendly facilities and locations

GOAL 2 Managed and Sustainable Growth

OBJECTIVES & STRATEGIES

2.1 Physical and social infrastructure to service our growing population and economy		
2.1.1	Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.	● ■ ▲
2.1.2	Provide clear strategic direction in response to transport and traffic management measures in new growth areas and ensure integration with existing areas.	★ ■ ▲
2.1.3	Support the timely provision of community, social and recreational facilities and services to meet community expectations and where appropriate seek financial contributions from other potential contributors.	▲ ■ ▲
2.1.4	Develop land use policies to build attractive, accessible, integrated and resident-friendly areas, supporting a range of housing, lifestyles, recreation and rural opportunities.	▲
2.1.5	Ensure all council owned infrastructure is managed and maintained in a sustainable manner to provide a quality experience for our community.	▲ ●
2.2 Growth to be sustainable and respectful of cultural and built heritage		
2.2.1	Refine planning policies to protect Gawler's heritage and character with flexibility to encourage investment, building maintenance, adaptive re-use and appropriate infill development.	▲ ● ■
2.2.2	Campaign to the State Government that changes to the Planning System via reforms be respectful of Gawler's unique character.	■ ▲
2.2.3	Ensure new development reinforces local character.	● ■
2.2.4	Avoid land use conflict between competing activities.	●
2.2.5	Encourage infill and redevelopment opportunities, including multi-storey, mixed-use developments in appropriate locations.	■ ▲
2.2.6	Implement findings and guiding principles from rural land use and infrastructure investigation to guide development of land use policies for the rural area.	■ ▲
2.3 The local environment to be respected		
2.3.1	Develop land use policies that support a progressive urban form with integrated transport opportunities.	▲ ●
2.3.2	Identify flood mitigation measures and to integrate stormwater harvesting and reuse capabilities in existing and new growth areas.	▲
2.4 Manage growth through the real connection of people and places		
2.4.1	Advocate and plan for the electrification and extension of rail infrastructure to Gawler Central and beyond.	■ ▲
2.4.2	Develop integrated directional signage and other associated infrastructure to encourage people to consider active travel.	▲
2.4.3	Design and develop pedestrian-friendly areas in key civic and new growth areas.	■ ▲
2.4.4	Develop a safe and interconnected network of cycle/walking paths to key everyday destinations such as schools, workplaces, shops, sports and recreation facilities and community services.	▲ ■
2.4.5	Encourage proposals for the redevelopment of all train station precincts.	■ ▲
2.4.6	Seek to minimise traffic congestion through the Town Centre	■ ▲
2.4.7	Improve management of Town Centre car parking provision to optimise availability in high demand areas	■ ▲
2.5 Local economic activity to create local job opportunities and generate increased local wealth		
2.5.1	Implement an innovative digital-based business attraction and retention scheme.	■ ●
2.5.2	Promote the opportunities created by the National Broadband Network (NBN) and broadband infrastructure.	■ ▲
2.5.3	Investigate opportunities for tourism and continue to support investment in tourist accommodation.	■ ▲
2.5.4	Engage with business to promote Gawler as a regional centre.	■ ▲
2.5.5	Develop policies to encourage business to better utilise public spaces.	▲
2.5.6	Take advantage of state and federal government initiatives that create local and regional jobs.	★
2.5.7	Promote Gawler as a regional centre for education by supporting existing service providers and encouraging additional opportunities and facilities in Gawler.	■ ▲
2.5.8	Develop and implement an Economic Development Strategy.	★
2.5.9	Support entrepreneurship investment and job creation through the Gawler Civic Centre's Business Innovation Centre.	★ ▲ ▲

OUR COMMUNITY

The Town of Gawler is committed to building community capacity and increasing social inclusion for a strong and integrated community.



Community health and social wellbeing have been as fundamental issues for The Town of Gawler to address over the next decade. A vibrant town centre, pedestrian and cycle connectivity, child and youth-friendly neighbourhoods, new and upgraded sport and recreation facilities and improved healthcare services have been by the community as important.

Local government plays an important role in shaping, managing and advocating for public health outcomes through the broad range of programs and services it delivers. The role of The Town of Gawler in the design, creation and maintenance of public infrastructure, spaces, places and facilities has a direct and indirect health for the community.

With the increasing number of older citizens, it is essential that planning continues to address associated issues including availability of appropriate housing, access to social and allied health services and access to community programs and facilities. Council plays a vital role in the provision and management of sport and recreational facilities and opportunities to the local and regional community. Recreation opportunities are provided across Gawler and take varied forms that suit the broad interests and desires of the community, including sporting and aquatic facilities, walking and cycling paths, open space for both active and informal pursuits and natural spaces.

The children and young people of

Gawler are valuable citizens, with skills and abilities that complement others within the community. The providing of opportunities and facilities that allow children and young people to enhance their capacity and strengths Gawler as a Child and Youth friendly community.

The role of volunteering within Gawler continues to be critical across all aspects of community life. Council is committed to engaging volunteers as a vital part of the organisation who their commitment, assist in the delivery of a broader range of services and activities throughout the town. Support for volunteers within the community has been as an essential ingredient in building community involvement and cohesion.

The arts provide an opportunity for Council and the community to be engaged and collaborate for social change and growth, while having an ongoing positive contribution to the health and wellbeing of the community. The recent increasing activation of community spaces with Gawler has and will continue to be assisted by the vibrant and passionate artist community within our town.

The Library is a socially inclusive space that is open and welcoming to the entire community. The provision of relevant and accessible programs, services (including internet access), and collections help to support the recreational and lifelong learning needs of the community, and to facilitate social connections.

GOAL 3 A Healthy, Active, Safe, Engaged Community

OBJECTIVES & STRATEGIES

3.1	Health and social wellbeing services in Gawler to meet growing regional community needs		
	3.1.1	Lobby all spheres of government, the private sector and Non-Government Organisations (NGOs) for increased and improved healthcare facilities and associated services, including services for mental health, the disadvantaged, aged care and people with disabilities.	■ ●
	3.1.2	Encourage healthy lifestyles and community wellbeing.	▲ ● ● ■
	3.1.3	Advocate for vulnerable members of the community and provide relevant services.	■ ●
	3.1.4	Improve disability access across the town and promote inclusion.	▲ ■
3.2	Sporting facilities to meet local and regional community needs		
	3.2.1	Ensure appropriate sporting and active recreation facilities are provided to the community and distributed equitably.	▲ ■
	3.2.2	Advocate to and liaise with all spheres of government, sporting bodies, Non-Government Organisations and the private sector to optimise community use and enhance regional opportunities for sport and active recreation.	■ ●
	3.2.3	Ensure strategic planning and development of Gawler's sporting precincts.	★ ■ ●
	3.2.4	Foster co-operative relationships between sporting organisations to co-invest and fully utilise infrastructure.	★ ■ ●
3.3	Provide facilities for a range of different recreational activities		
	3.3.1	Ensure a range of usable open space and passive recreation facilities are provided for local and regional community needs.	▲ ■ ●
	3.3.2	Ongoing review of Council land holdings to determine potential future use or divestment.	●
	3.3.3	Advocate to, and liaise with all spheres of government, community and Non-Government organisations and the private sector to encourage shared resource and facility use.	★ ▲ ●
3.4	Gawler to be an inclusive and welcoming community		
	3.4.1	Develop and promote family friendly areas and hubs.	● ■ ●
	3.4.2	Promote a child and youth friendly community.	★ ■ ●
	3.4.3	Develop and promote an age friendly community	■ ●
	3.4.4	Ensure neighbourhoods and residential developments have areas for play and leisure and are safe, healthy, pleasant, convenient, efficient and adequately serviced.	▲ ● ●
	3.4.5	Encourage active participation and opportunities for education for all ages.	■ ●
3.5	Recognise, respect, support and advocate on behalf of volunteers		
	3.5.1	Support and promote volunteering opportunities to meet community need.	■ ●
	3.5.2	Foster partnerships with volunteers and community volunteer organisations.	★
3.6	Encourage the development of the Arts and creative sector		
	3.6.1	Support the establishment of a centrally located, multi-purpose arts and cultural facility that provides flexible spaces to accommodate, amongst other things, an art gallery, the Gawler Heritage Collection and areas that support artist's creative practice.	★ ■ ●
	3.6.2	The new Gawler Civic Centre to provide a regional arts gallery with the capability of attracting and holding touring and local exhibitions.	● ●
	3.6.3	Provide opportunities for local artists to be involved in and contribute to the activation of community spaces.	■
	3.6.4	Activate urban and recreational spaces through appropriate public art management and encourage investment in the Arts by business, community and government.	▲
3.7	Provision of library services		
	3.7.1	Provide a welcoming, relevant, accessible, and inclusive library service that supports the recreational and lifelong learning needs of the community.	▲ ●
	3.7.2	Provide a socially inclusive place to interact and access services, collections, programs and events that enhance the life and lifestyle of the community.	● ■ ●

OUR ENVIRONMENT

The health and vitality of Gawler's natural environment is integral to community and social wellbeing.

Managing our natural resources in a sustainable manner and protecting areas of remnant vegetation for habitat and biodiversity conservation remains a priority for the community and for The Town of Gawler.

The Gawler Rivers are iconic and intrinsic features of the township with the North and South Para Rivers and Gawler River being recognised as areas of cultural importance to the Kaurna people. The natural biodiversity values of these riverine areas are still adored by the entire community and enjoyed through

active and passive activities on a daily basis.

Gawler's projected population growth will place added pressure on the natural resources and the rivers ecosystems. The community has recognised this and wants to protect these assets for future generations by endeavouring to mitigate the effects of climate change, population increase and development growth by improving local and regional water, waste and energy management practices.



GOAL 4 Respect and Nurture the Environment

OBJECTIVES & STRATEGIES

4.1	Create and maintain a riverine environment that reflects the social, cultural and landscape values of the river corridor	
4.1.1	Facilitate community understanding of the significance of the three rivers to the Kaurna people as the traditional custodians.	■ ●
4.1.2	Manage open space along the three rivers corridors to provide improved use and greater visual appeal.	▲ ●
4.1.3	Conserve and enhance local biodiversity through appropriate landscaping.	● ■ ●
4.2	Support development that respects the environment and considers the impacts of climate change	
4.2.1	Plan for a sustainable urban form to reduce the community's ecological footprint.	★ ●
4.2.2	Develop adaptation and mitigation strategies for Council and the community to effectively respond to the impacts of climate change.	★ ●
4.2.3	Develop and implement policies targeted at reducing unsightly properties. Encourage residents to revitalise and maintain their properties.	★ ●
4.2.4	Limit urban sprawl, reduce car dependency and improve energy efficiencies and water conservation.	★ ■ ●
4.3	Protection of environmentally significant areas of native vegetation for present and future generations	
4.3.1	Ensure native flora, fauna and ecosystems are protected and restored through the retention and rehabilitation of environmentally significant areas of native vegetation.	● ■ ●
4.3.2	Develop management plans for council-managed land and reserve areas including setting aside specific areas of open space for conservation purposes.	▲ ●
4.3.3	Effectively deal with feral birds and animal's and over abundant native species. Encourage responsible dog and cat ownership in order to reduce nuisance, social and environmental harm.	▲ ●
4.3.4	Encourage responsible dog and cat ownership in order to reduce nuisance, social and environmental harm.	■ ●
4.4	Support sustainable use of natural resources and minimise further waste to landfill	
4.4.1	Develop water-sensitive urban design (WSUD) requirements for the design, function and maintenance of open spaces.	▲ ●
4.4.2	Retain, protect and restore natural resources by ensuring development minimises energy consumption and water usage.	★ ● ●
4.4.3	Implement the waste management hierarchy – avoid, reduce, reuse, recycle, recover, treat and dispose.	★ ▲ ■
4.4.4	Generate a holistic approach towards dealing with and utilising stormwater.	▲ ●
4.4.5	Develop and implement policies targeted at reducing unsightly properties. Encourage residents to revitalise and maintain their properties.	★ ●
4.4.6	Investigate affordable, appropriate and sustainable water for horticultural/agricultural purposes in Council's Rural Zone.	■ ●
4.5	Support the provision of useable open space that preserves habitat and biodiversity	
4.5.1	Establish a systematic identification, surveying and monitoring program within the council area for the protection and enhancement of habitats and to guide future revegetation initiatives.	★ ●
4.5.2	Formulate a street and public reserve tree planting framework to reinforce township amenity.	▲ ●
4.5.3	Incorporate indigenous plant species in surrounding landscapes to improve biodiversity and create habitat corridors.	▲ ●
4.5.4	Foster the enjoyment and appreciation of areas of council land set aside for habitat and biodiversity conservation.	▲ ●

OUR LEADERSHIP

Leadership in our community is both a direct action of Council and an endeavour where Council empowers and supports others in our community to be leaders. As Council services impact many aspects of peoples' lives, so it is important that our local people not only understand, but influence, shape and enact the future of our community.

Council elected members are voted in by the community as leaders to advocate, advise, empower as well make informed decisions on their behalf with the community's best interests in mind.

Councillors provide the connection between Council and administration and the community. Council administration is responsible for the delivery of quality services, infrastructure and facilities to the community. This is achieved through the development of strategies, policies and budgets that community needs, capacity and aspirations.

Community consultation remains a fundamental process which

Council endeavours to spark conversation and empower the community. Effective and ongoing engagement with the Gawler community will ensure elected members are informed and able to represent their desires across projects which impact the community.

The Town of Gawler aspires is to be an organisation of excellence and one that is professional, transparent, prudent and credible to the local community and external organisations, key stakeholders and communities. This is achieved through sound governance processes and effective communication between the general and business community and the Council.



GOAL 5 A Strong, Vibrant Community

OBJECTIVES & STRATEGIES

5.1 Support and encourage community teamwork			
5.1.1	Encourage and facilitate opportunities for community interaction, connection and collaboration.		■ ●
5.1.2	Value, support and advocate on behalf of community groups, organisations and volunteers.		★ ■ ●
5.1.3	Foster leadership opportunities that support and develop passionate and effective community leaders. Support the establishment of scholarships/traineeships and mentoring programmes to support young future leaders.		★ ●
5.1.4	Be a community leader in promoting Reconciliation between Aboriginal and Torres Strait Islanders and other Australians.		★ ■
5.1.5	Identify areas of community expertise, experience, capacity and interest to assist in the delivery of this Community Plan.		★ ●
5.1.6	Promote youth development and participation in community life and events.		★ ●
5.2 Be recognised as a 'best practice' local government organisation			
5.2.1	Maintain a continuous improvement focus across all Council functions.		★ ▲
5.2.2	Provide professional services with a passion to do our very best and proactively achieve the goals envisioned by our community		★ ▲
5.2.3	Provide transparent, accountable and informed decision-making to assist in ensuring effective and efficient outcomes for the community.		▲
5.2.4	Provide quality support services to Elected Members to facilitate effective and informed decision-making.		▲
5.2.5	Provide a quality customer service experience including using innovative and appropriate technology		▲
5.2.6	Be an employer of choice, focusing on attracting and retaining quality staff including the development of career paths for school leavers.		▲
5.2.7	Implement and monitor health, safety and injury management services to achieve continual improvement and provide a safe work environment for all workers and volunteers.		▲
5.2.8	Maintain and implement prudent financial policies and practices to ensure long term financial sustainability.		▲
5.2.9	Maintain and regularly review an equitable property rating regime, fees and charges for council services.		▲
5.2.10	Manage and maintain a secure, accurate and complete records management system that meets legislative and Council requirements.		▲ ●
5.2.11	Deliver digital solutions that are efficient and reliable and add value for residents, businesses and visitors.		▲ ●
5.3 Deliver ongoing effective and efficient services, including support for regional collaboration			
5.3.1	Represent and promote the needs, interests and aspirations of the community.		★ ▲ ● ● ■ ●
5.3.2	Position Council as a regional centre for excellence in local government.		★ ●
5.3.3	Partner with the Community to better understand their digital needs and co-designing digital services.		★ ●
5.3.4	Develop and implement strategies to encourage and empower all members of the community to participate in consultation activities as part of strategic decision making of Gawler's future.		★ ●
5.4 Create a safe community environment			
5.4.1	Provide a healthy and safe community through collaborative planning, advocacy and compliance.		★ ●
5.4.2	Develop and implement an Emergency Management Framework to assist all members of the community in preparing for natural disasters.		★ ▲
5.4.3	Endeavour to provide a safe and healthy built environment through the provision of quality developmental services - planning, building, advocacy and compliance.		▲ ●
5.4.4	Encourage responsible dog and cat ownership.		● ■ ▲



Gawler



Town of Gawler
43 High Street, Gawler East SA 5118
PO Box 130 Gawler SA 5118
Tel: 08 8522 9211
Email: council@gawler.sa.gov.au
gawler.sa.gov.au

Item 4

Envelope Marked Confidential - given straight to Angela



eA182735



Government
of South Australia

Mayor Karen Redman
Town of Gawler
PO Box 130
GAWLER SA 5118

Dear Mayor Redman *Karen*

I am writing to advise that the *Local Government (Boundary Adjustment) Amendment Act 2017* (the Amendment Act) has completed its passage through Parliament and was assented to by His Excellency the Governor's Deputy in the Executive Council meeting on 22 August 2017.

I would like to thank you for providing a submission on the draft Amendment Act during the consultation period I conducted in 2016.

As you are aware, the Amendment Act will reform the legislative provisions that govern how council boundaries can be changed under the *Local Government Act 1999*. A copy of the Amendment Act is available on the South Australian legislation website legislation.sa.gov.au.

Once again I thank you for your considered comments on this important legislation.

Yours sincerely

Hon Geoff Brock MP
MINISTER FOR REGIONAL DEVELOPMENT
MINISTER FOR LOCAL GOVERNMENT

12 September 2017

Minister for Regional Development
Minister for Local Government

Level 17, 25 Grenfell Street Adelaide SA 5000 | GPO Box 2557 Adelaide SA 5001 DX 667
Tel 08 8226 1300 | Fax 08 8226 0316 | pirsa.MinisterBrock@sa.gov.au



Item 5



Date:	21 December 2018	Embargo:	None
Pages:	2	Publication:	All local media

Priorities moving forward

The Mayor of Gawler, Karen Redman, and the newly elected Council are thinking about the future.

Mayor Redman said that “The new Council has been sworn in and now it’s down to business. Since Council’s first meeting in November, following the 2018 local government election, Council is starting to think about the future. Council met on 4 December 2018 for a workshop to start to prepare the 2019/20 budget and I want you to think about what is important moving forward.”

As with all such budget deliberations the medium to long term community priorities need to be considered equally as what are some of the more immediate actions to be addressed. Mayor Redman has started to reflect on both her own thoughts but also feedback from the community on what will be some of the priorities over the coming years.

Mayor Redman goes on to say “2019 will see the continuation of an exciting period of growth and change in the Gawler area. Many decisions will need to be made and everyone’s contributions will be sought to make sure when Council decides on key matters that it understands key community points of interest. I ask that as you and your family when enjoying the start of the New Year that you reflect and discuss what you want Council to focus on. Then it’s a matter of getting involved over **the** next 3-6 months as Council seeks community input into its updated 10 year Long Term Financial Plan and annual budget for 2019/20 budget”.

Mayor Redman further reflects as she enters 2019 on the daily tasks when considering matters that have immediate impacts on the community. Importantly Karen is also mindful of driving initiatives that will influence all of the community in the coming decades.

Mayor Redman presents some of her initial ideas below relative to what she thinks will be important but exciting challenges and opportunities that Council will need to address in 2019 and beyond:

- Identity – Southern rural area. What will come of this rural area? Does the community wish to maintain its identity as a separate community to northern metropolitan Adelaide. Or should this be rezoned to allow more land division for either rural living or new housing estates?
- Identity – Heritage – As the State Government changes the planning system how hard do we fight to protect what is dear to my, and I’m sure many of your, hearts in protecting our past and our heritage. Gawler is founded on its strong history that continues today as reflected in our historic suburbs and buildings.
- Growth – We are one of the fastest growing communities in the State. This brings many challenges. This growth cannot be at the expense of serving existing communities.
- Boundary reform – Hewett is on our door step but is part of the Light Regional Council. Its residents are for all intense and purposes part of the Gawler community. They use our roads, our reserves, our library, our pool etc. We welcome the residents, but should they



be part of Gawler? Concordia will be rezoned in the coming years and create a new community of some 20,000 people. Let's not create another Hewett.

- Creating community – it's the human aspect of a community which creates ownership and friendship. How best can we bring people and community together? Let's be creative and be a happier and stronger community. Events, volunteering, supporting community and sporting groups. These are some ways we build and create who we are.
- Back to basics – the community is saying that we need to get back to Roads, Rates and Rubbish. Cost of living demands that Council rates need to be kept low and we need to function within our means.
- Environment – Effort needs to be directed at helping the environment for future generations by using more sustainable power and water supplies. These and such other initiatives will also reduce costs.

Mayor Karen Redman asks the question, is it these future challenges that should form the focus of the newly elected Council or are there others that you think should be considered as your Council works towards creating the best possible Gawler for today's and future generations? Take time at the start of the New Year to consider your contribution to your community.

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You Tube: www.youtube.com/townofgawler

ENDS

The media may make contact with Mayor Karen Redman on 0421 839 359

Item 6

10 May 2019

Karen Redman
Mayor, Town of Gawler
43 High Street
GAWLER EAST SA 5118

Via Email: mayor@gawler.sa.gov.au

Dear Mayor Redman

Re: Establishment of Concordia Precinct Authority

Thank you for your letter dated 24 April 2019 regarding the establishment of a Precinct Authority for the Concordia Growth Area.

Council considered the establishment of the Precinct Authority pursuant to the *Urban Renewal Act 1995* in response to an approach by the Department of Planning, Transport and Infrastructure to commence strategic land use planning for the Concordia area.

Normally, Council would have considered Concordia as part of a Strategic Direction Report under the Development Act, and undertaken a subsequent Development Plan Amendment to amend the Barossa Development Plan.

Council agreed that the precinct planning process would provide an alternate approach to developing a master plan for Concordia, particularly given the transition to the new planning system under the Planning, Development and Infrastructure Act.

The Urban Renewal Act allows for several governance models to be considered. Council resolved to support having an independently appointed board, based on membership recommendations from the Minister and The Barossa Council as the two main stakeholders. It is important to note that Council does not support representation from those parties with a direct interest including the developers, and the Board if established will be clearly independent and skills based. Council had no issue with not having representation on the authority provided that the framework provides for appropriate 'touch points' for Council and other key stakeholders, including the Town of Gawler, to have input into the establishment of the Precinct Authority and the various Panels, and in the process of developing the precinct master plan(s).

These matters have been factored in the Issues Paper that has been submitted to the state agencies for consideration prior to the formal submission of the Business Case by the proponent.

It is considered that the Town of Gawler will have opportunity to have representation and input to the precinct master planning process through the Panels.

Council staff are to meet with Department of Planning Transport and Infrastructure and Renewal SA in coming weeks to discuss the Issues Paper and Business Case. It is my understanding that the Town of Gawler will also have a representative in attendance.



premium wine food tourism heritage lifestyle community

It is envisaged that both our Councils will be actively engaged to ensure that are respective interests are considered in both the planning and implementation of the master plan(s).

Council has clearly stated it understands any development in Concordia has a wider regional impact and opportunity. It has also clearly articulated to the Minister, Department and developer overtime that Concordia is part of the Barossa Valley "GI" and the gateway to the iconic southern Barossa and thus planning and governance of the area must rest with the community empowered and best placed to understand the Barossa Valley, its brand and its multiple generations of history. Importantly Concordia also has a natural barrier to our regional town centre being Gawler and this provides a clear separation of our rural and regional heritage and lifestyle in South Australia and the regional town centre of Gawler.

Should you wish any further information regarding the precinct planning process, please contact Gary Mavrinac, Director Development and Environmental Services on 8563 8480 or email gmavrinac@barossa.sa.gov.au.

Thank you for writing to me regarding this matter.

Yours sincerely



Mayor Bim Lange

The Barossa Council

Cc: Mr Henry Inat, Chief Executive Officer, Town of Gawler

Item 7

16.3 NOTICE OF MOTION - MAYOR KAREN REDMAN - BOUNDARY REFORM

Record Number: CC19/319;IC19/333

Attachments: Nil

Councillor Mayor Karen Redman has given notice that she intends to move the following motion:-

MOTION**That Council:**

- 1. Acknowledges the need to strategically investigate its boundaries in accordance with its ongoing commitment to appropriately service the Gawler and Regional communities of interest.**
- 2. Write to the Barossa Council, Light Regional Council, giving notice of its intention to submit a Stage 1 Proposal to the Local Government Boundaries Commission to adjust its boundaries with respect to, but not limited to, the following areas:**
 - a. Concordia**
 - b. Hewett**
 - c. Kalbeeba**
 - d. Gawler Belt**
- 3. Request Council Staff to prepare a report to be presented at the August 2019 Council Meeting that addresses the requirements of a Stage 1 Proposal for Councils consideration.**
- 4. Importantly, included in this report will be a costed proposal for consulting residents and business to ascertain their views on incorporation of the abovementioned areas into the Town of Gawler particularly their perception of 'community of interest'**
- 5. Notes that the Local Government Boundaries Commission will provide initial feedback and advice on any Council submission and will advise Council accordingly to ascertain Councils position before any further action occurs, and that a report will be presented for Council's consideration regarding the Commissions views and feedback, including impacts/costs associated with developing the Stage 2 Proposal.**

16.2 NOTICE OF MOTION - CR DAVIES - MULTI LEVEL CAR PARK CLOSING TIMES

RESOLUTION 2019:05:COU206

Moved: Cr C Davies

Seconded: Cr N Shanks

That:

1. Staff investigate changing the opening/closing times of the multi-story car park to facilitate parking for new businesses in the vicinity.
2. A report be presented at the next Infrastructure & Environmental Services Committee meeting on this proposal with a cost/benefit analysis included.

CARRIED UNANIMOUSLY

16.3 NOTICE OF MOTION - MAYOR KAREN REDMAN - BOUNDARY REFORM

RESOLUTION 2019:05:COU207

Moved: Cr D Fraser

Seconded: Cr P Little

That Council:

1. Acknowledges the need to strategically investigate its boundaries in accordance with its ongoing commitment to appropriately service the Gawler and Regional communities of interest.
2. Write to the Barossa Council, Light Regional Council, giving notice of its intention to submit a Stage 1 Proposal to the Local Government Boundaries Commission to adjust its boundaries with respect to, but not limited to, the following areas:
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5. Notes that the Local Government Boundaries Commission will provide initial feedback and advice on any Council submission and will advise Council accordingly to ascertain Councils position before any further action occurs, and that a report will be presented for Council's consideration regarding the Commissions views and feedback, including impacts/costs associated with developing the Stage 2 Proposal.

CARRIED**17 MOTIONS WITHOUT NOTICE**

Nil

Item 8



Date: 29 May 2019	Embargo: None
Pages: 1	Publication: All local media

Council to Investigate its Boundary

Council resolved to strategically investigate the Town of Gawler's Local Government Boundaries at last night's Council Meeting.

"The issue of boundary reform is quite relevant to Gawler with major developments planned and happening on Council's doorstep with ongoing pressure for service delivery from Council within a limited rate base going forward," said Mayor Redman. "There is growing concern among Gawler residents and more broadly that Council's boundaries need to change, with anecdotal evidence suggesting that residents and businesses of areas such as Hewett, Concordia, Kalbeeba and Gawler Belt may support such a change."

On 1 January 2019 the Local Government (Boundary Adjustment) Amendment Act 2017 came into effect. The Act provides a new process for initiating and reviewing council boundary reform proposals. These Proposals will be reviewed, administered and ultimately investigated by an independent body, the Boundaries Commission, which will then make recommendations to the Minister for Local Government.

When considering any boundary change proposal, the Commission must refer to the objects of the Act as a whole, and in particular, the Principles contained within section 26 of the Act. The Principles guide the Commission in balancing various council and community interests. While general in nature, they address a range of considerations, including communities of interest, effective governance, operational capacity, delivery of services, effective planning and development, accessibility, and adequate and fair representation. Consideration will also be given to regional activities that may offer a viable and appropriate alternative to boundary change.

"The Section 26 Principles emphasise the importance of ensuring that boundary changes enhance the capacity of local government within the area to continue to deliver results to local communities in a more strategic and effective way," said Mayor Redman. "With the new laws now in place, the time is right for Council to explore its options and set a strategic long-term course for our community's future."

"The new boundary reform process allows Council to plan for its future, show strong leadership in its region and effectively lead the conversation as it relates to key issues such as understanding what communities of interest exist and the associated impacts on residents and services," continued Mayor Redman. "Council's decision last night provides a step by step approach to this important yet complex process with opportunity for the community to have a say in this important initiative. Taking this leadership action demonstrates that Council is serious in setting the community of Gawler up for success into the future but also applying a sensible approach that allows Council to make informed decisions on behalf, and in the best interests, of our community."

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You Tube: www.youtube.com/townofgawler

ENDS

The media may wish to make contact with: Mayor Karen Redman on 0421 839 359

Item 9

OFFICE OF THE MAYOR

Gawler



Contact: Karen Redman

Ref: KR/ts
CC16/772

Town of Gawler

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Gawler SA 5118

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council@gawler.sa.gov.au
gawler.sa.gov.au

3 June 2019

Mayor Bim Lange
The Barossa Council
PO box 867
NURIOOTPA SA 5355

A handwritten signature in blue ink, appearing to read 'Bim'.

Dear Mayor ~~Lange~~

Re: Boundary Reform

The topic of boundary reform has been an issue in Gawler and the wider region for many years. With the new boundary reform process in place, the time is right for Town of Gawler to explore its options in this regard.

At the 28 May 2019 Gawler Council Meeting, the following motion was resolved:

RESOLUTION 2019:05:COU001

Moved: Cr D Fraser

Seconded: Cr P Little

That Council:

1. *Acknowledges the need to strategically investigate its boundaries in accordance with its ongoing commitment to appropriately service the Gawler and Regional communities of interest.*
2. *Write to the Barossa Council, Light Regional Council, giving notice of its intention to submit a Stage 1 Proposal to the Local Government Boundaries Commission to adjust its boundaries with respect to, but not limited to, the following areas:*
 - a. *Concordia*
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 - c. *Kalbeeba*
 - d. *Gawler Belt*
3. *Request Council Staff to prepare a report to be presented at the August 2019 Council Meeting that addresses the requirements of a Stage 1 Proposal for Councils consideration.*
4. *Importantly, included in this report will be a costed proposal for consulting residents and business to ascertain their views on incorporation of the abovementioned areas into the Town of Gawler particularly their perception of 'community of interest'*
5. *Notes that the Local Government Boundaries Commission will provide initial feedback and advice on any Council submission and will advise Council accordingly to*

ascertain Councils position before any further action occurs, and that a report will be presented for Council's consideration regarding the Commissions views and feedback, including impacts/costs associated with developing the Stage 2 Proposal.

Town of Gawler will now commence investigations regarding boundary adjustments with a view to preparing a Stage 1 General Proposal for Council and if endorsed by Council to make such a submission to the Local Government Boundaries Commission for consideration.

Key issues to be explored will be the understanding of 'community of interest' and impacts on residents and services, and what form that may or may not take, noting that Town of Gawler is already delivering services to communities far exceeding its limited rate base.

This new process allows us all to plan for our future, show strong leadership in our region and effectively lead the conversation as it relates to boundary reform.

I note that a meeting has been scheduled for us to discuss this and related matters to be held on Monday 24 June at 4.00pm here at the Town of Gawler Administration Centre.

I look forward to progressing discussions accordingly.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

OFFICE OF THE MAYOR



Contact: Karen Redman

Ref: KR/ts
CC16/772

3 June 2019

Mayor Bill O'Brien
Light Regional Council
PO Box 72
KAPUNDA SA 5373

Town of Gawler
43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
Phone: (08) 8522 9211
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council@gawler.sa.gov.au
gawler.sa.gov.au

B.11,
Dear Mayor ~~O'Brien~~

Re: Boundary Reform

The topic of boundary reform has been an issue in Gawler and the wider region for many years. With the new boundary reform process in place, the time is right for Town of Gawler to explore its options in this regard.

At the 28 May 2019 Gawler Council Meeting, the following motion was resolved:

RESOLUTION 2019:05:COU002

Moved: Cr D Fraser
Seconded: Cr P Little

That Council:

1. *Acknowledges the need to strategically investigate its boundaries in accordance with its ongoing commitment to appropriately service the Gawler and Regional communities of interest.*
2. *Write to the Barossa Council, Light Regional Council, giving notice of its intention to submit a Stage 1 Proposal to the Local Government Boundaries Commission to adjust its boundaries with respect to, but not limited to, the following areas:*
 - a. *Concordia*
 - b. *Hewett*
 - c. *Kalbeeba*
 - d. *Gawler Belt*
3. *Request Council Staff to prepare a report to be presented at the August 2019 Council Meeting that addresses the requirements of a Stage 1 Proposal for Councils consideration.*
4. *Importantly, included in this report will be a costed proposal for consulting residents and business to ascertain their views on incorporation of the abovementioned areas into the Town of Gawler particularly their perception of 'community of interest'*
5. *Notes that the Local Government Boundaries Commission will provide initial feedback and advice on any Council submission and will advise Council accordingly to*

ascertain Councils position before any further action occurs, and that a report will be presented for Council's consideration regarding the Commissions views and feedback, including impacts/costs associated with developing the Stage 2 Proposal.

Town of Gawler will now commence investigations regarding boundary adjustments with a view to preparing a Stage 1 General Proposal for Council and if endorsed by Council to make such a submission to the Local Government Boundaries Commission for consideration.


Key issues to be explored will be the understanding of 'community of interest' and impacts on residents and services, and what form that may or may not take, noting that Town of Gawler is already delivering services to communities far exceeding its limited rate base.

This new process allows us all to plan for our future, show strong leadership in our region and effectively lead the conversation as it relates to boundary reform.

We currently do not have a meeting time to discuss this matter so if agreeable, I will arrange for a time to be set up so we can chat and discuss further.

I look forward to progressing discussions accordingly.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

Item 10







5 OFFICER REPORTS

5.1 COUNCIL BOUNDARY CHANGE PROPOSAL - INITIAL ANALYSIS

Record Number: CC19/319;IC19/375

Author(s): Henry Inat, Chief Executive Officer

Previous Motions: Council, 28/05/2019 Resolution No. 2019:05:COU207

- Attachments:**
1. **Boundaries Commission Guidelines CR19/55582** 
 2. **Letters to Barossa and Light Regional Councils regarding Boundary Reform CR19/55586** 
 3. **Correspondence from Mayor Lange regarding establishment of Concordia Precinct Authority CR19/55583** 
 4. **Draft Boundary Proposal Maps CR19/58611** 
 5. **Financial Analysis - based on Town of Gawler Rates CR19/60104** 
 6. **Financial Analysis - based on Other Council's Rates CR19/60103** 

OFFICER'S RECOMMENDATION

That Council :-

1. Notes the Council Boundary Change Proposal – Initial Analysis report.
2. Determines that since the Local Government (Boundary Adjustment) Amendment Act 2017 came into effect on 1 January 2019, the time is right (further to Motion No. 2019L05:COU207) for the Town of Gawler to progress deliberations pertaining to its Council boundary areas relative to both historic boundary adjustment anomalies and also boundary reform relating to new urban growth areas. Such new growth areas will result in significant increases in population to areas in immediate vicinity of Gawler and that will materially influence the Gawler Community to which the Town of Gawler should have governance oversight.
3. Notes that there is a staged approach to the submission and consideration of Boundary Change Proposals, as outlined in this Report. This includes:
 - a. Stage 1 – Initial consideration of a potential proposal by the Boundaries Commission.
 - b. Stage 2 – Referral of a General Proposal to the Boundaries Commission.
 - c. Investigation of a General Proposal by the Boundaries Commission.
4. Notes that a key point of consideration to the boundary reform changes relative to the Town of Gawler area pertains to the potential creation of a consolidated community of interest over the coming 20- 30 year period which is anticipated to increase the total combined population by some 50,000-60,000 people.
5. Is strongly of the view that the best way to manage and service such a large community is to ensure that resources are used in the most effective and efficient manner. A key element of which is that the services provided at a local Government level should be provided by one Local Government entity, the Town of Gawler, as opposed to the four local government entities that currently exist.
6. Notes that the key rationale applied to Council's deliberations when considering the Town of Gawler boundary adjustments comprise:
 - a. The Gawler Township has and will continue to function as a Regional Service Centre to the lower mid north servicing a population in excess of 110,000 people and growing.
 - b. As development occurs immediately adjoining the current Town of Gawler boundary the equity of residents living adjacent our borders utilising the Gawler community's services needs to be addressed to provide Council with capacity to deliver quality infrastructure and services to its community of interest and the

region.

- c. Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in local decision making rather than being governed by distant entities.
 - d. The formation of a community that is based on collective responsibility and engagement are the foundations on which a harmonious and sustainable community will flourish.
 - e. Coordinated local governance (including but not limited to urban development expansion) by one entity as opposed to potentially four separate local government bodies influencing the Town of Gawler will ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region.
7. Notes that the various boundary adjustment options presented provide opportunities to refine the boundary configurations such as to ensure the optimum changes to best suit the formation of a new Town of Gawler Council boundary consistent with the broader interests of the community.
8. Adopts in principle the following Council boundary adjustments (as detailed in Attachment 4 Map 5 of this Report) as the basis for preparing a Stage 1 Proposal:
- Areas to be included in the Town of Gawler;
- a. Area 1- Concordia Growth Area
 - b. Area 2 - Hewett
 - c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
 - d. Area 4 – Portion of Gawler Belt
 - e. Area 5 - Evanston Park
 - f. Area 6 - Reid
 - g. Area 7 – Hillier
- Areas to be removed from the Town of Gawler;
- h. Area 8 – Portion of Bibaringa
 - i. Area 9 – Portion of Uleybury
9. Notes that the feedback provided by Council shall be used to refine and update the boundary configuration and the preparation of a Stage 1 Proposal that will then be presented back to Council for further consideration at a future Council meeting.
10. Notes the indicative high level financial analysis that has been undertaken to date primarily focuses on indicative variable operating revenue and expenditure (i.e. operating revenue and expenditure that fluctuates directly with the level of outputs), and that Council Staff will undertake further financial investigations to be presented to Council at a future meeting.
11. Notes that a further detailed financial analysis will be undertaken by the Boundaries Commission as part of its (possible) future investigations.
12. Approves in principle the proposed communication and consultation process to be undertaken as outlined in the report noting that a detailed communication and consultation strategy will be developed and presented to Council at a future meeting.
13. Notes that to undertake boundary reform will be at a cost, the overall details of which are not known at this point, appreciating that the most significant cost relates to the Grants Commission relative to that office undertaking the investigations should Council proceed to a Stage 2 General proposal. Council will determine to proceed or otherwise at a later point in the process once the full costs are known.
14. Authorises the Mayor to write to all Town of Gawler adjoining Councils seeking their cooperation in regards to boundary reform and agreement to progress discussions in this regard in the best interests of all communities concerned, including seeking their willingness to establish an appropriate cost sharing arrangement to the investigations that will be triggered by the Grants Commission should the Commission determine to proceed with the boundary reforms as proposed, and or

such variation.

- 15. Notes that the Barossa Geographical (GI) Zone which is a significant point of reference to regional and local wine and related industries forms a critical platform in the economic viability of the world renowned wine region. The composition of established urban areas such as a significant portion of the existing Gawler Township and Hewett, with future urban growth areas as Concordia, being located in the GI Zone is considered counterintuitive relative to the Zone's purpose. Changes to the Zone boundaries will be further considered in the context of Council's boundary reform deliberations.**

SUMMARY

The *Local Government (Boundary Adjustment) Amendment Act 2017* commenced on 1 January 2019 and provides a new process for initiating and reviewing council boundary reform proposals.

The new boundary reform process allows Council to plan for its future, show strong leadership in the region and effectively lead the conversation as it relates to key issues such as what communities of interest exists and the associated impacts on residents and services.

For many years, Council has been providing for a community that is much larger than its local government area, in particular the Hewett suburb located in the adjoining Light Regional Council.

The Hewett community comprises some 2,500 residents, which since its establishment approximately twenty years ago has, due to close proximity, relied on the large offering of services and activities provided by the Town of Gawler.

It is important that Council learns from the Hewett scenario. Particularly in relation to future community planning such as the Concordia development. The Concordia development may well commence construction in the coming 5-10 year period and is forecast to increase population in the community by some 20,000 residents.

Through boundary reform the future Concordia community could become part of Gawler, having a strong voice in the community while enjoying the services and infrastructure provided by the Town of Gawler and contributing to the significant benefit for the wider community. Including Concordia and Hewett, which are both closer to the Gawler town centre than they are to the closest towns in their own Local Government Areas, will improve equity and makes sense from an equity perspective.

With planned growth which could see Council provide for a community of interest with a population of 50-60,000 residents, it is important that this collective community of interest is appropriately represented and also appropriately contributing towards the provision of infrastructure and services. It is and will continue to exist and function as one community.

The key rationale applied to Council's deliberations when considering 'fit for purpose' boundary adjustments comprise as follows:

- a. The Gawler Township has and will continue to function as a Regional Service Centre to the lower mid north servicing a catchment in excess of 110,000 people and growing.
- b. As development occurs immediately adjoining the current Town of Gawler boundary the equity of residents living adjacent our borders utilising the Gawler community's services needs to be addressed to provide Council with capacity to provide quality infrastructure and services to its community of interest and the region.
- c. Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in local decision making rather than being governed by distant entities.

- d. The formation of a community that is based on collective responsibility and engagement are the foundations on which a community that is harmonious and sustainable will flourish.
- e. Coordinated local governance (including but not limited to urban development expansion) by one entity as opposed to potentially four separate local government bodies will ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region

Submission of an initial (Stage 1) General Proposal to the Local Government Grants Commission (also taking on the role as Boundaries Commission) is required for initial consideration by the Commission. Following determination by the Commission, Council will be advised of any particular parameters requiring to be addressed in Council's further formulation of a detailed (Stage 2) General Proposal. If and when a detailed proposal is to be pursued the Commission will then instigate an investigation at Council's cost.

This report presents various boundary adjustment options and seeks feedback on potential boundary configurations, such as to ensure the optimum changes to best suit the formation of a new Town of Gawler Council boundary configuration consistent with the best interests of the community.

The report is structured as follows:

1. Submission and investigation of a General Proposal
2. Representation Review
3. Boundary Reform Considerations
 - 3.1 Community of Interest
 - 3.2 Regional economic considerations
 - 3.3 Infrastructure, resources and planning
 - 3.4 Administrative factors
 - 3.5 30 year plan for Greater Adelaide (Urban Growth)
 - 3.6 *Local Government Act 1999* Section 26 - Principles
 - 3.7 Geographical areas for review
4. Council Administration Analysis
 - 4.1 Concordia
 - 4.2 Hewett
 - 4.3 Kalbeeba (including Springwood)
 - 4.4 Gawler Belt
 - 4.5 Evanston Park
 - 4.6 Reid
 - 4.7 Hillier
 - 4.8 Bibaringa and Uleybury
 - 4.9 Roseworthy
 - 4.10 Buchfelde and Gawler Airfield
5. High Level Financial Analysis
 - 5.1 Hewett
 - 5.2 Concordia
 - 5.3 Other areas of Interest
 - 5.4 Rating Comparison
 - 5.5 Impact on Services subsidised by Gawler General Rate revenue
6. Risks

7. Recommendation and Next Steps
8. Communication and Consultation Strategy

BACKGROUND

Gawler is the major regional centre for the wider Barossa and Lower Mid North Region of South Australia and has a current regional catchment in excess of 110,000 people and growing. It is one of the fastest growing Local Government area in South Australia. Gawler is a designated growth area identified by the State Government.

With major developments planned and happening on Council's doorstep, and ongoing pressure for service delivery from Council within a limited rate base, it is important to consider the matter of boundary reform strategically.

The new boundary reform process allows Council to plan for its future, show strong leadership in the region and effectively lead the conversation as it relates to key issues such as the communities of interest that exist and the associated impacts on residents and services.

For many years, Council has been providing for a community that is much larger than its local government area. While this has provided a great opportunity to showcase Gawler and all it has to offer, it has also put strain on Gawler's rate payers with Council investing in significant infrastructure which benefits a community much wider than its rate payers.

Gawler is expected to grow in population to 32,000 residents by 2036, and once fully established, neighbouring growth areas will likely accommodate a population in addition to that of Gawler of some 25,000 people (excluding Roseworthy) or 35,000 people (including Roseworthy). With planned growth which could see Council provide for a community of interest with a population of 50,000-60,000 residents over the coming 20-30 year period, it is important that this community of interest is appropriately represented and also appropriately contributing towards the provision of community infrastructure and services for the benefit of all.

The *Local Government (Boundary Adjustment) Amendment Act 2017* commenced on 1 January 2019 and provides a new process for initiating and reviewing council boundary reform proposals.

1. The Local Government Grants Commission has taken on an additional role as the Boundaries Commission ('the Commission'), this independent body will assess and investigate boundary change proposals, and make recommendations to the Minister who is responsible for the Act.
2. The process for the consideration of Boundary Change Proposals is outlined in the following diagram.

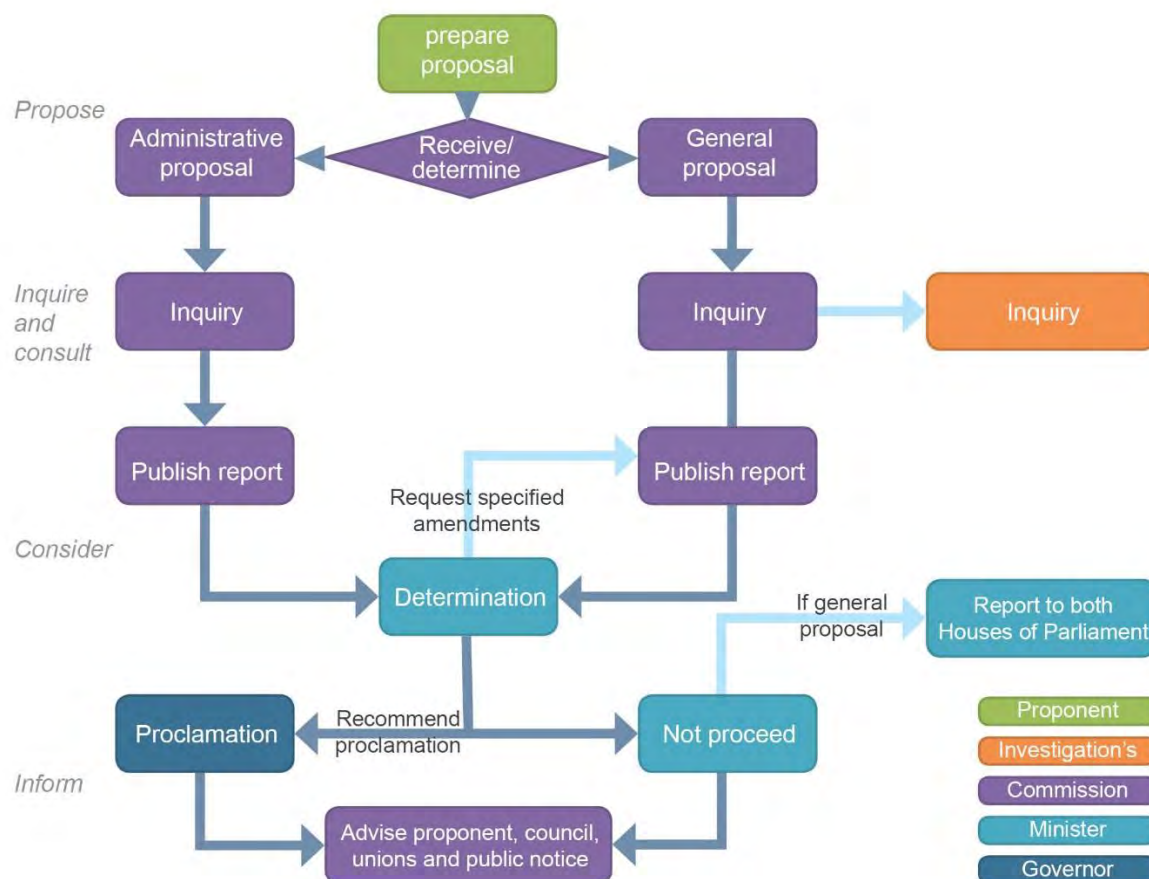


Figure 1: Process for considering Boundary Change Proposals¹

The Commission will undertake the above process in accordance with the following Guidelines:

- | | |
|-------------|---|
| Guideline 1 | General Information |
| Guideline 2 | Administrative Proposals |
| Guideline 3 | Submitting a General Proposal to the Commission |
| Guideline 4 | Investigation of General Proposals Initiated by Councils |
| Guideline 5 | Appointment of Investigators for General Proposals |
| Guideline 6 | Proposals Initiated by Members of the Public |
| Guideline 7 | Public Initiated Proposals for Changes in a Council's Composition of Representative Structure |
| Guideline 8 | Costs for General Proposals Initiated by a Council or Councils |
| Guideline 9 | Engagement and Consultation |

The Guidelines are located at: https://www.dpti.sa.gov.au/local_govt/boundary_changes, with Guidelines 3, 4 and 5 (being the most pertinent at this stage of Council's deliberations) provided as **Attachment 1**.

The Guidelines define Boundary Change Proposals as bids that change the area of a Council. This could mean a proposal to:

¹ Council Boundary Change Proposals – Guideline 1, Attachment 1, Version 1 January 2019

- a. Constitute a council; or
- b. Amalgamate two or more councils; or
- c. Abolish a council and incorporate its area into the areas of two or more councils; or
- d. Alter the boundaries of a council area.

The Commission can also consider proposals for changing the composition or representative structure of a council, that is the number of elected members and wards that can comprise a council.

Proposals may be referred to the Commission by:

- a. resolution of either House of Parliament; or
- b. the Minister; or
- c. a council or councils; or
- d. the prescribed percentage or number of eligible electors.

When considering a Boundary Change Proposal the Commission must refer to the objects of the *Local Government Act 1999* (Act) as a whole, and in particular the Principles contained within Section 26 of the Act, as outlined in Section 3.6 of this report.

As outlined in Figure 1 above, there are two types of Boundary Change Proposals:

1. Administrative Proposals

Administrative proposals are those that are made:

- a. to facilitate a development that has been granted an authorisation under the *Planning, Development and Infrastructure Act 2016*;
- b. to correct an anomaly that is, in the opinion of the Commission, generally recognised e.g. where the boundary intercepts one or more privately owned properties;
- c. where the common boundary of two or more councils requires adjustment following the physical realignment of a common road;
- d. a proposal to incorporate vacant unincorporated land into a council area; or
- e. any other matter prescribed in regulation.

Administrative Proposals must include an outline of the submission including a brief explanation; a map showing the area in question; grounds for making the submissions and any other relevant information.

2. General Proposals

A General Proposal is a proposal that is not defined as an 'Administrative Proposal' within section 30(7) of the Act and may include a significant boundary change or amalgamation.

General Proposals may be submitted by members of the public (at least 10% of eligible electors); or a single council or councils in agreement with each other.

For the purposes of this report, the process outlined herein is related to Council Initiated General Proposals.

At the 28 May 2019 Council Meeting, the following Motion on Notice as presented by Mayor Redman and was resolved as follows:

RESOLUTION 2019:05:COU207

Moved: Cr D Fraser

Seconded: Cr P Little

That Council:

1. *Acknowledges the need to strategically investigate its boundaries in accordance with its ongoing commitment to appropriately service the Gawler and Regional communities of interest.*
2. *Write to the Barossa Council, Light Regional Council, giving notice of its intention to submit a Stage 1 Proposal to the Local Government Boundaries Commission to adjust its boundaries with respect to, but not limited to, the following areas:*
 - a. *Concordia*
 - b. *Hewett*
 - c. *Kalbeeba*
 - d. *Gawler Belt*
3. *Request Council Staff to prepare a report to be presented at the August 2019 Council Meeting that addresses the requirements of a Stage 1 Proposal for Councils consideration.*
4. *Importantly, included in this report will be a costed proposal for consulting residents and business to ascertain their views on incorporation of the abovementioned areas into the Town of Gawler particularly their perception of 'community of interest'*
5. *Notes that the Local Government Boundaries Commission will provide initial feedback and advice on any Council submission and will advise Council accordingly to ascertain Councils position before any further action occurs, and that a report will be presented for Council's consideration regarding the Commissions views and feedback, including impacts/costs associated with developing the Stage 2 Proposal.*

This report presents various boundary adjustment options and seeks feedback on potential boundary configurations so as to ensure the optimum changes to best suit the formation of a new Town of Gawler Council boundary configuration consistent with the best interests of the community.

COMMENTS/DISCUSSION**1. Submission and investigation of a General Proposal**

There is a two staged approach to submitting General Proposals which enables the Commission to provide early feedback on a potential Proposal. This assists councils to determine whether a proposal is likely to proceed prior to undertaking extensive work in preparing a Stage 2 proposal.

Stage 1 – Initial Consideration of a Potential Proposal

Stage 1, or an initial consideration of a potential proposal, involves Council writing to the Commission and providing an overview of the nature of its intended General Proposal and the reasons why Council considers boundary change as the best option, with reference to the Section 26 principles.

In order to consider this correspondence, there must be evidence that Council has considered and passed a motion to submit a Stage 1 Proposal.

The Commission will consider the Stage 1 Proposal and provide advice regarding whether a General Proposal can be referred for consideration, if more work is recommended to be undertaken or further information is sought by the Commission. It is also understood that the Commission could suggest potential inclusions/exclusions for Council to consider in the development of any Stage 2 proposal.

It should be noted that if Council is invited to submit a Stage 2 proposal, it is not obliged nor does it guarantee that any Stage 2 proposal submission will be formally accepted.

Stage 2 – Referral of a General Proposal to the Commission

Stage 2 involves the preparation of a submission that sets out in detail the grounds on which the proposal is made and the issues that should be considered in an assessment of the change of boundaries, including, but not limited to:

- a. How the proposal addresses the Section 26 Principles of the *Local Government Act 1999*
- b. Community of interest
- c. Consultation undertaken
- d. Advantages and disadvantages of the proposal

Guideline 3 (**Attachment 1**) provides further information regarding the requirements of the Stage 2 submission.

The Commission will assess the proposal in accordance with the guidelines and determine whether to accept the submission. If accepted, the Commission may request further information as part of its investigation of the proposal.

It should be noted that a detailed financial analysis is not required as part of the Stage 2 Proposal as this will be undertaken as part of the independent investigation, however an initial (draft and indicative) '**high-level**' financial overview has been undertaken at this point for reference purposes only – refer Section 5.

Investigation of General Proposals Initiated by Councils

When considering any boundary change proposal, the Commission must refer to the objects of the Act as a whole, and in particular, the Principles contained within Section 26 of the *Local Government Act*, which are outlined in section 3.6 of this report.

In addition to these Principles, an inquiry must consider:

- I. *The financial implications and impact on resources that the general proposal is likely to have on any council affected by the general proposal; and*
- II. *The extent of support for the general proposal (in particular) and boundary reform in the area (in a general sense) within the community affected by the general proposal; and*
- III. *The extent of support for the general proposal of any council affected by the general proposal; and*
- IV. *The impact of the various rights and interests of any council employees affected by the general proposal; and*
- V. *Any other principles prescribed by the regulations.*

Other matters taken into consideration are outlined in Guideline 4 (**Attachment 1**).

Council Staff have noted the above inquiry considerations. Further analysis in respect to these matters would form part of any subsequent investigations undertaken by the Commission should this proposal proceed past Stage 1 assessment.

If the Commission determines that a General Proposal will proceed to investigation, the Commission will determine the scope of the inquiry and whether the Commission will undertake the investigation 'in-house' or if it will appoint one or more independent investigators to undertake a detailed inquiry into the proposal.

Investigators will have significant powers to enable information to be obtained that is determined relevant to an inquiry – as outlined in Guideline 5 (**Attachment 1**).

The initiating Council is responsible for the costs associated with investigations of General Proposals and all affected councils will be consulted during the appointment of independent investigators.

Costs will vary depending on the complexity of the proposal submitted to the Commission, the investigation process and the associated public consultation that occurs during the investigation. The Commission will provide the initiating council with the estimated cost and that council can then consider whether it still wishes to proceed with the investigation or withdraw its application.

Council Staff have sought further clarification from the Commission regarding potential costs associated with an investigation however have been advised that due to the anticipated specific nature of each proposal, an estimate could not be provided.

It is understood that the City of Marion recently received a high level estimate of \$250,000 from the Commission regarding the investigation of Flagstaff Hill, Happy Valley, Aberfoyle Park, Darlington and O'Halloran Hill areas becoming part of the City of Marion. On this basis, City of Marion resolved to withdraw its submission on the basis of significant internal resource effort required, the cost of the investigation and that the full cost/liability of any boundary change would not be determined until the end of the process when the full financial analysis will be complete.

Notwithstanding the relative unknown status of the above matters to our proposal the importance of this initiative warrants to be progressed accordingly.

2. Representation review

Council's Representation Review period is scheduled for October 2020 - October 2021. Council Staff have sought clarification from the Commission regarding any potential impacts that this Review may have on a Change Proposal. The Commission are considering this matter and at the time of finalising this report has provided the following response:

1. *Our understanding is that once a schedule of representation reviews has been Gazetted there is no current ability for relevant periods to amended and re-Gazetted.*
2. *It is not clear that a boundary proposal would impact the Council's representation review as this would be dependent on the timing of the proposal and the nature of any recommendations.*

It is further noted, that the Reforming Local Government in South Australian Discussion Paper sets out two proposals for reform in this area and are listed below:

1. *Review the current provisions, to make the public consultation requirements more flexible, and to make other simplifications and improvements that may be identified, or*
2. *Give responsibility to the Boundaries Commission to regularly review the internal structure of councils, including council representation (e.g. the number of elected members) and nature of representation (e.g. ward vs area councillors) as is appropriate for each community. This would be done on a cost recovery basis for each council.*

It is the intention by the Government that a Bill in response to the Local Government reform proposals would be passed through Parliament mid-2020 and as such may see the Town of Gawler affected by transitional arrangements under this Section of the LG Act.

Council Staff will continue to investigate this matter and an update will be provided at a future Council meeting.

3. Boundary Reform Considerations

An internal working group comprising Council Staff from key functional areas has been established to undertake a review and analysis of potential boundary changes (Administrative or General).

The analysis undertaken by Council Staff included consideration of the following:

3.1 Community of Interest

Core to the Commission's consideration of a proposal will be how it supports 'Communities of Interest'. The Commission has provided guidance relating to the formulation of proposals that seek to identify and support communities of interest, which is provided below:

- a. *Similar interests are important for groups that have been represented together because of their close geography or social and economic interests. Factors contributing to a sense of community included shared interests and shared use of community facilities.*
- b. *Is there a sense of belonging or stronger community connection with the area which can be clearly defined?*
- c. *Identify common interests that would be likely to benefit from the proposal, such as economic, social, heritage, cultural and recreational.*
- d. *Consider the functional relationships and whether the proposal meets the community's needs, for example, use of services, road and transport links, shopping etc.*

Taking into account the above considerations/principles, Council Staff have endeavoured to portray what a Gawler community of interest exemplifies as demonstrated below:



Figure 2: Community of Interest Framework

As identified through the above diagram, there are many factors which contribute towards the recognition of a community of interest, some of which are tangible and easy to identify/measure and others which are more difficult to substantiate, although intangible are still felt through the community, and are equally important.

While it is acknowledged that Gawler is a regional service centre for the wider region, it is clear that Gawler's community of interest extends well beyond its current boundary. It is also important to consider and plan for future communities of interest which are anticipated to come to fruition over the next 20-30 years and likely to be more than double our existing population. People living in the surrounding Council areas will continue to be drawn to the Town of Gawler for reasons including to utilise Council's open space, facilities and events.

Council Staff have endeavoured to provide a snapshot below of some of the services provided by Council and their utilisation rates from members of the community which reside outside of Council's boundary.

1. Approximately 50% of Learn to Swim students reside outside of Gawler,
2. 7 schools outside of the Gawler LGA utilise the Aquatic Centre for DECD swimming lessons
3. 46% of students who participated in DECD swimming lessons attend schools outside of the Gawler LGA.
4. 36% of Aquatic Centre season pass members reside outside of Gawler,
5. 33% of Gawler library members reside outside of Gawler.

The above figures highlight that the Town of Gawler services a catchment which extends well beyond our existing boundary. Taking this information into account, it is considered imperative that an identified community of interest is adequately represented within a community in which they consider themselves a member of.

From a service perspective, the Town of Gawler remains the primary service centre for the region, with approximately 560 rate paying businesses located within the Town. These businesses are scattered throughout the Town in a number of shopping and service precincts with the most predominate being:

1. The Town Centre & Adelaide Road Precincts
2. Gawler Green Shopping Centre
3. Gawler Park Home Maker Centre
4. Light Industry Zone in Willaston

In regards to recreation facilities, the Gawler Open Space, Sport and Recreation Plan (GOSSRP) already takes into consideration a more regional context due to the vicinity of areas such as Hewett and Roseworthy and the likely pressures these growth areas are likely to place on the Gawler township.

Concerning facility provision, Gawler has the two court Gawler Sport and Community Centre, the Starplex at Trinity College (located on private school land) which has four courts, a 25 metre indoor pool and theatre, and the 50 metre outdoor Gawler Aquatic Centre. In addition to these built facilities, it has Essex Park/Showgrounds and adjacent river parklands which is a 16 hectare sports precinct that includes linear trails. There are eight council owned district level facilities in the region and a further six located on private or school grounds.

The Gawler Aquatic Centre is at its end of useful life having served local and regional communities since it opened its door in 1962. In 2016-2017 Council undertook a feasibility analysis to allow a high level understanding of the future provision of an aquatic facility within Gawler for not just local residents but the regional community that have been its customers.

Council is in the process of developing Master Plans for two key recreation precincts: the Karbeethan Reserve Master Plan and the Essex Park and Gawler Showgrounds Regional Sporting Precinct Master Plan, with the latter taking into consideration the regional Aquatic Centre. Planning for these significant recreational precincts is not just to serve Gawler rate payers but the wider region. Not only is it important that Council has the capacity to provide for its immediate community, it is important that those broader communities who have a vested interest are able to participate in the planning process and are appropriately represented when decisions are made

3.2 Regional Economic considerations

Peri-urban communities such as Gawler are in a unique position as they are located in the landscape that delineates both city and country. Gawler is recognised by the South Australian and Australian Governments as both metropolitan and regional, depending on the context. For example, Gawler is considered regional for federal regional infrastructure funding however, it is considered metropolitan for federal arts funding. According to the South Australian Government, Gawler sits within SA Health's regional Barossa Hills Fleurieu Local Health Network, however is considered metropolitan from a planning perspective.

The Town of Gawler has strong strategic alliances with neighbouring Councils that form part of the Barossa, Light and Lower North region (as defined by the State Government) namely The Barossa Council, Light Regional Council and Adelaide Plains Council. These alliances are evident across all tiers of government and include Regional Development Australia Barossa, Gawler, Light and Adelaide Plains, and the Barossa Regional Procurement Group. Furthermore, those areas close to Gawler, including the lower north, use Gawler as a regional business and services centre and have strong social connections.

It is for the above reasons that Council has been advocating to the Local Government Association and the State and Federal Governments that the Town of Gawler is most strategically aligned with its regional partners and should therefore be defined as a regional local government area as located within a peri urban setting.

Council Staff have had due regard for Council's position on this matter and has considered potential boundary adjustments from a regional perspective as the economic and regional development benefits could be far reaching for the region.

Within the region there are three distinct strategic economic driver categories and associated industries:

1. Agriculture and Horticulture
2. Viticulture; and
3. Services and other economic sectors.

In considering potential boundary changes, Council Staff have had due regard for the importance of protecting and maintaining the above industries for the benefit of the region.

Agriculture

The Light Regional Council and the Adelaide Plains Council areas are mostly rural in nature, with small townships distributed throughout these Council areas. Rural land is used largely for farming, particularly grain growing (wheat, barley and oats) and sheep grazing as well as horticulture being predominant along the Gawler River in the Adelaide Plains Council.

Viticulture

Viticulture is an important industry within the Barossa Council and the Light Regional Council.

It is understood that the Barossa Council is having regard to the Barossa Geographical Indication (GI) Zone in its boundary reform considerations. The GI is an official description of an Australian wine zone, region or sub region and the GI system is designed to protect the use of the regional name under international law and is governed by the GI Committee, overseen by Wine Australia. As can be seen from Map 4 (Attachment 4), the Barossa GI Zone encompasses a significant area. There are two distinct wine regions – Barossa Valley and Eden Valley. Sections of Gawler, Hewett, Roseworthy as well as the entire suburbs of Kalbeeba and Concordia are included within the Barossa GI Zone.

The Barossa Council's intent to protect its viticulture industry is acknowledged.

The coverage of the Barossa GI Zone across current Gawler township areas, Hewett and the new Concordia urban area is something that should be further reviewed relative to the fact that the GI should not contain significant urban areas, either current or proposed. How and when the GI should be changed will need to be subject to further consideration to which feedback from Council Members would be appreciated.

Services and other economic sectors

It is important that any potential boundary changes strengthen Gawler's position as a regional service centre to the lower mid north servicing an existing catchment of 110,000 people and growing. Noting that this catchment will increase over the coming decades there is a need to ensure that Council has the capacity to deliver services and infrastructure for its community of interest and the wider region.

Boundary Reform collaboration

In accordance with Council resolution 2019:05:COU207, Council wrote to the Barossa and Light Councils giving notice of its intention to submit a Stage 1 Proposal (**Attachment 2**). Subsequently, a meeting was held with respective Mayors and CEOs of Gawler and Barossa Councils to discuss the matter further.

Council Staff are endeavouring to arrange a further meeting of the respective Mayors and CEO's to further discuss the matter of boundary reform collectively, including further exploring the potential to enter into a cost sharing arrangements in regards to any potential investigations.

Consequently, it is proposed that Council again write to all adjoining Councils seeking their cooperation in regards to boundary reform and agreement to progress discussions in this regard in the best interests of all communities concerned.

3.3 Infrastructure, Resources and Planning

While the population of the Town of Gawler LGA is approximately 23,000, Gawler services a regional catchment in excess of 110,000 people, who rely upon the general and social services provided in the Town. The Town of Gawler delivers and is continually planning for improved services and facilities which benefit this regional catchment.

Council invests heavily in servicing and representing its community and the region. It is continually striving to improve and contribute towards the town's economic and environmental sustainability, the social and recreational services it provides and as a whole realise the collective vision within our Community Plan, which is to create "a liveable cohesive, active, innovative and sustainable community".

The existing and planned areas located on the immediate periphery of the Gawler LGA form or will form a natural extension to the Town of Gawler. Due to location, these communities do and/or will rely upon the services and infrastructure provided by and within the Town of Gawler.

We have existing communities (e.g. Hewett) and imminent communities (e.g. Concordia) which do (or will) consider themselves as part of Gawler in many ways. With boundary reform comes the opportunity to include both Hewett and Concordia, as well as other areas in a strategic and holistic way of planning for the future of our community. A planned, organised way forward is preferred rather than a 'tacked on' approach as has sometimes been the experience of the past which assumes that the existing township (Gawler) can essentially absorb the new community and service its residents sufficiently. A planned approach will alleviate any perceived pressures on Council by providing additional capacity that enables services and infrastructure to be created and enhanced in line with community needs.

Amongst others things, greater integration can often be found in the areas of hard infrastructure, social infrastructure, open space, connectivity and walking and cycling trails.

In addition to the above, further efficiencies can be realised and appreciated by the private sector through consistent policies and procedures. Often differences exist between development and council policy and procedures that are applicable to areas which are essentially identical in nature and adjacent to one another.

The Town of Gawler in this regard can create efficiencies, seek greater integration with a town in which this community will consider themselves apart of and as a result engender greater confidence in the market and seek to promote more opportunity for investment and job creation.

3.4 Administrative factors

Split properties

There are 16 rateable properties that are situated in both the Town of Gawler and a neighbouring local government area. These property owners receive rate notices from both councils for the portion of land situated in each council area, in addition property owners are required to obtain development approval from both councils in instance where they wish to undertake development. This is not only inefficient from a government administration perspective, it also adds an additional complexity that is not in the best interest of residents and rate payers.

While the above properties clearly fall within the criteria of an Administrative Proposal being "*to correct an anomaly that is, in the opinion of the Commission, generally recognised e.g. where the boundary intercepts one or more privately owned properties*", Council Staff considered that this was an opportunity to re-align the Council boundary area to a roadway rather than a property boundary. Specific instances are described in in sections 4.5-4.8.

Bringing Suburbs together

As can be seen in Map 1 (**Attachment 4**) the suburbs of Evanston Park, Bibaringa, Uleybury and Hillier intercept the City of Playford, Reid intercepts Light Regional Council and Springwood intercepts The Barossa Council.

From a community of interest and service delivery perspective, there is benefit in the incorporation of full suburbs within one Council boundary area. Specific instances are discussed further in sections 4.5-4.8.

3.5 30 year plan for Greater Adelaide (Urban Growth Boundary)

Developed by the State Government, this Plan (first published in 2010 and updated in 2017) provides a vision for how Greater Adelaide would function in 30 years' time with the following objectives:

- a. Maintain and Improve Liveability;
- b. Increase Competitiveness;
- c. Drive Sustainability and resilience to Climate Change.
- d.

The Plan details future urban growth areas as well as an Urban Growth Boundary – Planned Urban Lands to 2045 is outlined in Map 2 – Urban Growth Boundary in **Attachment 4**. As can be seen from Map 2, the Planned Urban Growth Boundary extends beyond Council's boundary to Roseworthy, Hewett, the Concordia Growth Area, and sections of Hillier, Kalbeeba and Gawler Belt.

3.6 Local Government Act 1999 Section 26 – Principles

As outlined above, the Commission should take into consideration the Principles specified in Chapter 3, Part 2, Division 3, Section 26 of the Act (read in conjunction with the *Local Government (Boundary adjustment) Act 2017*), as follows:

(1) The Commission should, in arriving at recommendations for the purposes of this Chapter (but taking into account the nature of the proposal under consideration), have regard to—

(a) the objects of this Act; and

(b) the roles, functions and objectives of councils under this Act; and

(c) the following principles:

(i) the resources available to local communities should be used as economically as possible while recognising the desirability of avoiding significant divisions within a community;

(ii) proposed changes should, wherever practicable, benefit ratepayers;

(iii) a council should have a sufficient resource base to fulfil its functions fairly, effectively and efficiently;

(iv) a council should offer its community a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis;

(v) 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;

(vi) a council should be in a position to facilitate sustainable development, the protection of the environment and the integration of land use schemes;

(vii) 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;

(viii) a council area should incorporate or promote an accessible centre (or centres) for local administration and services;

(ix) the importance within the scheme of local government to ensure that local communities within large council areas can participate effectively in decisions about local matters;

- (xi) residents should receive adequate and fair representation within the local government system, while over-representation in comparison with councils of a similar size and type should be avoided (at least in the longer term);*
 - (xii) 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; and*
 - (d) the extent and frequency of previous changes affecting the council or councils under this Chapter or the repealed Act.*
- (2) The Commission should, so far as is relevant, give preference to structural changes that enhance the capacity of local government to play a significant role in the future of an area or region from a strategic perspective.*

The above Principles emphasise the importance of ensuring that boundary changes enhance the capacity of local government within the area to continue to deliver results to local communities in a more strategic and effective way.

As outlined in Section 1 above, any Stage 1 Proposal will provide reasons why Council considers boundary change as the best option with reference to the Section 26 Principles. Each area considered relevant for boundary change as per the commentary below has had close regard to the Principles as prescribed.

3.7 Geographical areas for review

Having due regard to the factors outlined above, Council administration determined that the key rationale to be applied in Council's deliberations when considering potential boundary adjustments are:

- a. The Gawler Township has and will continue to function as a Regional Service Centre to the lower mid north servicing a population in excess of 110,000 people and growing.
- b. As development occurs immediately adjoining the current Town of Gawler boundary the equity of residents living adjacent our borders utilising the Gawler community's services needs to be addressed to provide Council with capacity to provide quality infrastructure and services to its community of interest and the region.
- c. Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in local decision making rather than being governed by distant entities.
- d. The formation of a community that is based on collective responsibility and engagement are the foundations on which a community that is harmonious and sustainable will flourish.
- e. Coordinated local governance (including but not limited to urban development expansion) by one entity as opposed to potentially four separate local government bodies influencing the Town of Gawler will ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region

Council Staff concluded that the following geographical areas warranted further investigation pertinent to boundary reform as a result of the following considerations:

- a. Communities of Interest
- b. Alignment of council boundary to the State Government's Urban Growth Boundary
- c. Administration and governance - Remove property boundary interceptions and/or realign boundaries so that entire suburbs are included

Table 1: Geographical areas of interest

Basis for potential boundary change			
Geographical area	Community of Interest	Urban Growth Area	Administrative
Concordia	x	x	
Hewett	x		
Kalbeeba	x	x	x
Gawler Belt	x		
Evanston Park	x		x
Reid	x		x
Hillier	x		x
Bibaringa	x		x
Uleybury	x		x
Roseworthy	x	x	
Buchfelde	x		
Gawler Airport	x		

4. Council Administration Analysis

4.1 Concordia

Barossa Valley Character Preservation District

Approximately two thirds of Concordia falls under the Barossa Valley Character Preservation District. This area is protected by the *Character Preservation (Barossa Valley) Act 2012*.

This means that the special character of this district is recognised and protected. As a result, the creation of residential development in the rural areas of this district is restricted. This is in order to halt urban sprawl to the north of Adelaide, thereby seeking to provide for continued viable farming and primary production activities.

The special character of the district has been considered in terms of the following five character values identified in the legislation:

- a. Rural and natural landscape and visual amenity
- b. Heritage attributes
- c. Built form of the townships
- d. Viticultural, agricultural and associated industries
- e. Scenic and tourism attributes.

The remaining Concordia land situated outside of this District is referred to as the Concordia Growth Area and has been identified as a future urban area within the 30 Year Plan for Greater Adelaide as well as within the Urban Growth Boundary (Map 2, **Attachment 4**).

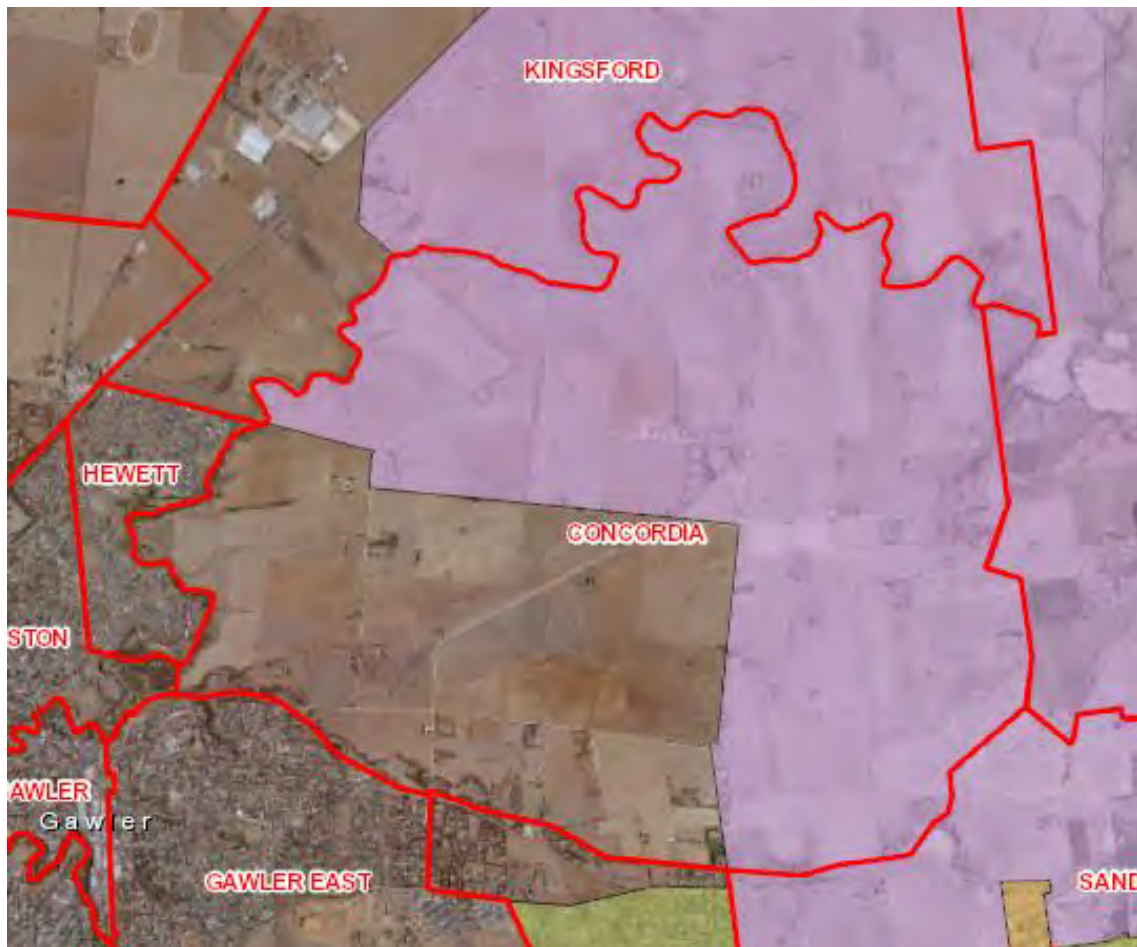


Figure 3: Purple area identifies the Barossa Character Preservation District

Concordia Growth District

The Concordia Growth Area is approximately 984 hectares in size and is bound by the north para river to the north-west, the Town of Gawler LGA to the south-west. At its closest point, the land is only 730m from Murray Street within Town of Gawler. In contrast, the land is more than 9km from Lyndoch, the closest township within the Barossa Council. Further to which Concordia is located up to 30km from Nuriootpa which is where the Barossa Council office is located. The land has the capacity to accommodate in the order of 9785 lots/dwellings and approximately 20,000 people in a master planned community that will form a natural extension to the existing township of Gawler.



Figure 4: Concordia proximity to Gawler - Source: <https://concordialand.com.au/concordia-and-gawler/>

Taking into consideration community of interest and urban growth factors, Council Staff have focussed its considerations on the Concordia Growth Area which is recommended to be part of Gawler while it is recommended that the Concordia Character Preservation District is not pursued as part of this boundary change proposal.

The Concordia Land Trust controls approximately 612 hectares of land within Concordia, which represents 63% of the Growth Area. Concordia Land Management is pursuing the re-zoning of the Concordia Land and its vision is to:

“Create for Concordia, a master planned, resilient community with an urban form and morphology that captures and preserves the verdant, natural character of the Gawler hills, blended with the unique, historic and community identity of the existing Gawler Township. Concordia will form a logical, natural and sequential extension to the existing Gawler Township, will maintain and enhance the primacy of the Gawler town centre to fulfill its latent potential as a true regional city and will retain the Barossa’s important primary production function and unique landscape character”².

Furthermore, Concordia Land Management states that:

“Concordia will strengthen Gawler’s future as a leading regional centre, offering residents the very best in contemporary health care, education, government services and shopping choice.

Just 730 metres from the retail heart of this historic rural town, Concordia will provide the missing piece of the Gawler town-planning puzzle within the prescribed Urban Growth Boundary for Metropolitan Adelaide.

Overtime, the site will transform into a master planned, resilient community with an urban form and morphology that captures and preserves the verdant natural character of the Gawler Hills, blended with the unique historic and community identity of the existing Gawler Township.”³

² <https://concordialand.com.au/> 7 August 2019

³ <https://concordialand.com.au/concordia-and-gawler/> , 7 August 2019

It should be noted that Concordia Land Management acknowledges that *“the location and positioning of the Concordia Growth Area, being both an extension of Gawler and a gateway to the Barossa, places it in a unique position to potentially address the needs of the local economies in the region, and strengthen both the Gawler and Barossa economies.”*⁴

It appears that, due to the planning reforms currently underway (implementation of the *Planning Development and Infrastructure Act 2016*) the original goals for the sites development set in place by Concordia Land Management have been affected, as a result and now new avenues for progressing the development are being sought.

The *Urban Renewal Act 1995* (the Act), permits the Minister for Housing and Urban Development to declare a specified area as a ‘Precinct’. More specifically, the *Urban Renewal Act 1995* establishes a process for the:

- a. declaration of a Precinct,
- b. the establishment of the Authority, including the need to establish Panels,
- c. the development of the Precinct Master Plan and Precinct Implementation Plan,
- d. the need for consultation, and
- e. identifying specific roles and inputs from the local Council.

A Precinct Authority is appointed by the Minister and pursuant to the Act can be:

- a. the Urban Renewal Authority;
- b. another statutory corporation constituted pursuant to the Act;
- c. a Council; or
- d. a Council Subsidiary.

At the 28 May 2019 Council Meeting, Council were provided with an update report on this matter and resolved the following:

RESOLUTION 2019:05:COU177

Moved: Cr C Davies

Seconded: Cr N Shanks

That Council:-

1. *Note the information report regarding the Concordia Precinct Authority Issues Paper adopted by the Barossa Council.*
2. *Note that the Mayor has written to the Minister pertaining to the Concordia Precinct Authority and an acknowledgment letter has been received. A detailed response has not yet been received. Further, that the CEO and Manager Development, Environment and Regulatory Services have following, Council’s last consideration of this matter, met with representatives of the Department of Planning, Transport and Infrastructure, the principal developer within the Concordia area and Barossa Council.*
3. *Note that it is understood that a draft Business Case relative to the formation of the Precinct Authority has been presented to the State Government and that following the above meeting held the Town of Gawler has been advised that it will be consulted in regards to the Business Case. Legislatively it is only the constituent council (i.e. the Barossa Council) who would have otherwise been consulted.*
4. *Request ongoing updates relating to the Concordia Growth Area as information comes to hand.*

⁴ <https://concordialand.com.au/concordia-and-the-barossa/>, 7 August 2019

The report reiterated that the Barossa Council has resolved to support having an independently appointed board and a proposed Precinct Governance Framework, based on membership recommendations from the Minister and The Barossa Council as the two main stakeholders, provided that the framework offers appropriate 'touch points' for the Council to provide input.

Council Staff have reviewed the proposed Precinct Governance Framework developed by Concordia Land Management and have written to the Barossa Council, Concordia Land Management and the Minister for Planning highlighting our concerns. The information available to Council, has recommended that the Town of Gawler have representatives on a proposed Community Reference Panel and Infrastructure Panel, however, the Council has expressed its desire to be involved in all discussions pertaining to the establishment of a Precinct Authority, its subsequent membership and the development of any Business Case.

Council's comments have been acknowledged by the Minister for Planning, who stated that direct consultation with Council will occur prior to a final decision regarding the matter being made.

Barossa Council position relating to Concordia

The Barossa Council has been firm in its position that Concordia should remain its Local Government Area, with the following statement made by Mayor Lange in correspondence received in May 2019 (**Attachment 3**)

"Council has clearly stated it understands any development in Concordia has a wider regional impact and opportunity. It has also clearly articulated to the Minister, Department and developer overtime that Concordia is part of the Barossa Valley "GI" and the gateway to the iconic southern Barossa and thus planning and governance of the area must rest with the community empowered and best placed to understand the Barossa Valley, its brand and its multiple generations of history. Importantly Concordia also has a natural barrier to our regional town centre being Gawler and this provides a clear separation of our rural and regional heritage and lifestyle in South Australia and the regional town centre of Gawler."

Due to location, the Concordia community will heavily rely upon the services provided by and within the Town of Gawler. Via consolidation of this land into the Town of Gawler, economic efficiencies will be achieved as Council already delivers a significant number of services (library, administration centre, community centres etc.). Whereas, if the Barossa Council choose to develop Concordia as a standalone township, it will not deliver a truly integrated community and result in the duplication of services being provided less than 1km away and a range of economic inefficiencies.

George Giannakodakis, managing director of Adelaide planning firm Infraplan, highlights the role that regional and country townships such as Gawler can play in limiting Adelaide's urban expansion: *"Greenfields development as part of township expansions or on large tracts of reclaimed land should not be discounted from these arguments. Indeed, some townships, such as Gawler offer internal social and physical infrastructure capacity that can support a level of urban expansion without a significant impact on budgets; offer affordable house and land packages at a mixture of densities and can contribute to revitalising town centres."*⁵

Town of Gawler has a greater capacity to support and service a growing community whereas a new stand-alone community would require significant investment in infrastructure and resources, of which the timing is likely to be out of synch with community desires. If Concordia is integrated within the Town of Gawler, this will allow government and the private industry to generate efficiencies in every sense as the community seen as one.

⁵ <http://indaily.com.au/opinion/2016/02/10/why-capping-adelaides-urban-sprawl-is-good-for-everyone/>

A high level financial analysis has been specifically undertaken for the Concordia Growth Area, which is provided in Section 5.2. The proposed area for inclusion within the Town of Gawler is shown as **Area 1 of Map 5 (Attachment 4)**.

4.2 Hewett

The suburb of Hewett commenced development in the early 2000's and is approximately 144 hectares in size and comprises in the vicinity of 900 homes and 2,500 residents. Although Hewett is now almost entirely urbanized, there remains several pockets which are yet to be developed.

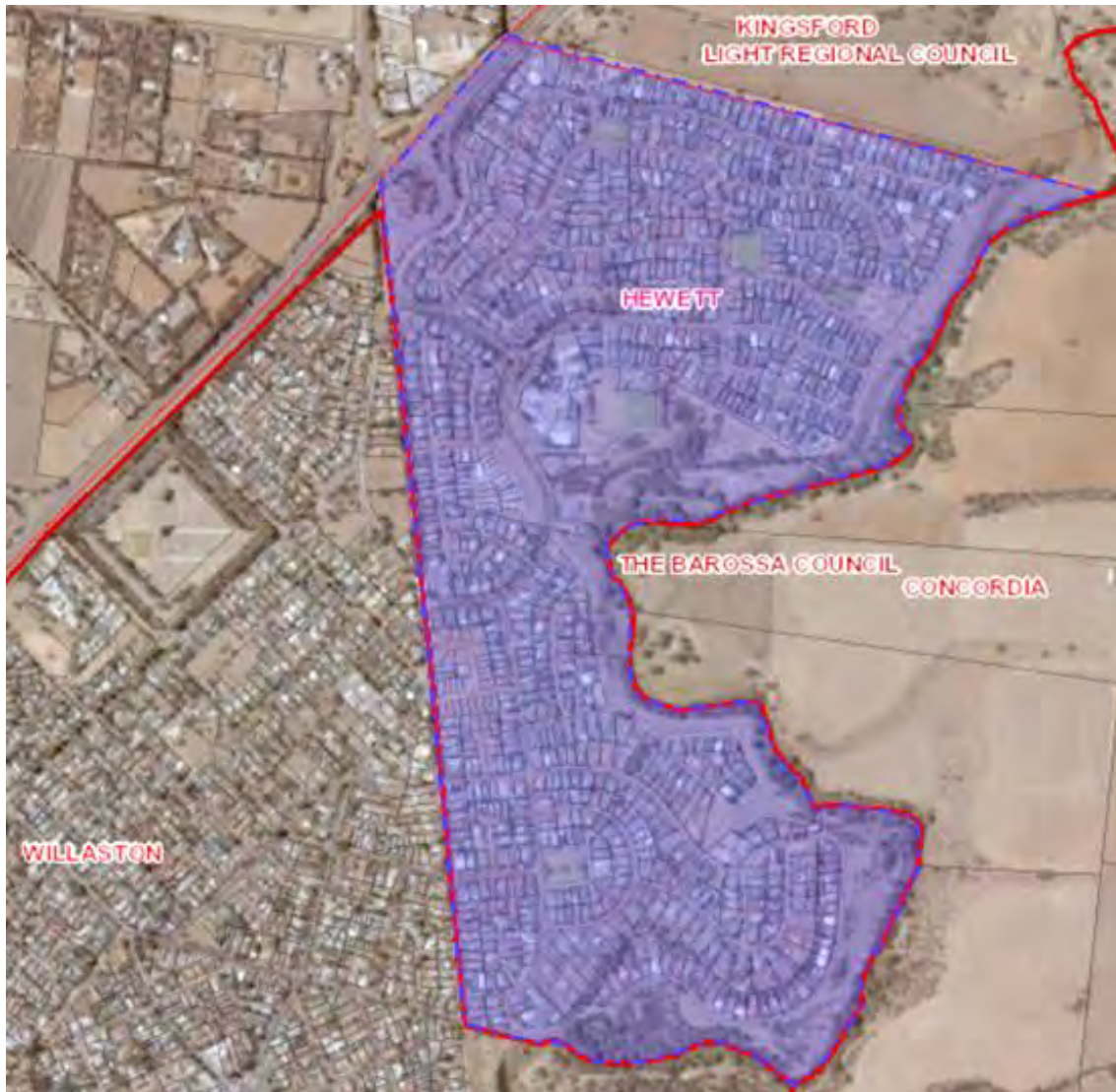


Figure 5: Hewett suburb shaded in purple

Situated in the Light Regional Council, Hewett is located in excess of 30 kilometres from Light Regional Council's principle service centre of Kapunda. In comparison, Hewett is located adjacent the suburb of Willaston and just 2 kilometres from the Gawler Town Centre.

Although the Light Regional Council have not formally responded to Council's letter sent on 3 June 2019 regarding Boundary Reform, the following statements were made by Mayor O'Brien and published in the Bunyip on 29 May 2019.

"What I would like to know is what evidence there is that our residents want this to happen".

"We're elected to represent our residents of our region, and they'll guide us as to what they want us to do."

"We haven't heard from any circle at all, at any time that they (residents in Hewett and Gawler Belt) want to shift Councils."

"We don't want to argue with our neighbouring Councils and I know (Local Government Minister Stephan Knoll) is keen on boundary reform."

"We're certainly open to sensible suggestion of small area which could be swapped or moved; that's fine."

"A change of the nature which is being proposed here is, to our way of thinking, just totally out of question."

While Mayor O'Brien's comments are noted, due to its proximity and location, Hewett forms a natural extension of Gawler, and has inherently become part of the township. Hewett residents utilise and enjoy the services and infrastructure provided by the Town of Gawler. The proposed inclusion of Hewett within the Town of Gawler through boundary realignment provides a dual benefit in that Gawler would realise additional capacity to deliver services and infrastructure, and the residents of Hewett would have a strong voice in the community regarding the delivery of services and infrastructure, in their greater and wider community.

A high level financial analysis has been specifically undertaken for Hewett which is provided at Section 5.1. The proposed area for inclusion within the Town of Gawler is shown as **Area 2 of Map 5 (Attachment 4)**.

It is proposed that should Elected Members determine that Hewett is to be considered as a future suburb of Gawler, that further analysis is undertaken prior to submission of a Stage 1 Proposal.

4.3 Kalbeeba (including Springwood)

The suburb of Kalbeeba is largely zoned to accommodate primary production activities. However there are two sections of the suburb which are zoned otherwise (Rural Living and Residential) and directly abut the Town of Gawler. The pockets accommodating Rural Living are considered communities of interest primarily due to their proximity as they form an extension to Gawler East. In addition, this area is divided by Calton Road and the northern section falls within the urban growth boundary. It is unknown to staff why the section south of Calton Road currently utilised for Rural Living is excluded from growth mapping.

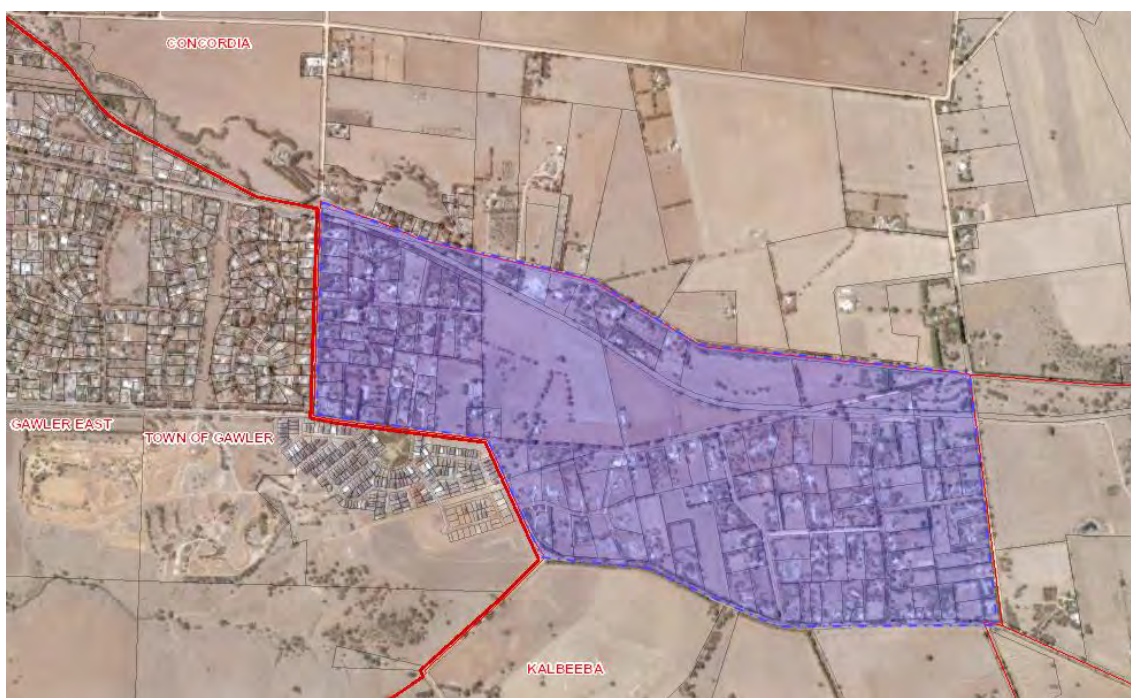


Figure 6: Kalbeeba area of interest outlined within red border

Taking into consideration the key principles above, Council Staff recommend that the above section of Kalbeeba be included within Council's Boundary Change Proposal.

This potential boundary change will impact 147 properties situated in the Barossa Council.

A high level indicative financial analysis has been undertaken for Kalbeeba and incorporated within Section 5.3 (**and separately referenced within Attachments 5 & 6**). The proposed area for inclusion within the Town of Gawler is shown as Area 3 of Map 5 (**Attachment 4**).

It is proposed that should Elected Members determine that Kalbeeba be considered as a future suburb of Gawler, further analysis be undertaken prior to the submission of a Stage 1 Proposal.

Springwood

The other section of Kalbeeba which is zoned residential is part of the Springwood Development. The vast majority of the Springwood development resides within the Town of Gawler's local government boundary, with the exception of approximately 20% of the land area, which resides within the Barossa Council LGA. Due to its terrain and accessibility, it is anticipated that the land situated within the Barossa Council will accommodate approximately 130 allotments.

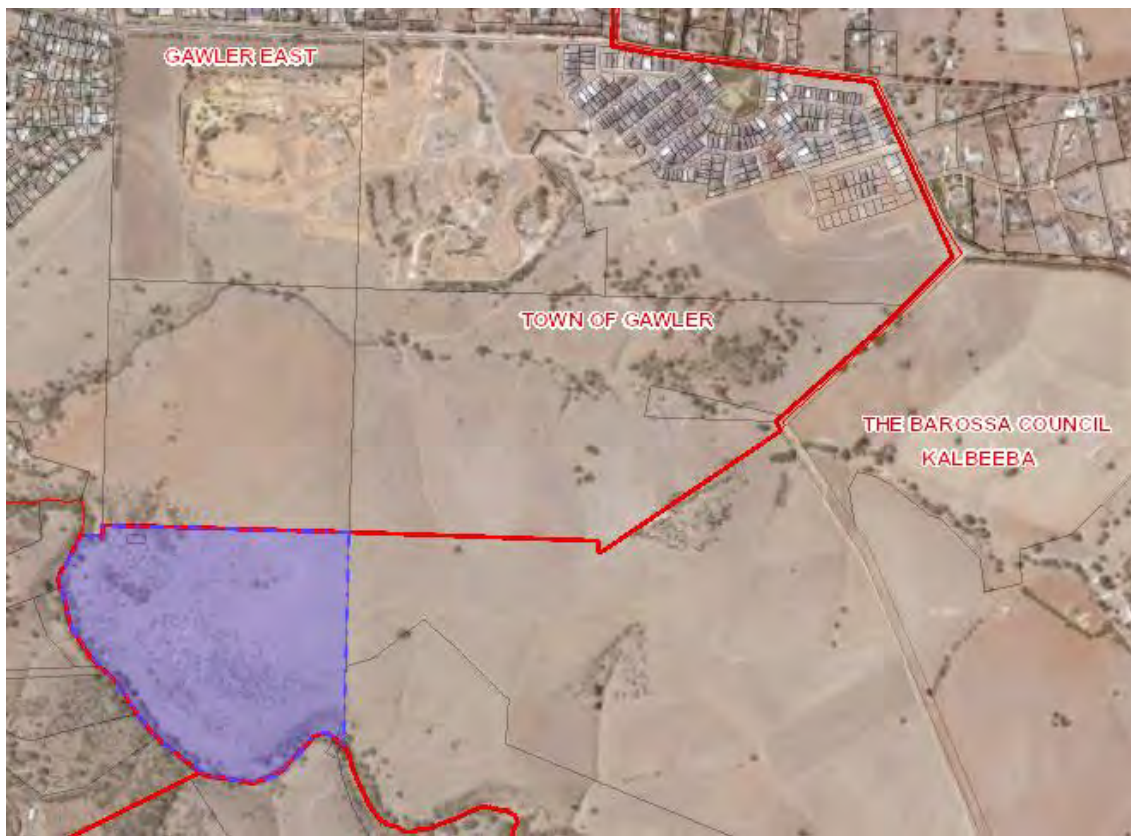


Figure 7: Kalbeeba (Springwood) area of interest shaded in purple

In regards to the Springwood development, The Barossa Council has authorised its CEO to commence discussions with Town of Gawler in regards to a potential boundary adjustment as outlined in the following resolution from the 16 April 2019 Barossa Council meeting.

GAWLER EAST - TRAFFIC INTERVENTIONS AND COMMUNITY INFRASTRUCTURE DEED AND LAND MANAGEMENT AGREEMENT**B1723**

Author: Director Development and Environmental Services

MOVED Cr de Vries that Council;

- (1) Advise the Town of Gawler that Council does not support signing the Traffic Interventions and Community Infrastructure Deed as drafted.
- (2) Advise the Town of Gawler that it will consider a Community Infrastructure Deed for the collection of developer contributions to support social and community infrastructure and transfer to the Town of Gawler funds collected through an appropriate Land Management Agreement or other legal mechanism, where part 3 of this resolution has not been achieved.
- (3) Authorise the CEO to formally commence negotiations with Town of Gawler to investigate and implement the option to have the land contained within the Springwood development which is in The Barossa Council transferred to the Town of Gawler via a boundary adjustment.
- (4) Advise the Town of Gawler that the identified traffic interventions for Kalbeeba Road and the intersection of Kalbeeba Road/Barossa Valley Way will be monitored over the life of the development and considered for future intervention as deemed necessary by Council and that Council will not contribute funding for any State roads, or costs associated with growth directly attributable to the development.

Seconded Cr Wiese-Smith**CARRIED 2018-22/166**

It is understood that Barossa Council's willingness to shift this section of land into the Gawler LGA is part of the reason the Barossa Council has been reluctant to enter into infrastructure deeds with the Town of Gawler and Springwood Communities.

Town of Gawler Staff agree that it be beneficial from an overall governance perspective if this development resided in one LGA and Town of Gawler is best positioned in this regard. This would mostly likely result in better utilisation of resources, efficient development management and will result in a single point of service for residents and commercial operators.

A high level indicative financial analysis has been undertaken for Springwood and incorporated within Section 5.3 (and separately referenced within **Attachments 5 & 6**). The proposed area for inclusion within the Town of Gawler is shown as **Area 3 of Map 5 (Attachment 4)**.

4.4 Gawler Belt

The suburb of Gawler Belt is approximately 1000 hectares in size and as of the 2016 census contains a population of 942 people. The township is located adjacent to the suburb of Willaston (Town of Gawler) and sits within the Light Regional Council.

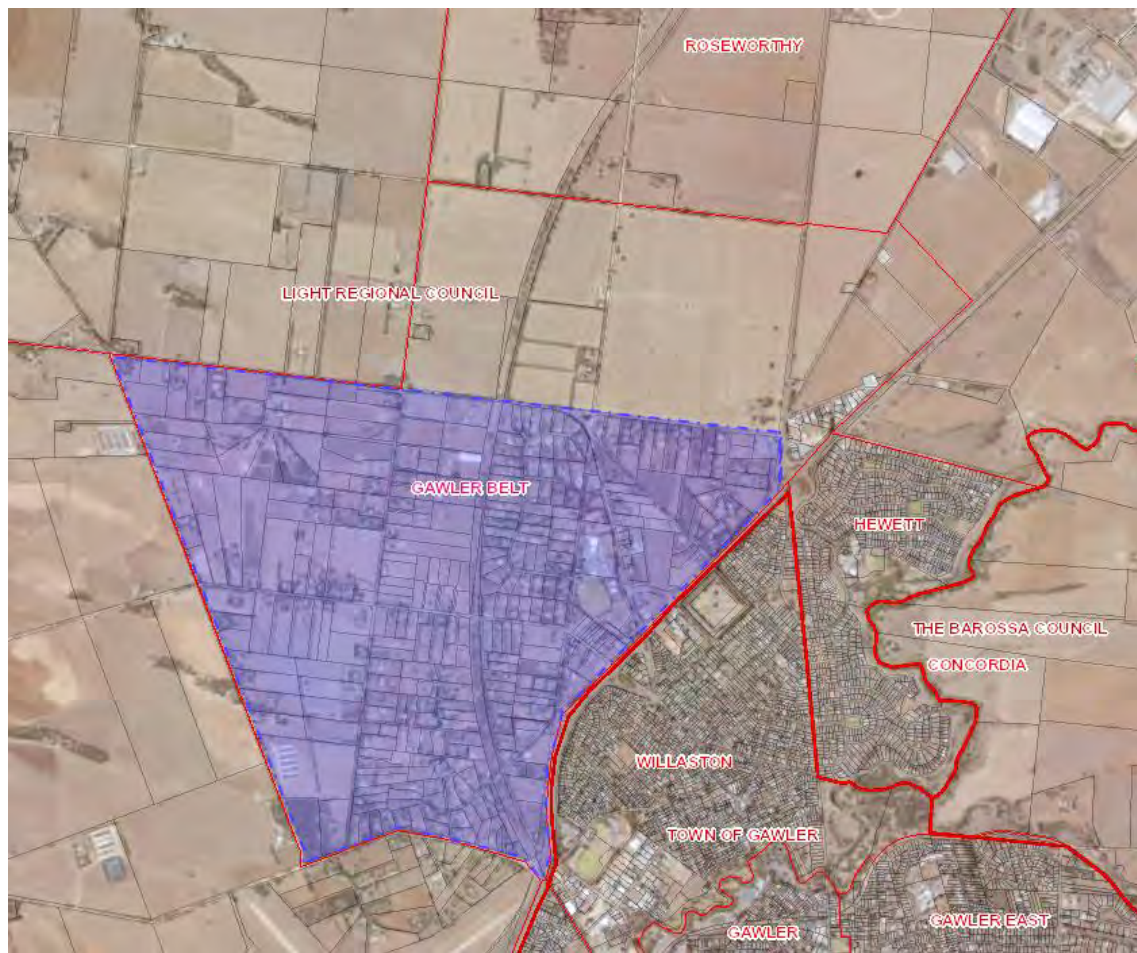


Figure 8: Gawler Belt area of interest shaded in purple

The suburb is zoned largely for Rural Living, however the northern section of the suburb also contains land within primary production, industry zones. In addition a significant amount of the land rezoned to residential as part of the Roseworthy Development Plan Amendment (discussed further in Section 4.9 below) lies within Gawler Belt and is in the urban growth boundary.

Staff consider the suburb of Gawler Belt as a community of interest. There are no public facilities or services located in this area and the community rely heavily upon the Town of Gawler in this regard. Furthermore, Xavier College is located in Gawler Belt and with over 800 enrolments in 2018⁶, provides education to many of Gawler's young people, reflected in the following statement *"We are in partnership with the families in the Gawler and surrounding region, developing and nurturing our young people in a safe, welcoming environment."*⁷

Due to the nature of current land uses (predominantly Rural Living) the impact of the population is not felt as obviously (in comparison to Hewett) within Gawler. This is likely to change as population growth is anticipated to continue in the north of this suburb and the land zoned for residential purposes is occupied.

Staff have identified the Rural Living section of Gawler Belt to be a potential Community of Interest and to be included in the boundary adjustment deliberations. However, the area which lies within the Urban Growth Boundary which was rezoned as part of the Roseworthy DPA should be considered as part of deliberations pertaining to Roseworthy (refer Section 4.9). Council Staff acknowledge that removing the urban growth area from consideration in this instance is inconsistent with the general approach, however in this instance the subject land is largely

⁶ Xavier College, 2018 Annual Report to Community via <http://www.xavier.catholic.edu.au/>

⁷ <http://www.xavier.catholic.edu.au/who-we-are>, 20 August 2019

aligned with Roseworthy and as stated this report provides commentary for why this township is not being considered at this point in time in section 4.9.

Due to proximity, Gawler Belt has been included within Council's considerations relating to stormwater management and has been incorporated into the Draft Gawler and Surrounds Stormwater Management Plan which is currently released for community consultation and anticipated for completion in the 2019/20 financial year. It is understood that there is an absence of formal drainage in Gawler Belt for flood prone areas which would present a level of risk and potential for additional unplanned costs should Gawler Belt be situated within Town of Gawler. There could also be existing infrastructure deeds or agreements related to stormwater management in the Gawler Belt area which could be subject to future investigations. A diagram of the existing flood prone area of Gawler Belt as identified in the Draft Gawler and Surrounds Stormwater Management Plan.

A high level indicative financial analysis has been undertaken for Gawler Belt and incorporated within Section 5.3 (and separately referenced within **Attachments 5 & 6**). The proposed area for inclusion within the Town of Gawler is shown as **Area 4 of Map 5 (Attachment 4)**.

4.5 Evanston Park

Evanston Park is primarily situated within the Town of Gawler, with the remainder of the suburb situated within the City of Playford. The current boundary is an arbitrary line that has been drawn from Alexander Avenue to Potts Road and onto Eckerman Avenue and intercepts 9 properties.

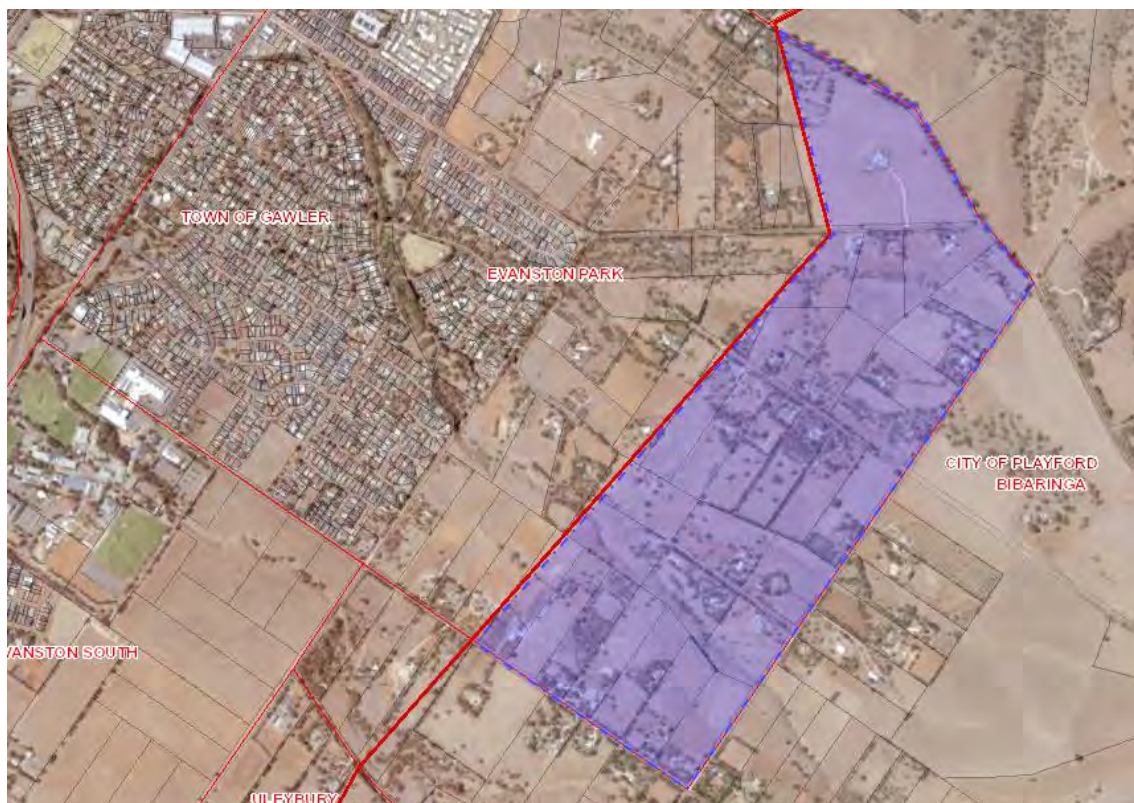


Figure 9: Evanston Park area of interest shaded in purple.

Council Staff considered a boundary change that would realign Gawler's boundary to include all of the land situated in Evanston Park suburb as the most appropriate option, particularly from a Community of Interest perspective.

It should be noted that the Evanston Park land that is located within the City of Playford is within the Hills Face Zone (refer Map 3, **Attachment 4**).

Key objectives of the Hills Face Zone are to:

1. Preserve and enhance natural character
2. Accommodate low intensity agricultural activities and public/private open space

Development undertaken in the Hills Face Zone seeks to not only preserve but also enhance the natural character of the zone or assist in the reestablishment of natural character. The Hills Face Zone is not a residential zone and therefore services provided in urbanised areas will not be provided in this zone. Consequently, development should not be undertaken if it is likely, in itself or in association with other development, to create a demand for such services.

As highlighted above the Hills Face Zone policies are very clear and generally seek to discourage most types of development even more so in areas which lie within the Watershed Policy Area.

The Hills Face Zone is emphasized in the 30 Year Plan for Greater Adelaide as an area to safeguard, "Protect the natural and rural landscape character of the Hills Face Zone and ensure that land uses in this zone contribute to this landscape backdrop and area of significant biodiversity". It would be assumed that irrespective of which Council was the authority of this area of Evanston Park it would remain within the Hills Face Zone.

This potential boundary change will impact 24 properties currently situated within the City of Playford. The proposed area for inclusion within the Town of Gawler is shown as Area 5 of Map 5 (**Attachment 4**). A high level indicative financial analysis has been undertaken for Evanston Park and incorporated within Section 5.3 (and separately referenced within **Attachments 5 & 6**).

4.6 Reid

A section of the suburb of Reid falls into the Light Regional Council. The area is bounded by the Gawler Bypass to the west and the Gawler River to the south and east as can be seen from the map below. This area falls within a Rural Living Zone and is subject to flooding due to its proximity to the Gawler River.

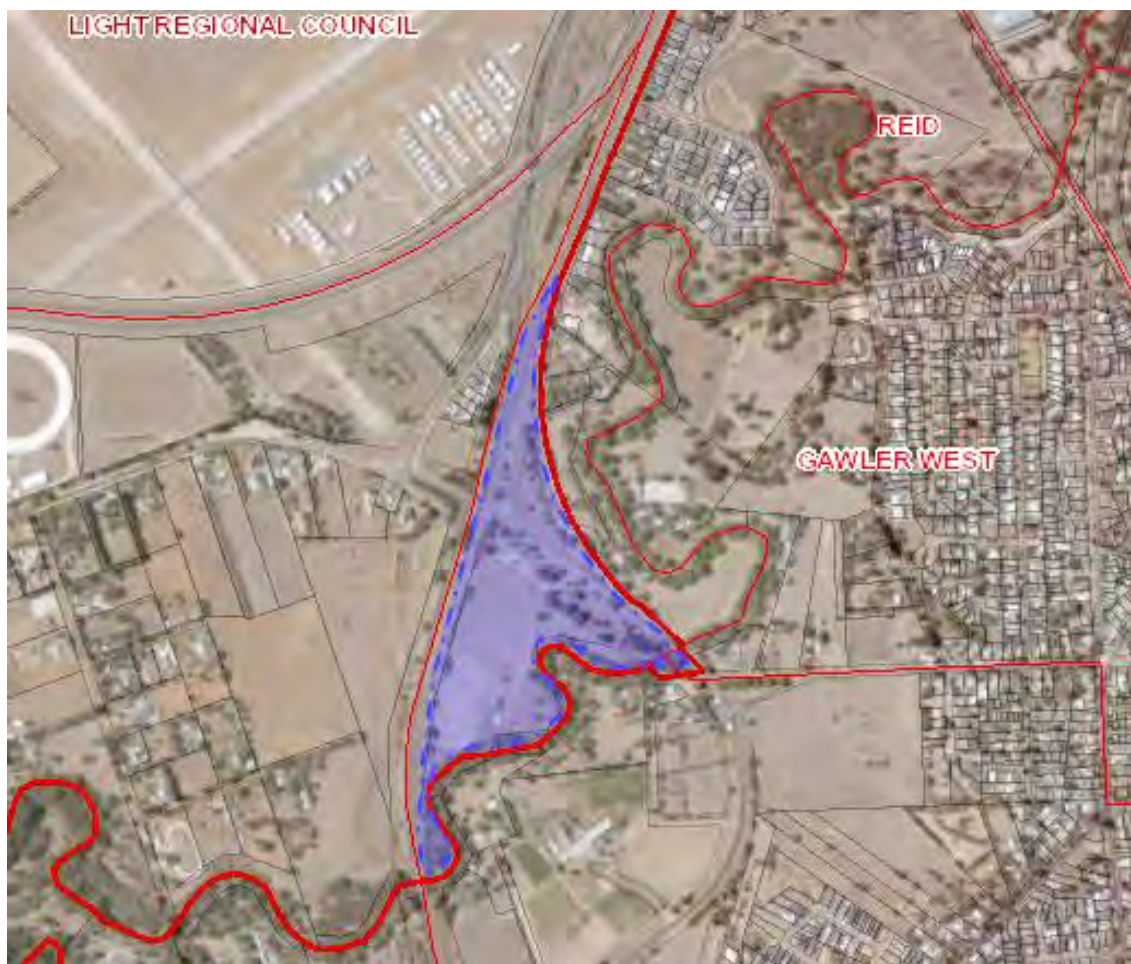


Figure 10: Reid area of interest shaded in purple.

Consequently this presents a potential risk to Council, however Council Staff are of the view that Council should be consistent in its approach to suburb re-alignment and seek to realign the boundary to the Gawler Bypass. It should be noted that Council, from an efficiency perspective is already in effect undertaking minor operational works in parts of this area and therefore this boundary change would formalise existing arrangements. Most relevant is the defined boundary traverses Paternoster Road multiple times placing sections within the ownership of the Town of Gawler and Light Regional Council. Historically the Town of Gawler has maintained the roadway in both LGAs, albeit the most recent roadway upgrades have been funded by adjoining land developers in Reid as part of external infrastructure provision negotiations.

The proposed area for inclusion within the Town of Gawler is shown as **Area 6 of Map 5 (Attachment 4)**. A high level indicative financial analysis has been undertaken for Reid and incorporated within Section 5.3 (and separately referenced within **Attachments 5 & 6**).

4.7 Hillier

A section of the Hillier suburb falls outside of the Town of Gawler boundary. This section is bounded by the Gawler River to the north, Wingate Road to the east, the Northern Expressway to the west and Angle Vale Road to the south.

The section of Hillier which falls within the City of Playford is bounded by Angle Vale Road, the Gawler River to the north and the Northern Expressway, and lies within Playford's Primary Production Zone. Although similarities to Council's Rural Zone do exist there are considerable differences in terms of objectives and types of activities envisaged.

The suburb of Hillier lies within the growth area within the Urban Growth Boundary (Map 2, **Attachment 4**). Therefore, it is recommended that Council's boundary is realigned to include all of Hillier within the Town of Gawler.

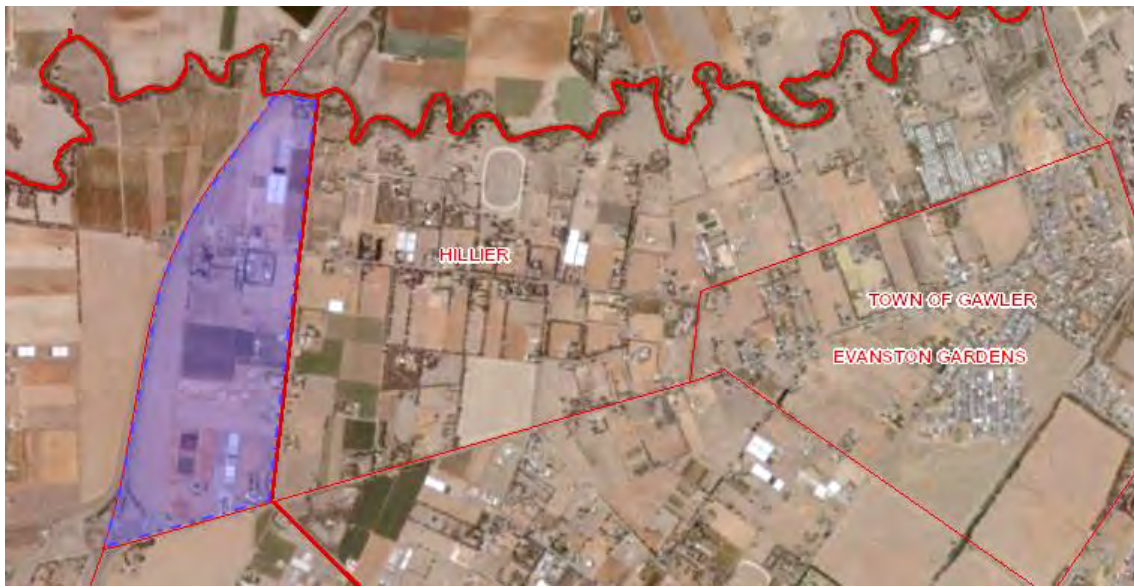


Figure 11: Hillier area of interest shaded in purple.

This potential boundary change will impact 23 properties currently situated within the City of Playford. The proposed area for inclusion within the Town of Gawler is shown **as Area 7 of Map 5 (Attachment 4)**. A high level indicative financial analysis has been undertaken for Hillier and incorporated within Section 5.3 (and separately referenced within **Attachments 5 & 6**).

4.8 Bibaringa and Uleybury

The Town of Gawler contains 4 properties in the suburb of Bibaringa, located within Council's Rural Zone along the eastern boundary. The remainder of Bibaringa falls in the City of Playford with the majority of the suburb being located within their Hills Face Zone.

Additionally the Town of Gawler contains 23 properties in the suburb of Uleybury, also located in Council's Rural Zone along the eastern boundary. The remainder of Uleybury falls in the City of Playford and within their Hills Face Zone.

The current boundary intercepts 1 property in Bibaringa and a further 3 in Uleybury.

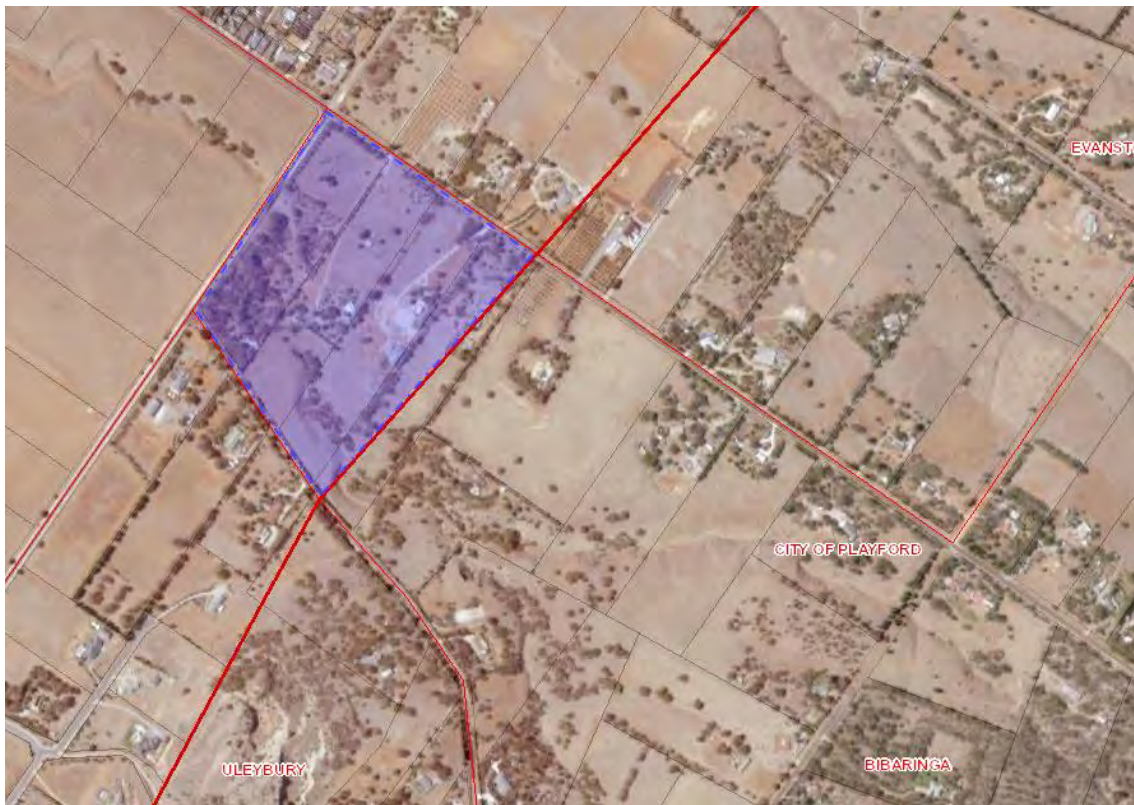


Figure 12: Section of Bibaringa located in the Town of Gawler is shaded purple. Council boundaries are in Maroon.

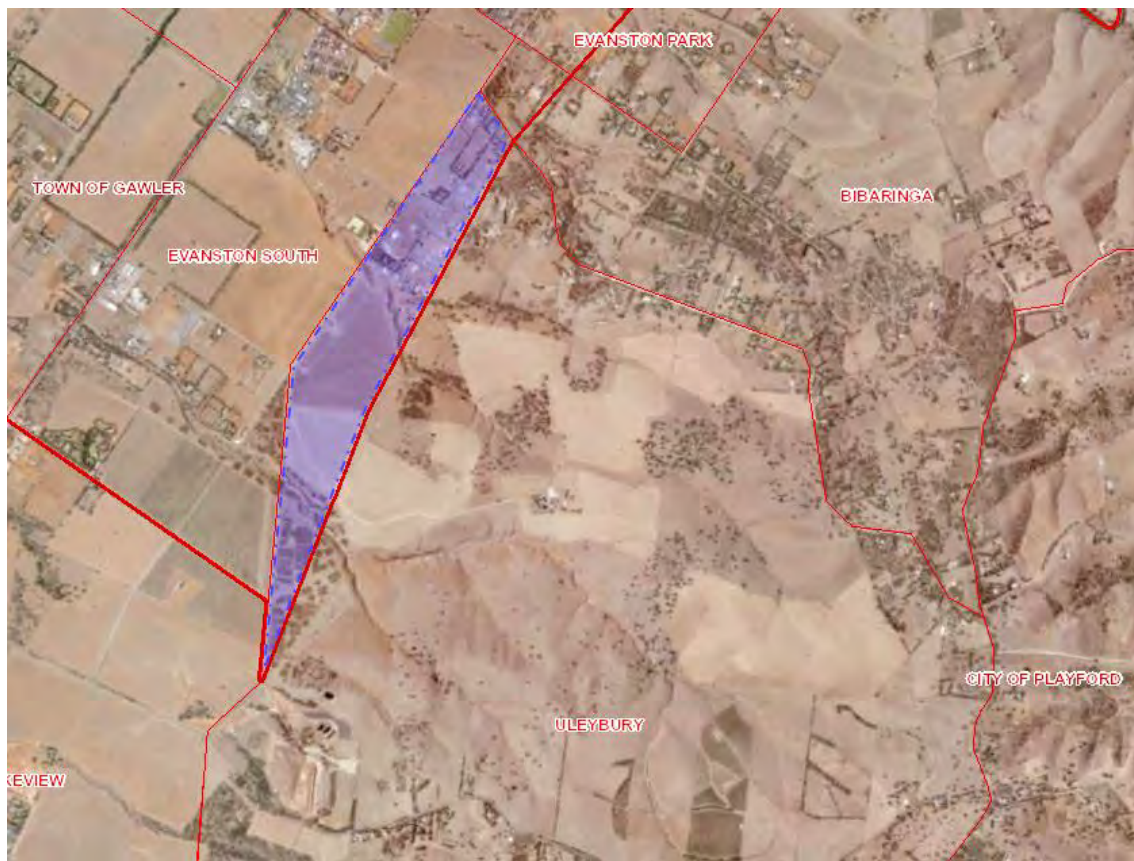


Figure 13: Section of Uleybury located in the Town of Gawler is shaded purple. Council boundaries are in Maroon.

Taking into consideration the factors described in Section 3 above, it is suggested that the above land within Council's boundary be re-aligned so that the all land, situated within Uleybury and Bibaringa be located in the City of Playford, with Bentley Road and Adams Road forming the new boundary. This potential boundary change will impact 4 properties situated in Bibaringa and a further 23 properties situated in Uleybury.

It is noted that there are sensitivities concerning the Rural Zone and this area specifically as it adjoins to the foothills of the Mount Lofty Ranges and was identified as an important rural backdrop to Gawler and the Adelaide Plains in the Rural Land Use and Infrastructure Investigation. In addition the Town of Gawler have fought against the fragmentation of land in this area through the Environment, Resources and Development Court and the Supreme Court in recent years.

The land within the City of Playford which is immediately east of Council's boundary lies within a Hills Face Zone. Key objectives of the Hills Face Zone include to provide a natural backdrop to the Adelaide Plains and a contrast to the urban area as well as to preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide.

The proposed areas for exclusion from the Town of Gawler are shown as **Areas 8 and 9 of Map 5 (Attachment 4)**. A high level indicative financial analysis has been undertaken for Bibaringa and Uleybury and incorporated within Section 5.3 (and separately referenced within **Attachments 5 & 6**).

4.9 Roseworthy

Roseworthy remains in the latest revision (2017) of the State Government's 30 Year Plan for Greater Adelaide as an area to accommodate future population growth and as a result is included in the Urban Growth Boundary which is presented in Map 2 of **Attachment 4**.

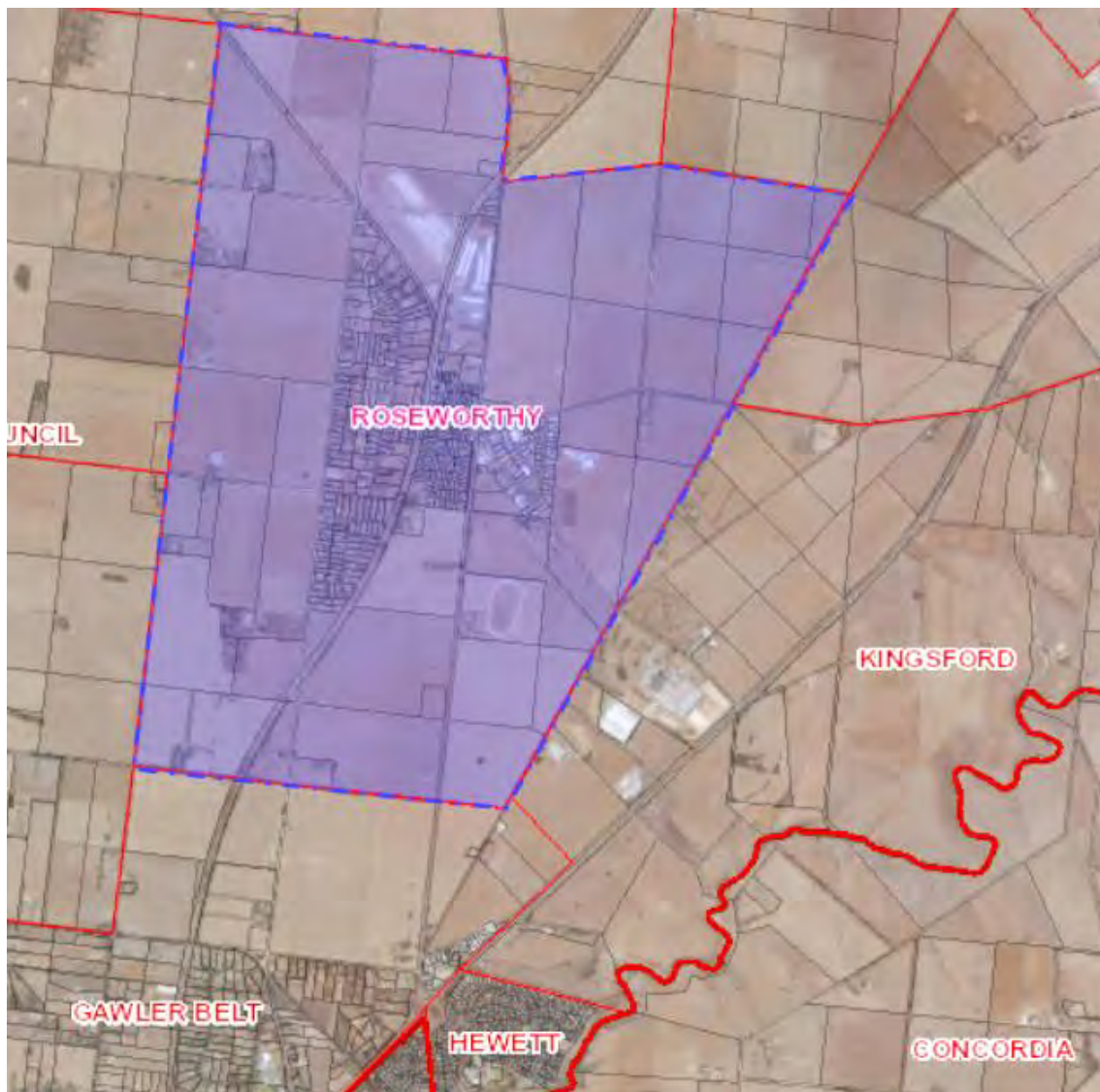


Figure 14: Suburb of Roseworthy

In 2011 the Light Regional Council created the 'Roseworthy Alliance' (Light Regional Council, The University of Adelaide, Regional Land and the Hickinbotham Group). It is noted that the Town of Gawler was excluded from this planning process. The Alliance set about its own task to plan the creation of the State's second largest settlement, supposedly distinctly separate from Gawler, over the following 30 years.

The project was named 'Roseworthy Garden Town Project' and it was proposed that the town would comprise 40,000 new homes and accommodate a population of 110,000 people. Subsequently The Barossa Regional Development Board (RDA) adopted the Roseworthy Garden Town Project as a key project within its 2013-2014 Regional Road Map.

In the lead up to the 2014 State Elections, the Roseworthy Garden Town Project became a contentious debate. The Liberal Party supported the Project however the Labor Party (winner of 2014 election) only supported a modest expansion of the township due the significant infrastructure costs associated with such a development. As a result the vision of generating South Australia's second largest settlement in Roseworthy never eventuated.

In early 2014 a Statement of Intent for a Development Plan Amendment was endorsed by the Minister of Planning for a proposed moderate expansion of the Roseworthy Township.

The Roseworthy Township Expansion Development Plan Amendment was gazetted on 10 November 2016. The land rezoned through this amendment is likely to accommodate the following over a 20 to 25 year period:

1. A residential area to the west of Horrocks Highway of 4210 allotments, with a population of 11,400 people and associated retail and a primary school (Trinity College).
2. Mixed use commercial and industrial land to the east of Horrocks Highway, including bulky goods and retail, with an employment target of 4,500 jobs.

In addition Trinity College are planning to open a sixth school at Roseworthy as part of the St Yves residential community. The school campus is planned to accommodate levels reception to year 10 and although dependent on land sales, School construction could start as early as 2022, with primary school year students commencing from 2023.

Once developed the township of Roseworthy will stretch south and reach the Gawler Boundary, essentially merging the townships and creating a ribbon of urban growth which was one of Council's key arguments when opposing the Roseworthy Development Plan Amendment in 2016. It was the desire of the Town of Gawler to see the township of Roseworthy grow in a centric fashion placing greater importance on the facilities and services already provided within the existing town, instead of promoting a new community sprawled to the south, which would likely become dependent on the services provided in Gawler.

The Light Regional Council recently published a media release confirming that the Council have received lodgement for the first two stages of the St Yves development. In addition all necessary infrastructure deeds have been executed with landowners proceeding to the land division stage. These infrastructure deeds secure the arrangements for developer funding (Traffic, stormwater and social/community) of the infrastructure required for the Roseworthy Township Expansion.

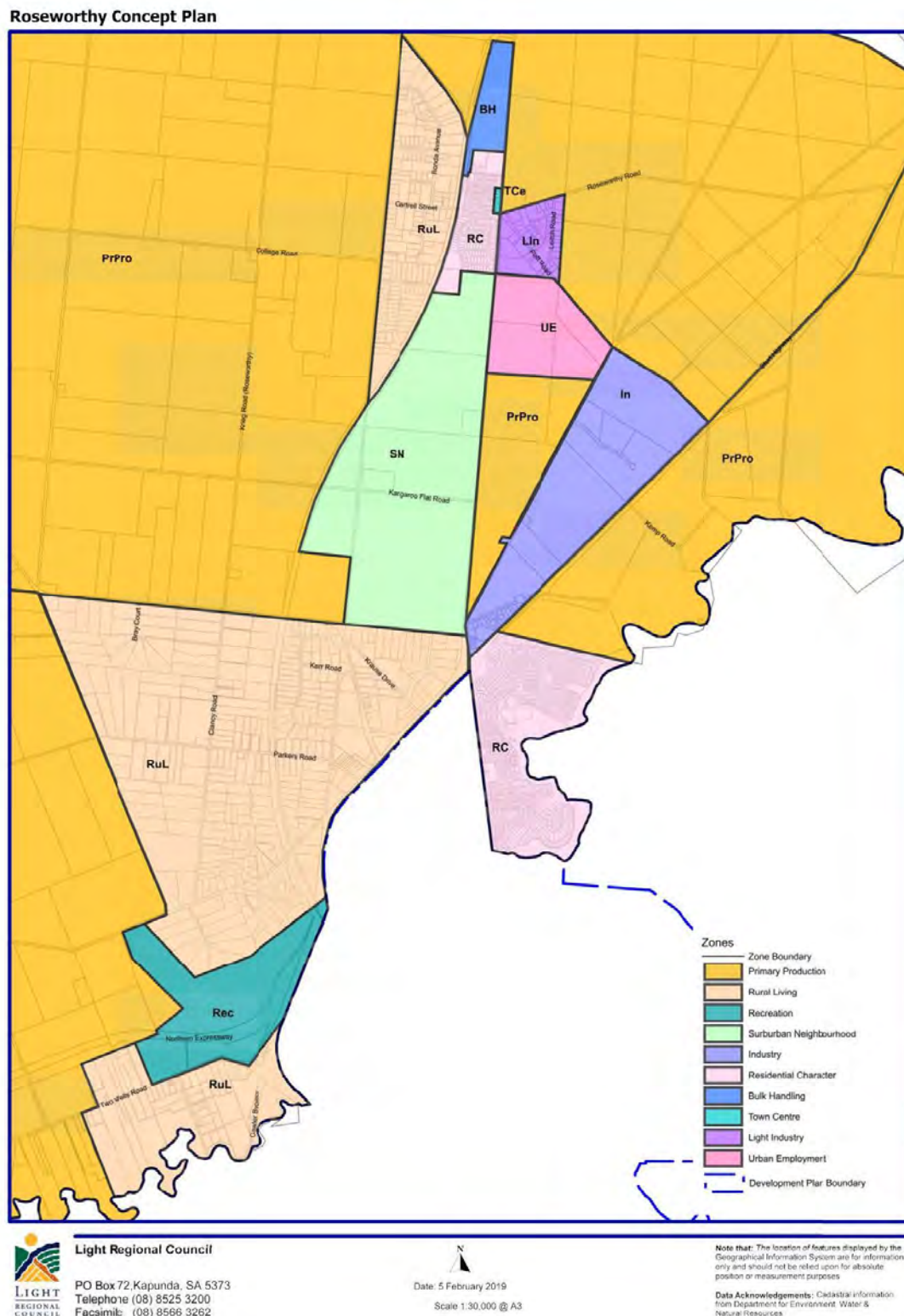


Figure 15: Roseworthy Concept Plan Source: Light Regional Council Media Release 20 February 2019

Due to the information above and the fact that Roseworthy will eventually form a substantial part of the urban fabric within the lower north region, staff are seeking guidance from the elected body in relation to this matter.

Staff are hesitant to present the notion of including Roseworthy within this analysis due to the potentially detrimental impact upon the Light Regional Council. An important variable to be considered when pursuing boundary reform change is the financial sustainability of the affected Councils. Consequently at this point the potential inclusion of Roseworthy and its associated growth potential has not been progressed.

However it is noted that in essence there is little difference between the growth areas of Concordia and that of Roseworthy, both will create new urban growth areas which will accommodate new significant residential populations which are located in very close proximity to the Town of Gawler and are likely to rely heavily upon its services and facilities until such time as required services and infrastructure are provided.

Council Staff are seeking feedback from the elected body regarding the inclusion or not of Roseworthy within future boundary change deliberations.

4.10 Buchfelde & Gawler Airport

The suburb of Buchfelde is located within the Light Regional Council and is adjacent Hillier in the Town of Gawler, the suburb is bordered by the Gawler River to the south and the Northern Expressway to the north. The area contains three different planning zones which are Primary Production, Rural Living and Recreation. The portion of land which falls within the Recreation Zone contains the Gawler Harness Racing Club.

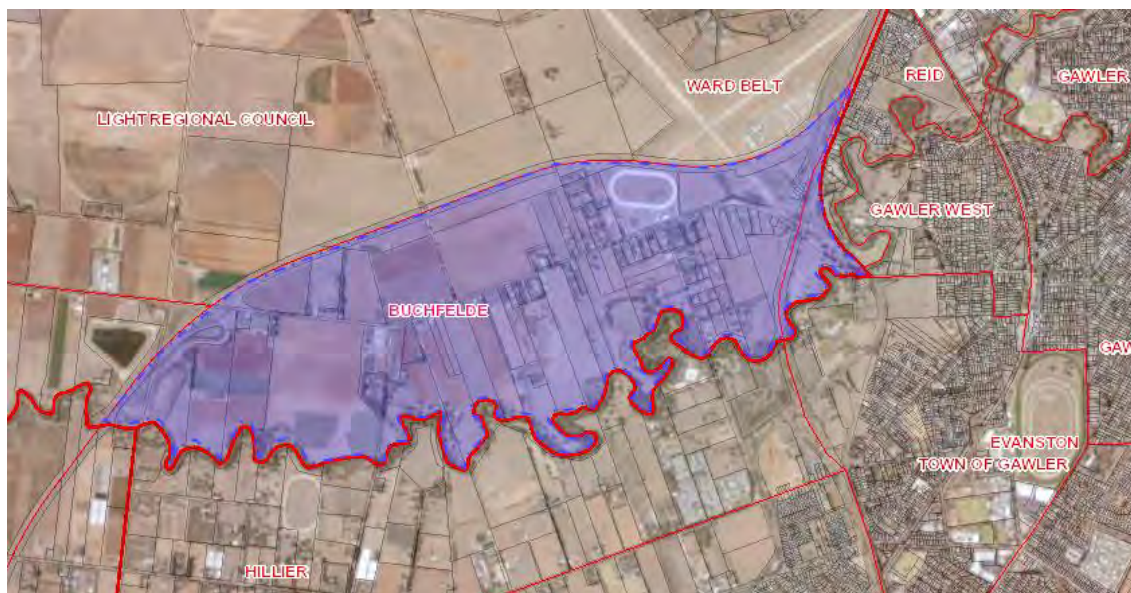


Figure 16: Suburb of Buchfelde

The Gawler Airport is located within the Light Regional Council and falls within the suburb of Ward Belt. The Gawler airport is zoned Recreation and it is the understanding of staff that the aerodrome is owned by the Light Regional Council and is managed on their behalf by the Adelaide Soaring Club (ASC). In addition the Country Fire Service (CFS) operates its water bombers from this airfield throughout the bush fire season as and when required. The location of the airfield has been instrumental in fighting bush fires in this region including but not exclusive to the Pinery fires of November 2015.



Figure 17: The Gawler Airport

Due to these suburbs falling outside of the urban growth boundary as well as there being no existing administrative issues of concern, Staff do not consider the suburbs of Buchfelde and/or the Gawler Airport to be a priority for this project.

5. High Level Financial Analysis

High level indicative financial analyses undertaken for the key areas of Hewett and Concordia, are outlined below, noting that both of these areas are at complete extremes of the development phase, i.e. Hewett being an effectively fully developed residential suburb, whereas Concordia is a Greenfield site earmarked for extensive future residential development.

5.1 Hewett

Key inputs into the financial analysis include:

- 144 hectares in total (split 100 hectares of residential allotments, and 44 hectares of roads / open space infrastructure)
- Approximately 900 residential properties
- Road length of 15.7kms
- Average residential allotment size of between 1,000 - 1,100 square metres

The primary focus of the financial analysis was to identify indicative 'variable' costs (i.e. costs that vary with the level of volume output).

The key elements of the financial analysis for Hewett are outlined in the table shown below.

Table 2: High Level Financial Analysis of Hewett

	\$ (based on Gawler 2019/20 Rates)	\$ (based on Light Regional 2019/20 Rates)	Notes
<i>Operating Revenue:</i>			
General Rates	2,035,000	1,774,000	Based on average residential property valuation of \$440,000 <i>Refer Section 5.4 for further Rating Comparison data</i>
Waste Management Service Charge	178,000	178,000	Based on 900 properties @ \$198
Hire of Hewett Community Centre	50,000	50,000	
Dog Registrations	21,000	21,000	Based on 450 dogs @ \$46
Total Operating Revenue	2,284,000	2,023,000	
<i>Operating Expenses:</i>			
Open Space maintenance	752,000	752,000	Based on 33 hectares of open space, ranging from Class 'B' to Class 'D' reserves
Road maintenance	182,000	182,000	Periodic street cleaning, street lighting, roadside weed spraying, street tree maintenance, etc.
Hewett Community Centre	156,000	156,000	Cleaning, insurance, electricity, water, management, and maintenance / repairs
Stormwater Drainage	48,000	48,000	Periodic cleaning of side-entry pits, trash racks maintenance
Depreciation	381,000	381,000	Based on average useful lives applied
Additional staffing requirement	273,000	273,000	3.0 FTE indicative provision (including on-costs)
Kerbside waste service / Hard waste service	198,000	198,000	

Other Variable costs	14,000	14,000	Transactional bank charges, property valuations expense, rate notice printing & postage, Dog & Cat Management Board contribution, etc.
Total Operating Expenses	2,004,000	2,004,000	
Indicative Net Operating Surplus	280,000	19,000	<i>This includes only variable operating revenue and expenditure.</i>

5.2 Concordia

Key inputs into the financial analysis include:

- 984 hectares in total (split 658 hectares for residential development and 324 hectares for roads / open space infrastructure and non-residential development)
Source: Urban Framework Plan developed by Concordia Land Management
- Future capacity for 9,785 mixed density residential allotments
Source: Urban Framework Plan developed by Concordia Land Management
- Average residential allotment size of approximately 700 square metres
- Staged development, with initial stages each comprising 200 new residential allotments per annum, with each stage developed with housing over a 4 year period
- Cost of constructing road and community infrastructure to support the development being borne by developers as the direct beneficiaries of such infrastructure. Council will subsequently incur maintenance and depreciation costs upon the transfer of such infrastructure assets from the developers to Council
- Asset service levels, relating to road infrastructure, open space assets, etc., being constructed to, and maintained at, existing Town of Gawler service standards
- Provision for nominal increase in staffing requirement (initially 1.0 FTE at the commencement of the development, then incrementing based on growth in allotments) to cover management of an increase in development applications, increase in rateable properties management, increase in number of registered dogs, etc.

The estimated key elements of the financial analysis are outlined in Tables 3a and 3b shown below (Table 3a represents the analysis based on Town of Gawler rates whereas Table 3b represents the analysis based on Barossa Council rates). As Concordia is a long term development site, it is appropriate to show the financial elements on an accretive basis over an initial 10 year period.

Table 3a: High Level Financial Analysis of Concordia *(based on 2019/20 Town of Gawler Rates)* *

\$000's	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Operating revenue	211	266	321	375	619	709	798	853	1,101	1,190
Operating expenses (excl. Depreciation)	204	204	255	306	476	538	600	646	799	867
Depreciation	44	44	44	44	100	100	100	100	152	152
Net Operating Surplus / (Deficit)	(37)	18	21	25	43	70	98	107	150	171
Cumulative Operating Surplus / (Deficit)	(37)	(19)	2	26	69	139	237	343	493	664

*Net operating surplus spikes every four years upon release of each new development Stage. It is expected that the net operating surplus would reduce once the population trigger is reached after 10 years for the provision of major community and/or sporting facilities infrastructure. In the initial stages of the development, as represented in the 10 year view, it is envisaged that open space facilities would be represented by local neighbourhood reserves.

A graphical analysis of the above net annual surplus and cumulative surplus over the 10 year period is outlined in the Graph below.

Graph 1: Estimated Annual / Cumulative Operating Surplus – Concordia development (based on 2019/20 Town of Gawler Rates)

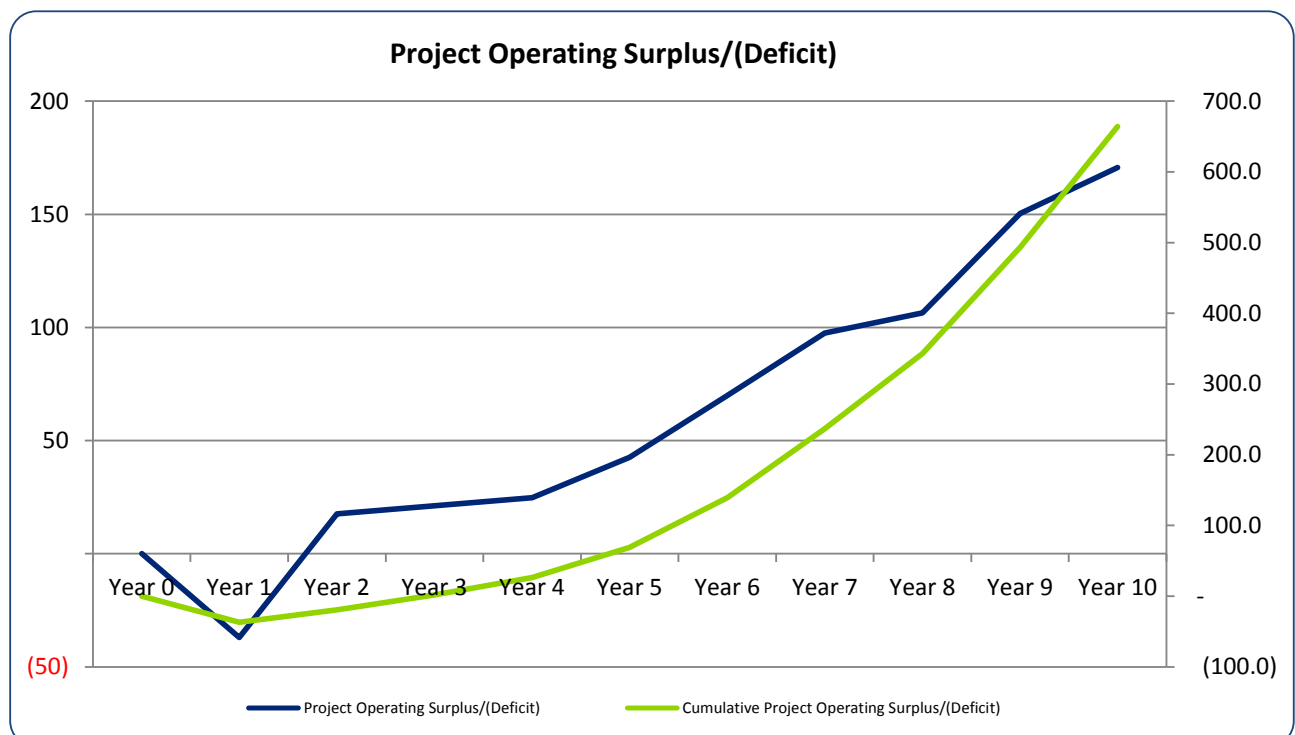


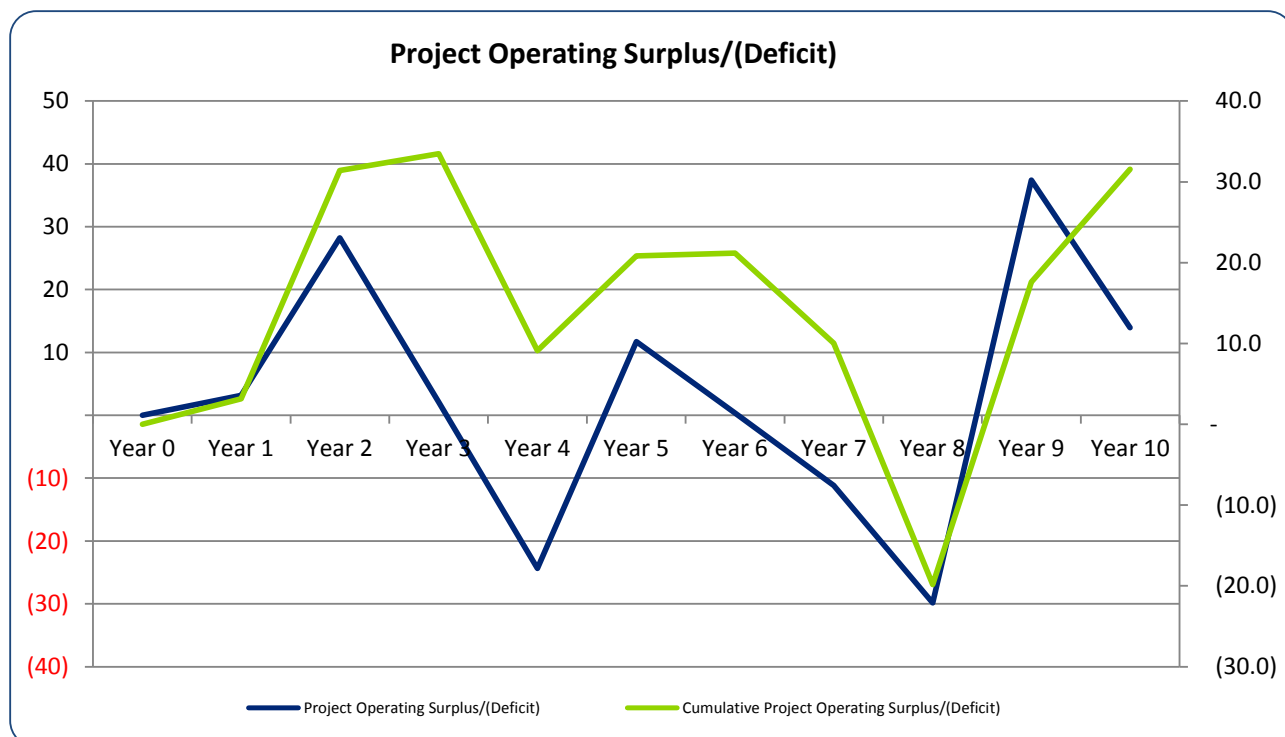
Table 3b: High Level Financial Analysis of Concordia *(based on 2019/20 Barossa Council Rates)* *

\$000's	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Operating revenue	252	277	301	326	588	639	690	717	989	1033
Operating expenses (excl. Depreciation)	204	204	255	306	476	538	600	646	799	867
Depreciation	44	44	44	44	100	100	100	100	152	152
Net Operating Surplus / (Deficit)	3	28	2	(24)	12	0	(11)	(30)	37	14
Cumulative Operating Surplus / (Deficit)	3	31	33	9	21	21	10	(20)	17	31

*Net operating surplus spikes every four years upon release of each new development Stage. It is expected that the net operating surplus would reduce once the population trigger is reached after 10 years for the provision of major community and/or sporting facilities infrastructure. In the initial stages of the development, as represented in the 10 year view, it is envisaged that open space facilities would be represented by local neighbourhood reserves.

A graphical analysis of the above net annual surplus and cumulative surplus over the 10 year period is outlined in the Graph below.

Graph 2: Estimated Annual / Cumulative Operating Surplus – Concordia development (based on 2019/20 Barossa Council Rates)



It is important to note that the initial financial analysis undertaken is only of an indicative high level nature (focussing solely on the recurrent operating result), noting that more detailed and comprehensive financial analysis and investigations will be independently undertaken by the Commission, should the proposals progress to Stage 2.

5.3 Other Areas of Interest

A summary of the financial analysis for the Other Areas of Interest is incorporated in the table below. These other areas incorporate properties within Kalbeeba (277 allotments), Gawler Belt (334 allotments), Evanston Park (24 allotments), Hillier (22 allotments), and Reid (1 allotment); less 26 allotments in Bibaringa and Uleybury proposed to be ceded to the City Of Playford. A high-level individual financial analysis of each of these respective areas is provided as **Attachments 5 & 6**.

(Table 4a represents the analysis based on Town of Gawler rates whereas Table 4b represents the analysis based on the General rates of other Councils).

Table 4a: High level Indicative Financial analysis *(based on 2019/20 Town of Gawler Rates)*

Operating Result	Concordia - Year 10 of LTFP	Hewett	All Other Areas	Net Totals
Current Council Affiliation	The Barossa Council	Light Regional Council	Barossa / Light / Playford	
Proposed Council Affiliation	Town of Gawler	Town of Gawler	Town of Gawler	
Allotments	600	900	632	2,132
Estimated Total Revenue - includes Rates; User Charges; Statutory Charges	\$ 1,190,000	\$ 2,283,000	\$ 1,703,352	\$ 5,176,352
Estimated Total Expenditure includes: maintenance of open space / trees, roads, community centres, stormwater maintenance (where applicable), waste management costs, infrastructure depreciation, and other known <i>variable</i> costs.	1,019,000	2,003,000	1,003,364	4,025,364
Estimated Total Operating Surplus / (Deficit)	171,000	280,000	699,989	1,150,989

Table 4b: High level Indicative Financial analysis *(based on 2019/20 Other Councils Rates)*

Operating Result	Concordia - Year 10 of LTFP	Hewett	All Other Areas	Net Totals
Current Council Affiliation	The Barossa Council	Light Regional Council	Barossa / Light / Playford	
Proposed Council Affiliation	Town of Gawler	Town of Gawler	Town of Gawler	
Allotments	600	900	632	2,132
Estimated Total Revenue - includes Rates; User Charges; Statutory Charges	\$ 1,033,000	\$ 2,023,000	\$ 1,473,281	\$ 4,529,281
Estimated Total Expenditure includes: maintenance of open space / trees, roads, community centres, stormwater maintenance (where applicable), waste management costs, infrastructure depreciation, and other known <i>variable</i> costs.	1,019,000	2,004,000	1,003,364	4,026,364
Estimated Total Operating Surplus / (Deficit)	14,000	19,000	469,917	502,917

As evidenced in the above tables, the indicative high-level *variable* revenue/expenditure impacts are favourable. **However, the indicative additional net operating revenue of between \$500k - \$1.1m (dependent on the rating approach applied) would be required to fund increased 'fixed' costs that would be incurred (and which have not been incorporated within this initial indicative financial analysis).** Examples of fixed costs that would be impacted include 'back-office' administrative staffing costs, insurance premiums, stationery, IT costs, finance costs, etc.

Further to this, as the focus has been solely on the recurrent financial impact, the indicative financial analysis undertaken does not provide for any immediate or short-term capital expenditure that may be required to fund infrastructure replacement/renewal in existing developed areas as a result of the condition and/or age-profile of various infrastructure assets.

Consequently, the Administration is of the view that the indicative financial analysis provided at this juncture, whilst appropriate to be undertaken, should not necessarily be a key determinant when considering boundary reform realignments at this stage.

Tables 4a and 4b above also reflect the different Rates revenue and costs relative to urban vs rural residential rates. The disparity is due to rural residential properties having a higher average property valuation, due to being on extensively far larger allotments, but such areas also having reduced direct operating costs to a Council (i.e. due to the absence of street lighting, underground stormwater drainage, neighbourhood parks, footpaths, etc.).

5.4 Rates Comparison

Tables 4a and 4b above indicate the disparity of indicative financial results, based on whether the General Rates applied are determined by the 2019/20 Rates levied by the Town of Gawler or the Council in which the areas of interest currently reside (i.e. The Barossa Council, Light Regional Council, or the City of Playford). As illustrated in the tables, there would be approximately \$650k of less General Rates received if the 2019/20 Rates of the other Councils were applied (i.e. \$1,150,989 less \$502,917).

Whilst the considerable disparity is acknowledged, it is important to note the limitations in comparing the General Rates applied between one Council and another, given the considerable differences that invariably apply between Councils, including, but not limited to, the following factors:

- Different demographics and characteristics
- Different long term goals and strategies
- Different Rating methodologies (e.g. % of revenue derived from different land uses (e.g. Residential vs Commercial Rates, etc.), Minimum Rate vs Fixed Charge)
- Different range of services and/or different service levels for a particular service
- Age/Condition of Fixed Asset stock (e.g. the condition and age profile of a Council's asset portfolio may currently require a higher investment in asset replacement/renewal and/or upgrades, thereby influencing depreciation and investment income / finance charges).

Table 5 below compares the 2019/20 adopted Rates for each of the respective Councils.

Table 5: Comparison of 2019/20 adopted Rates for each Council

	Gawler	Barossa	Playford	Light
<i>Rate in the \$:</i>				
Residential	0.0051385	0.0035137	0.00236395	0.0044794
Commercial / Industrial	0.00659436 – 0.0109906	0.0053565 – 0.01614	0.01399262	0.0078390 – 0.0089588
Primary Production	0.0051385	0.00326	0.00236395	0.0036283
Vacant Land	0.0077078	0.00637	0.00236395	0.0078390
Other	0.0051385	0.00585	0.00236395	0.0044794
Minimum General Rate	\$999	N/A	N/A	\$875
Fixed Charge (i.e. added to Valuation x Rate in \$ calculation)	N/A	\$356	\$1,014	N/A
2018/19 Average Residential property valuation *	\$312,000	\$342,000	\$238,000	\$332,000
2019/20 Residential Rates (based on 2018/19 average valuation for each Council)	\$1,603.21	\$1,557.69	\$1,576.62	\$1,487.16
2019/20 Commercial Rates (based on 2019/20 Gawler median Commercial property valuation of \$338,000)	\$2,228.89	\$2,166.50	\$5,743.51	\$2,649.58
2019/20 Vacant Land Rates (based on 2019/20 Gawler median Vacant Land valuation of \$154,000)	\$1,187.00	\$1,336.98	\$1,378.05	\$1,207.21

*Source: 2018/19 LGA Rates Survey data

Table 5 above confirms the difficulties outlined earlier relative to a meaningful comparison of General Rates between Councils. It is particularly evident that the General Rates applicable to an individual land use classification (i.e. residential, commercial & industrial, primary production, vacant land, etc.) cannot be effectively analysed and compared without due consideration to the General Rates applicable to all other land use classifications.

In this regard, whilst the Table reflects higher residential rates applying in Gawler, it also reflects lower Commercial/Industrial and Vacant Land rates applying in Gawler. It is naturally up to each Council, as part of its individual rating methodology, to determine the appropriate amount of General Rate revenue derived from each land use classification.

5.5 Impact on Services subsidised by Gawler General Rate revenue

Whilst Tables 3a-3b and 4a-4b disclose the variability of the indicative overall financial analysis, dependent on which Council's rating methodology is applied, it is important to be also cognisant of the potential impact on the level of General rates subsidy provided by Town of Gawler ratepayers towards various services utilised by the community.

For example, as noted in the *Gawler Aquatic Centre 2018-2019 Season Review* report separately tabled to the Corporate & Community Services Committee of the same night as this meeting, existing ratepayers of the Town of Gawler subsidise the net recurrent operating deficit of the Gawler Aquatic Centre (via General Rates levied) to the amount of \$436,409 – which equates to approximately \$38 for each of the 11,533 rateable properties currently contained within the Town of Gawler.

Consequently, users of the Gawler Aquatic Centre that currently reside within the Town of Gawler boundary not only pay their entry fee, for use of the Centre, but also pay an annual subsidy of \$38 to the Centre (via their General Rates) – whereas users of the Centre who do not reside within the Town of Gawler boundary (many of which would reside in the adjoining communities of interest considered within this report) only pay their nominal entry fee. In this regard, it is also notable that 36% of Gawler Aquatic Centre season pass holders live outside the Town of Gawler boundary.

As a result there is an existing inequity relative to the financial contributions towards the net cost of running the Gawler Aquatic Centre from Town of Gawler ratepayers compared to similar users of the Centre who reside immediately outside the Town of Gawler boundary.

6. Risks

In addition to indicative cost implications included in this report, there will be other risks and/or exposures for speculative or contingent costs and/or liabilities which are not known at this time or not able to be quantified at this time.

One of the most significant risks is the future infrastructure investment and long term asset management requirements which have also been excluded from this high level financial analysis. This poses a significant area of risk in this boundary reform consideration and requires more detailed analysis as part of further decision making. It will be necessary to determine the quantum of any infrastructure renewal backlog that exists in these areas, or indeed the community desire to have improved service levels (i.e. footpaths, sealed roads, underground drainage, improved open space, community facilities etc.).

Regard for ongoing stormwater planning studies findings (as they are currently drafted) within these areas will be a relevant consideration moving forward in terms of regional scale drainage works which are required to address existing conditions.

Further risks and/or exposures may include considerations of the following nature:

1. geographical (i.e. propensity to natural disasters etc.);
2. political;
3. legislative/regulatory;
4. economic;

5. financial;
6. community;
7. social;
8. commercial;
9. climatic;
10. technological.

pursue for boundary reform adjustment, a more detailed analysis can be undertaken and presented to a future Council meeting.

7. Recommendation and Next Steps

Based on the review and analysis undertaken, Council Staff are seeking feedback on the following recommended Council boundary reform adjustments, as detailed in Map 5 of **Attachment 4**:

Areas to be included in the Town of Gawler:

- a. Area 1 - Concordia Growth Area
- b. Area 2 - Hewett
- c. Area 3 – Kalbeeba (including Springwood)
- d. Area 4 - Gawler Belt
- e. Area 5 - Evanston Park
- f. Area 6 – Reid
- g. Area 7 – Hillier

Areas to be removed from the Town of Gawler:

- h. Area 8 - Bibaringa
- i. Area 9 - Uleybury

Council Staff also seek feedback regarding the inclusion of Roseworthy within future boundary change deliberations.

Following feedback from Council Members, Council Staff will undertake further investigations on the geographical areas for inclusion within Town of Gawler and present an updated high level financial analysis and a draft Stage 1 Proposal for consideration at a future Council Meeting.

8. Communication and Consultation Strategy

In accordance with Resolution 2019:05:COU207, Council Staff have considered its intended approach to communication and consultation for this project.

Communications – short term

Subject to Council resolving to proceed further with boundary change investigations, the following communication will occur:

- a. media release will be distributed to local media and The Advertiser
- b. media release will be uploaded to the Council website
- c. Facebook message recorded by Mayor Redman detailing outcome of special council meeting
- d. opinion piece for Bunyip Newspaper (tbc)
- e. Dedicated web page on Council website

Communications medium - long term

A comprehensive media and communications plan will be developed during Stage 1 of the process, and will include:

- a. media releases
- b. further opinion pieces as project progresses
- c. social media posts highlighting the benefits of joining Gawler
- d. key messages for Elected Members
- e. Q&As for website
- f. BBQ card with 3 key messages

Consultation Process

The investigation of any Stage 2 Proposal will include a comprehensive consultation process and therefore it is understood that the level of consultation to be undertaken in the preparation of the Stage 2 Proposal is consistent with Council's standard practices relating to community consultation.

In respect to consultation as part of the development of a Stage 2 proposal, the following is proposed:

- a. Community survey via survey monkey, focussing on relevant principles (community of interest, service delivery etc.) and any concerns that the community may have. Staff will draft a survey and present to Council for consideration.
- b. Public consultation sessions at various locations (may include Civic Centre, Evanston Gardens Community Library, Hewett Centre)
- c. Public display at the Civic Centre
- d. Consultation with impacted Councils
- e. Consultation with relevant government agencies
- f. Dedicated web page with regular updates
- g. Advertising all public consultation in the Bunyip and through Council's digital platforms.

A detailed consultation strategy will be developed and presented to Council as part of a project update should Council be invited by the Commission to submit a Stage 2 Proposal. It is anticipated that at this time, additional feedback would have been received from the Commission in regard to timeframes and the level of consultation required.

COMMUNICATION (INTERNAL TO COUNCIL)

Executive Management Team
Team Leader Finance
Team Leader Development Services
Team Leader Asset Management
Team Leader Town Services
Strategic Infrastructure Manager
Senior Assets and Infrastructure Engineer
Strategic Planner
Special Projects Officer
Rates Officer
Communications and Media Adviser

CONSULTATION (EXTERNAL TO COUNCIL)

Council Staff have consulted the following key stakeholders in the preparation of this report:

- a. Boundaries Commission
- b. The Barossa Council
- c. Light Regional Council

The proposed consultation process has been outlined in this report. A detailed communication and consultation strategy will be developed and presented to Council at a future meeting.

POLICY IMPLICATIONS

Public Consultation Policy

STATUTORY REQUIREMENTS

Local Government Act 1999

Local Government (Boundary Adjustment) Amendment Act 2017

FINANCIAL/BUDGET IMPLICATIONS

High level indicative financial analysis has been undertaken for each of the following geographical areas where boundary reform adjustments have been proposed:

- **Concordia** (potential of approximately 9,800 future residential allotments upon full completion of development. For financial modelling purposes, the financial analysis undertaken is based on 600 residential allotments being created within the first 10 years)
- **Hewett** (effectively a fully developed suburb comprising approximately 900 residential allotments)
- **All Other areas** (i.e. Kalbeeba (incl. Springwood component), Gawler Belt, Evanston Park, Reid, Hillier, Bibaringa, and Uleybury) (comprising approximately 630 existing allotments in total)

The primary focus of the high-level financial analysis was to identify indicative 'marginal / variable' costs only (i.e. costs that vary with the level of volume output). Thus, any increase in Council's fixed costs (e.g. 'back-office' administration and staffing costs, finance costs, etc., which do not directly fluctuate with the level of volume output) have been deliberately excluded as part of this initial indicative financial analysis).

With the exception of the proposed Concordia greenfield development area, a number of key underlying assumptions have been made as noted in the table below.

Table 6: Key assumptions as part of indicative high-level financial analysis excluding Concordia and Springwood growth areas.

1. The indicative initial high-level financial analysis undertaken has solely focussed on variable operational revenue and expenditure that would increase with the level of volume output (e.g. increased number of rateable allotments). No provision has yet been made for any increase in recurrent fixed costs that would emanate from a material increase in the volume of rateable properties.
2. All relevant traffic infrastructure (i.e. roads, footpaths, kerb & gutters, etc.) within developed areas has already been established.
3. No financial provision has been made within the analysis relative to the condition and/or age-profile of such infrastructure
4. Existing Town of Gawler useful lives and depreciation rates have been applied to additional infrastructure assets;
5. For minor geographical areas, no specific allowance (including costing) has been made for legislative compliance with open space requirements;
6. For minor geographical areas, no specific allowance (including costing) has been made for additional community facilities and/or related direct or indirect staffing;
7. The financial analysis includes separate indicative modelling based on Town of Gawler General rates compared to the General rates of the other Councils;
8. User charges (i.e. hire of facilities, etc.) have been applied only where they are currently known to exist;
9. Statutory charges (i.e. dog registrations, etc.) have been applied only where they are currently known to exist.

Future costs associated with this boundary reform project will include external consultations, staff resource allocations, and costs of the Commission's investigation should Council proceed to the Inquiry stage. These costs are unable to be quantified at this time. However, it is anticipated that the majority of such costs (outside of staffing costs incurred to date) will be incurred in 2020/21 and beyond and will be the subject of future period budget bid considerations. As outlined above, the costs of an inquiry could be significant and Council Staff will continue to provide periodical project updates, should Council elect to proceed with this initiative.

COMMUNITY PLAN

Objective 1.2: Build a local community that is proud of Gawler

Objective 2.1: Physical and social infrastructure to service our growing population and economy

Objective 2.2: Growth to be sustainable and respectful of cultural and built heritage

Objective 2.3: The local environment to be respected

Objective 2.4: Manage growth through the real connection of people and places

Objective 2.5: Local economic activity to create local job opportunities and generate increased local wealth

Objective 3.1: Health and social wellbeing services in Gawler to meet growing regional community needs

Objective 3.2: Sporting facilities to meet local and regional community needs

Objective 3.4: Gawler to be an inclusive and welcoming community

Objective 5.2: Be recognised as a 'best practice' Local Government organisation

Objective 5.3: Deliver ongoing effective and efficient services, including support for regional collaboration

CARRIED UNANIMOUSLY

Cr Shanks sought and was granted leave of the meeting to speak again for item 5.1.

Cr Davies sought and was granted leave of the meeting to speak again for item 5.1.

5.1 COUNCIL BOUNDARY CHANGE PROPOSAL - INITIAL ANALYSIS

RESOLUTION 2019:09:COU353

Moved: Cr D Hughes

Seconded: Cr D Fraser

That Council :-

- 1. Notes the Council Boundary Change Proposal – Initial Analysis report.**
- 2. Determines that since the Local Government (Boundary Adjustment) Amendment Act 2017 came into effect on 1 January 2019, the time is right (further to Motion No. 2019L05:COU207) for the Town of Gawler to progress deliberations pertaining to its Council boundary areas relative to both historic boundary adjustment anomalies and also boundary reform relating to new urban growth areas. Such new growth areas will result in significant increases in population to areas in immediate vicinity of Gawler and that will materially influence the Gawler Community to which the Town of Gawler should have governance oversight.**
- 3. Notes that there is a staged approach to the submission and consideration of Boundary Change Proposals, as outlined in this Report. This includes:**
 - a. Stage 1 – Initial consideration of a potential proposal by the Boundaries Commission.**
 - b. Stage 2 – Referral of a General Proposal to the Boundaries Commission.**
 - c. Investigation of a General Proposal by the Boundaries Commission.**
- 4. Notes that a key point of consideration to the boundary reform changes relative to the Town of Gawler area pertains to the potential creation of a consolidated community of interest over the coming 20- 30 year period which is anticipated to increase the total combined population by some 50,000-60,000 people.**
- 5. Is strongly of the view that the best way to manage and service such a large community is to ensure that resources are used in the most effective and efficient manner. A key element of which is that the services provided at a local Government level should be provided by one Local Government entity, the Town of Gawler, as opposed to the four local government entities that currently exist.**
- 6. Notes that the key rationale applied to Council's deliberations when considering the Town of Gawler boundary adjustments comprise:**
 - a. The Gawler Township has and will continue to function as a Regional Service Centre to the lower mid north servicing a population in excess of 110,000 people and growing.**
 - b. As development occurs immediately adjoining the current Town of Gawler boundary the equity of residents living adjacent our borders utilising the Gawler community's services needs to be addressed to provide Council with capacity to deliver quality infrastructure and services to its community of interest and the region.**
 - c. Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in local decision making rather than being governed by distant entities.**
 - d. The formation of a community that is based on collective responsibility and engagement are the foundations on which a harmonious and sustainable community will flourish.**

- e. Coordinated local governance (including but not limited to urban development expansion) by one entity as opposed to potentially four separate local government bodies influencing the Town of Gawler will ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region.
- 7. Notes that the various boundary adjustment options presented provide opportunities to refine the boundary configurations such as to ensure the optimum changes to best suit the formation of a new Town of Gawler Council boundary consistent with the broader interests of the community.
- 8. Adopts in principle the following Council boundary adjustments (as detailed in Attachment 4 Map 5 of this Report) as the basis for preparing a Stage 1 Proposal:
Areas to be included in the Town of Gawler;
 - a. Area 1- Concordia Growth Area
 - b. Area 2 - Hewett
 - c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
 - d. Area 4 – Portion of Gawler Belt
 - e. Area 5 - Evanston Park
 - f. Area 6 - Reid
 - g. Area 7 – HillierAreas to be removed from the Town of Gawler;
 - h. Area 8 – Portion of Bibaringa
 - i. Area 9 – Portion of Uleybury
- 9. Notes that the feedback provided by Council shall be used to refine and update the boundary configuration and the preparation of a Stage 1 Proposal that will then be presented back to Council for further consideration at a future Council meeting.
- 10. Notes the indicative high level financial analysis that has been undertaken to date primarily focuses on indicative variable operating revenue and expenditure (i.e. operating revenue and expenditure that fluctuates directly with the level of outputs), and that Council Staff will undertake further financial investigations to be presented to Council at a future meeting.
- 11. Notes that a further detailed financial analysis will be undertaken by the Boundaries Commission as part of its (possible) future investigations.
- 12. Approves in principle the proposed communication and consultation process to be undertaken as outlined in the report noting that a detailed communication and consultation strategy will be developed and presented to Council at a future meeting.
- 13. Notes that to undertake boundary reform will be at a cost, the overall details of which are not known at this point, appreciating that the most significant cost relates to the Grants Commission relative to that office undertaking the investigations should Council proceed to a Stage 2 General proposal. Council will determine to proceed or otherwise at a later point in the process once the full costs are known.
- 14. Authorises the Mayor to write to all Town of Gawler adjoining Councils seeking their cooperation in regards to boundary reform and agreement to progress discussions in this regard in the best interests of all communities concerned, including seeking their willingness to establish an appropriate cost sharing arrangement to the investigations that will be triggered by the Grants Commission should the Commission determine to proceed with the boundary reforms as proposed, and or such variation.
- 15. Notes that the Barossa Geographical (GI) Zone which is a significant point of reference to regional and local wine and related industries forms a critical platform in the economic viability of the world renowned wine region. The composition of established urban areas such as a significant portion of the existing Gawler Township and Hewett, with future urban growth areas as Concordia, being located in the GI Zone is considered counterintuitive relative to the Zone's purpose. Changes to the Zone boundaries will be further considered in the context of Council's boundary reform

deliberations.

- 16. Seek that a combined Open Forum be held with the Mayors and Councils of the affected areas in the interest of consultation, collaboration and of gauging sentiment with regard to an expanded Gawler.**

CARRIED

Cr Tooley called for a division:

The Mayor declared the vote set aside.

In Favour: Crs C Davies, D Fraser, K Goldstone, D Hughes, P Koch and P Little

Against: Crs N Shanks, I Tooley and J Vallelonga

CARRIED 6/3

The Mayor declared the motion CARRIED

Cr Tooley left the meeting 8:19pm

6 QUESTIONS WITHOUT NOTICE

NII

7 MOTIONS WITHOUT NOTICE

Nil

8 CLOSE

The Meeting closed at 8:20pm.

9 NEXT ORDINARY MEETING

Tuesday 24 September 2019 commencing at 7.00pm.

The minutes of this meeting were confirmed at the Ordinary Meeting of the Town of Gawler held on 24 September 2019.

.....
CHAIRPERSON

Item 11



Date: 16 September 2019	Embargo: None
Pages: 1	Publication: All local media

Gawler to investigate boundary reform to future-proof population expansion

Following the presentation of the Boundary Change Proposal report at a Special Council meeting held on 10 September 2019, Council voted to progress investigations into boundary reform. The report looks at the way alterations to local government borders could affect planning based on the projected tripling of population in the next 20 years.

The greater Gawler area is estimated increase in population from its current more than 23,500 to up to 60,000 by 2040.

Mayor Karen Redman said the time is right for Council to start the conversation around boundary reform for the Town of Gawler given the changes to legislation and the huge growth expected in population in the region over the coming years.

"We are one of the fastest growing local government areas in South Australia and the major service centre for the lower mid-north. We want to make sure we're prepared for the pressures that accompany rapid population growth, including increased demand on infrastructure and services," she said.

"A boundary realignment will help create a strong collective community and ensure a culturally, economically and environmentally sustainable future.

"For a number of areas outside our local government boundary, we are the closest regional town, so residents are already utilising our services and facilities. In effect, we're already one community. With a boundary realignment we'll be able to formalise our relationship.

"We know that many people with library and aquatic centre memberships live outside the council area, so it really does make sense to consider surrounding areas such as Hewett, Concordia, Kalbeeba and Gawler Belt as we plan for one community that thrives into the future".

"Sensible minor adjustments to areas split across two council areas for example Evanston Park, Reid and Hillier, will allow all voices to be heard in decisions being made about the facilities and services already being enjoyed, so it just makes sense.

"At the moment we're looking at the viability of the proposal and there's still a lot of work to be done, including consulting with our community," said Mayor Redman.

A boundary readjustment would potentially remove current administrative inefficiencies with planning and development, waste collection services and infrastructure handled by one local council encouraging business and economic growth in the region.

The areas located immediately adjacent Gawler form an intrinsic extension of the town where these residents have a natural reliance on Gawler for services and their connection to community.

"We believe the time is right for Council to start the conversation around boundary reform for Gawler both in an historic sense and in terms of urban growth for the region and we're excited to get out and talk to residents, businesses and our neighbouring Councils to hear their thoughts," said Mayor Redman.

Connect with Gawler:

Facebook: www.facebook.com/townofgawler Twitter: www.twitter.com/townofgawler
Instagram: [@townofgawler](https://www.instagram.com/townofgawler) You Tube: www.youtube.com/townofgawler

ENDS

The media may make contact with Mayor Karen Redman on 0421 839 359

Item 12



Official Media Release - Gawler to investigate boundary reform to future-proof population expansion

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"We know that many people with library and aquatic centre memberships live outside the council area, so it really does make sense to consider surrounding areas such as Hewett, Concordia, Kalbeeba and Gawler Belt as we plan for one community that thrives into the future".

"Sensible minor adjustments to areas split across two council areas for example Evanston Park, Reid and Hillier, will allow all voices to be heard in decisions being made about the facilities and services already being enjoyed, so it just makes sense.

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A boundary readjustment would potentially remove current administrative inefficiencies with planning and development, waste collection services and infrastructure handled by one local council encouraging business and economic growth in the region.

The areas located immediately adjacent Gawler form an intrinsic extension of the town where these residents have a natural reliance on Gawler for services and their connection to community.

"We believe the time is right for Council to start the conversation around boundary reform for Gawler both in an historic sense and in terms of urban growth for the region and we're excited to get out and talk to residents, businesses and our neighbouring Councils to hear their thoughts," said Mayor Redman.



Item 13

Hands off our land

A LIGHT Regional councillor will fight to keep the expanding Roseworthy township within his council's borders, following suggestions Gawler Council could attempt to take control of it.

Gawler Council voted last Tuesday to proceed with its proposal for boundary reform, which would see the Light Regional Council (LRC) suburbs of Hewett and Gawler Belt come under its jurisdiction.

BOUNDARY BATTLE

Why boundary reform matters

GAWLER is one of the fastest growing local government areas in South Australia and the major service centre for the lower Mid North, with rapid population growth placing extra pressure on our town infrastructure and services.

With new legislation around local government boundaries passed in January this year, now is the perfect time for us to begin, in earnest, the conversation on boundary reform with our neighboring council areas, and indeed to start looking at ways we can work together so our community remains vibrant, viable and relevant with a thriving, sustainable future.

It's projected that the greater Gawler area will nearly triple in population over the next 20 years.

Council has an important role to safeguard Gawler's future, leading the way with a strong presence at a local government level and alongside the State Government.

There's little doubt that boundary realignment will help us create a strong collective community ensuring a culturally, economically and environmentally sustainable and well-managed future.

For many, Gawler is the

WITH
GAWLER
MAYOR
KAREN
REDMAN



closest regional town, with residents beyond our boundary already using many services and amenities.

So, in effect, these residents are part of our community and we happily embrace them.

With a boundary realignment we'll be formalising these relationships and giving more people a voice in the way services and infrastructure are planned into the future.

We know almost half of our library and aquatic centre members live beyond Gawler's boundaries.

So, it makes good sense, therefore, for council to consider including surrounding areas such as Hewett, Concordia, Kalbeeba and Gawler Belt, as we plan to become one community that thrives economically, socially and sustainably into the future.

A boundary readjustment would improve the way we serve our community in a myriad of ways including planning and develop-

ment, waste collection services, parks and open spaces maintenance, and infrastructure where approvals would be handled more efficiently and effectively by one local council – Gawler.

As you can see there are some truly compelling reasons for boundary adjustment, all of which will benefit our community and, of course, creating a stronger rates base will allow us to provide more comprehensive services to everyone who lives, works, does business in, and visits Gawler.

We want to continue our role as the social and economic hub for residents and businesses as we support growth in the region, encouraging employment opportunities for those who intrinsically rely on our town.

Areas on the immediate periphery of Gawler form an inherent extension where people are naturally drawn for their services and to feel connected to a strong community.

For now, we're looking at the proposal and there's still a lot of work to be done, including consulting with our community, ratepayers, businesses, and with surrounding councils.

I'm certain the time is right to begin the conversation about this important step in planning Gawler's future, both in a historic sense and in terms of urban growth for the region.

We're looking forward to having conversations with our residents, businesses and our neighbouring councils to hear your thoughts.

So, watch this space.



“There's little doubt that boundary realignment will help us create a strong collective community ensuring a culturally, economically and environmentally sustainable and well-managed future.

- KAREN REDMAN

Suburb swap "not about revenue making": CEO

SAM BRADBROOK

GAWLER Council chief executive Henry Inat has declared his council's boundary reform agenda "is not about revenue".

At a special meeting last Tuesday night, elected members voted 6-3 to proceed with a boundary reform plan, championed by Gawler mayor Karen Redman, to bring some of Gawler's surrounding suburbs into its jurisdiction.

The motion passed by councillors will see public consultation undertaken with affected residents and further investigations carried out into the "optimum" way for the boundary changes to look, ahead of a formal proposal being submitted to the newly-formed Boundaries Commission in the future.

The suburbs of Hewett, Gawler Belt and Reid – currently a part of Light Regional Council – Kalbeeba and the Concordia Growth Area – under Barossa Council's jurisdiction – and Playford Council's portions of Evanston Park and Hillier would be brought under the control of Gawler Council as part of the reforms.

Portions of Bibraringa and Uleybury currently controlled by Gawler Council would be ceded to Playford Council.

Mr Inat, when asked by councillor Nathan Shanks about the financial value of shifting the boundaries, said the council "wasn't making money" by expanding its boundaries.

"This is not about revenue, this is not about additional funding," he said.

"If we look back in history and look at where we are now, we're financially sustainable, but, we're not rolling in money.

"Councils do not make money from residential development; if you take into account whole of life assets, depreciation, which these figures (included in the accompanying council report) do not, it's a snapshot in time of some very clear assumptions.

"It's not about revenue making, we will not be making money out of this project."

Mr Inat said the cost of officially submitting the council's boundary reform plan is unknown, but acknowledged Marion Council pulled out of its own similar plan when it discovered it would cost \$250,000

for a Boundaries Commission consultant to assess the plan and calculate what damages it would have to pay to affected councils.

An official application to change Gawler's boundaries would happen in two stages, with no guarantee any or all of the council's proposed changes would be accepted by the commission.

The first stage would include the commission considering an initial proposal, with the second seeing a general proposal from the council investigated further.

Council staff also asked elected members for guidance on including Roseworthy in its future submission, but no decision was made on the expanding township.

Councillors Ian Tooley, Jim Val-

lelonga and Shanks were the only elected members to vote against proceeding with boundary reform.

Cr Shanks said the way the council had proceeded with its plan forced him to vote against the motion.

"This conversation is very one sided, we are being accused of being in the Town of Gawler bubble," he said.

"We talk about (residents) from these surrounding suburbs entering our town like a plague of locusts and then swarming back out again.

"What we're talking about are young families driving to a train station, using our roads and going into the city.

"They also service our businesses, and these businesses are where they are because of these people bordering (us)."

LRC digs in for boundary battle

SAM BRADBROOK

A LIGHT Regional councillor will fight to keep the expanding Roseworthy township within his council's borders, following suggestions Gawler Council could attempt to take control of it.

Gawler Council voted last Tuesday to proceed with its proposal for boundary reform, which would see the Light Regional Council (LRC) suburbs of Hewett and Gawler Belt come under its jurisdiction.

The report also suggested elected members discuss including Roseworthy in its expansion plans, but a decision on whether to add the growing township into a formal submission to the newly-formed Boundaries Commission was not made on the night.

The proximity of future Roseworthy residential developments to Gawler was touted by council staff as one reason to include the town in its boundary reform, but the financial impact it would have on LRC was also noted.

Light Regional councillor Peter Kennelly, whose ward of Laucke covers the Roseworthy township, said he would fight to ensure it stays part of the council.

"I've spoken to people in my ward here, predominantly rural people but also residential people

in Roseworthy, they want to stay where they are," he said.

"How many millions of dollars would it cost Gawler Council to buy Hewett?

"Gawler Council has quite enough problems of its own financially, without being committed to that.

"I think it's just flying a kite in the wind; my opinion is it won't succeed and it will be a darn nuisance in the process."

LRC is also facing a move from the Barossa Council to bring Greenock and Seppeltsfield inside its borders, with Barossa mayor Bim Lange saying the towns fit into his council's "geographical index".

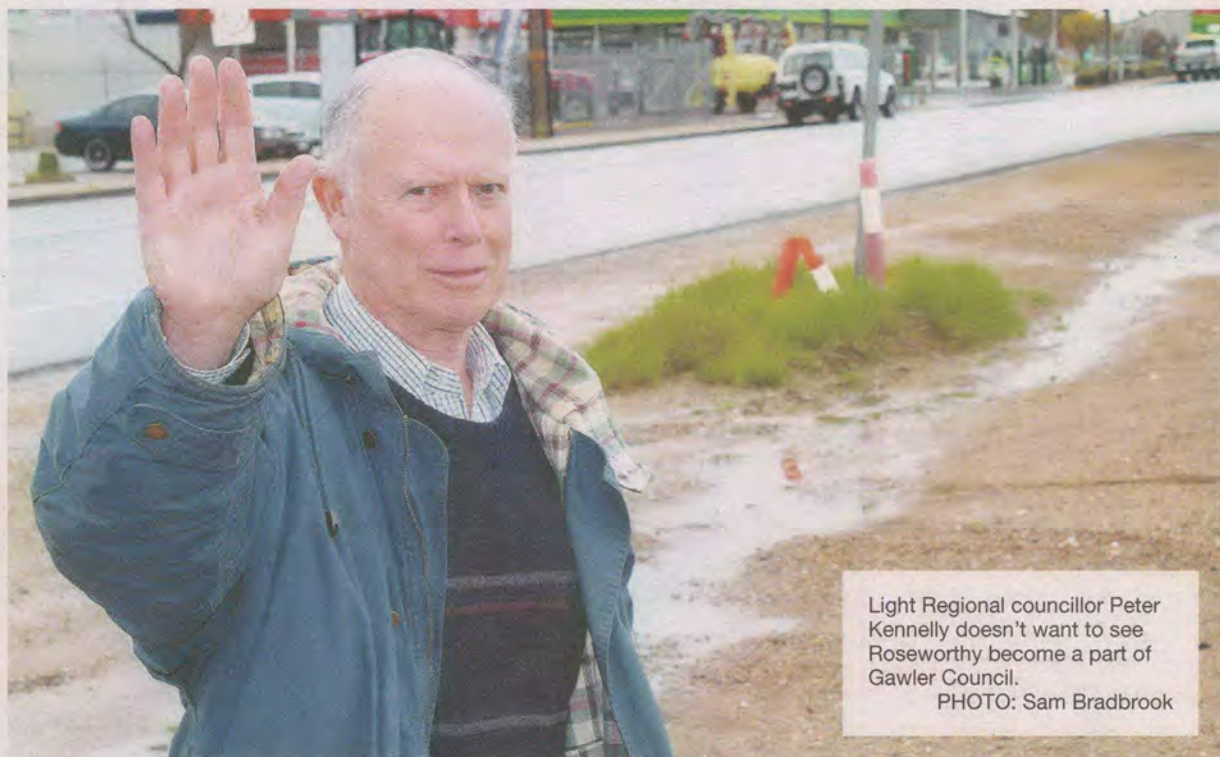
Barossa Council discussed its own boundary reform plans at a meeting yesterday, held after *The Bunyip's* print deadline.

Light Regional mayor Bill O'Brien was "disappointed" in the way the two neighbouring councils had made plans to take territory away from his region.

"Both our neighbouring councils treating us in this matter is pretty ordinary; if both of these proposals were taken out to their full extent, we would almost be non-existent," he said.

"We don't want to give this any oxygen at all, we're just very disappointed."

Mr O'Brien added Gawler



Light Regional councillor Peter Kennelly doesn't want to see Roseworthy become a part of Gawler Council.

PHOTO: Sam Bradbrook

Council considering including Roseworthy in its expansion plans "took him by surprise".

However, Mr Lange said councils were just "dipping their toes in the water" with their boundary reform plans.

"I fully understand Gawler would take those steps, we're also looking at some boundary reform in our own areas, so everyone is doing

what they believe is right," he said.

"I guess the Boundaries Commission will be the umpire.

"We still see it (Concordia) as a natural barrier with the North Para (River), we see it very much sitting in our geographical index.

"With Kalbeeba, I can only go on some comments I've had from some residents, and they very much see themselves aligned with the Barossa."

Item 14

OFFICE OF THE MAYOR

Gawler



Contact: Karen Redman

Ref: KR/ts
CC16/772

Town of Gawler

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Gawler SA 5118

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gawler.sa.gov.au

18 September 2019

Mayor Glenn Docherty
City of Playford
12 Bishopstone Road
Davoren Park SA 5113

Glenn,
Dear Mayor Docherty

Re: Boundary Reform

The topic of boundary reform has been an issue in Gawler and the wider region for many years. With the new boundary reform process in place, the time is right for Town of Gawler to explore its options in this regard.

I write to advise you that Council considered the matter of boundary adjustments at a Special Council meeting held on 10 September 2019.

Council resolved to continue its investigations and has adopted, in principle, the following Council boundary adjustments as the basis for preparing a Stage 1 Proposal:

Areas to be included in the Town of Gawler:

- a. Area 1- Concordia Growth Area
- b. Area 2 – Hewett
- c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
- d. Area 4 – Portion of Gawler Belt
- e. Area 5 - Evanston Park
- f. Area 6 - Reid
- g. Area 7 – Hillier

Areas to be removed from the Town of Gawler:

- h. Area 8 – Portion of Bibaringa
- i. Area 9 – Portion of Uleybury

The full Council resolution is provided as an attachment to this letter for information.

We currently do not have a meeting time to discuss this matter so if agreeable, I will arrange for a time to be scheduled so that we can discuss this matter further.

Mayor Glen Docherty
18 September 2019

I look forward to progressing discussions accordingly.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

cc: Sam Green, Chief Executive Officer City of Playford

ATTACHMENT 1 – COUNCIL RESOLUTION FROM 10 SEPTEMBER GAWLER COUNCIL MEETING

RESOLUTION 2019:09:COU001

Moved: Cr D Hughes

Seconded: Cr D Fraser

That Council :-

1. *Notes the Council Boundary Change Proposal – Initial Analysis report.*
2. *Determines that since the Local Government (Boundary Adjustment) Amendment Act 2017 came into effect on 1 January 2019, the time is right (further to Motion No. 2019L05:COU207) for the Town of Gawler to progress deliberations pertaining to its Council boundary areas relative to both historic boundary adjustment anomalies and also boundary reform relating to new urban growth areas. Such new growth areas will result in significant increases in population to areas in immediate vicinity of Gawler and that will materially influence the Gawler Community to which the Town of Gawler should have governance oversight.*
3. *Notes that there is a staged approach to the submission and consideration of Boundary Change Proposals, as outlined in this Report. This includes:*
 - a. *Stage 1 – Initial consideration of a potential proposal by the Boundaries Commission.*
 - b. *Stage 2 – Referral of a General Proposal to the Boundaries Commission.*
 - c. *Investigation of a General Proposal by the Boundaries Commission.*
4. *Notes that a key point of consideration to the boundary reform changes relative to the Town of Gawler area pertains to the potential creation of a consolidated community of interest over the coming 20- 30 year period which is anticipated to increase the total combined population by some 50,000-60,000 people.*
5. *Is strongly of the view that the best way to manage and service such a large community is to ensure that resources are used in the most effective and efficient manner. A key element of which is that the services provided at a local Government level should be provided by one Local Government entity, the Town of Gawler, as opposed to the four local government entities that currently exist.*
6. *Notes that the key rationale applied to Council's deliberations when considering the Town of Gawler boundary adjustments comprise:*
 - a. *The Gawler Township has and will continue to function as a Regional Service Centre to the lower mid north servicing a population in excess of 110,000 people and growing.*
 - b. *As development occurs immediately adjoining the current Town of Gawler boundary the equity of residents living adjacent our borders utilising the Gawler community's services needs to be addressed to provide Council with capacity to deliver quality infrastructure and services to its community of interest and the region.*
 - c. *Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in local decision making rather than being governed by distant entities.*
 - d. *The formation of a community that is based on collective responsibility and engagement are the foundations on which a harmonious and sustainable community will flourish.*
 - e. *Coordinated local governance (including but not limited to urban development expansion) by one entity as opposed to potentially four separate local government bodies influencing the Town of Gawler will*

ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region.

7. *Notes that the various boundary adjustment options presented provide opportunities to refine the boundary configurations such as to ensure the optimum changes to best suit the formation of a new Town of Gawler Council boundary consistent with the broader interests of the community.*
8. *Adopts in principle the following Council boundary adjustments (as detailed in Attachment 4 Map 5 of this Report) as the basis for preparing a Stage 1 Proposal:*
Areas to be included in the Town of Gawler;
 - a. *Area 1- Concordia Growth Area*
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 - e. *Area 5 - Evanston Park*
 - f. *Area 6 - Reid*
 - g. *Area 7 – Hillier**Areas to be removed from the Town of Gawler;*
 - h. *Area 8 – Portion of Bibaringa*
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9. *Notes that the feedback provided by Council shall be used to refine and update the boundary configuration and the preparation of a Stage 1 Proposal that will then be presented back to Council for further consideration at a future Council meeting.*
10. *Notes the indicative high level financial analysis that has been undertaken to date primarily focuses on indicative variable operating revenue and expenditure (i.e. operating revenue and expenditure that fluctuates directly with the level of outputs), and that Council Staff will undertake further financial investigations to be presented to Council at a future meeting.*
11. *Notes that a further detailed financial analysis will be undertaken by the Boundaries Commission as part of its (possible) future investigations.*
12. *Approves in principle the proposed communication and consultation process to be undertaken as outlined in the report noting that a detailed communication and consultation strategy will be developed and presented to Council at a future meeting.*
13. *Notes that to undertake boundary reform will be at a cost, the overall details of which are not known at this point, appreciating that the most significant cost relates to the Grants Commission relative to that office undertaking the investigations should Council proceed to a Stage 2 General proposal. Council will determine to proceed or otherwise at a later point in the process once the full costs are known.*
14. *Authorises the Mayor to write to all Town of Gawler adjoining Councils seeking their cooperation in regards to boundary reform and agreement to progress discussions in this regard in the best interests of all communities concerned, including seeking their willingness to establish an appropriate cost sharing arrangement to the investigations that will be triggered by the Grants Commission should the Commission determine to proceed with the boundary reforms as proposed, and or such variation.*
15. *Notes that the Barossa Geographical (GI) Zone which is a significant point of*

reference to regional and local wine and related industries forms a critical platform in the economic viability of the world renowned wine region. The composition of established urban areas such as a significant portion of the existing Gawler Township and Hewett, with future urban growth areas as Concordia, being located in the GI Zone is considered counterintuitive relative to the Zone's purpose. Changes to the Zone boundaries will be further considered in the context of Council's boundary reform deliberations.

16. *Seek that a combined Open Forum be held with the Mayors and Councils of the affected areas in the interest of consultation, collaboration and of gauging sentiment with regard to an expanded Gawler.*

Item 15

OFFICE OF THE MAYOR

Contact: Karen Redman

Ref: KR/ts
CC16/772

18 September 2019

Mayor Mark Wasley
Adelaide Plains Council
PO Box 18
Mallala SA 5502

Town of Gawler

43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
Phone: (08) 8522 9211
Fax: (08) 8522 9212
council@gawler.sa.gov.au
gawler.sa.gov.au

mark,
Dear Mayor Wasley

Re: Boundary Reform

The topic of boundary reform has been an issue in Gawler and the wider region for many years. With the new boundary reform process in place, the time is right for Town of Gawler to explore its options in this regard.

I write to advise you that Council considered the matter of boundary adjustments at a Special Council meeting held on 10 September 2019. Council resolved to continue its investigations and has adopted, in principle, the following Council boundary adjustments as the basis for preparing a Stage 1 Proposal:

Areas to be included in the Town of Gawler:

- a. Area 1- Concordia Growth Area
- b. Area 2 – Hewett
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- e. Area 5 - Evanston Park
- f. Area 6 - Reid
- g. Area 7 – Hillier

Areas to be removed from the Town of Gawler:

- h. Area 8 – Portion of Bibaringa
- i. Area 9 – Portion of Uleybury

The full Council resolution is provided as an attachment to this letter for information.

It is important that we, as regional partners, consider boundary reform collectively to ensure that our region, taking into consideration the best interests of our communities, maximises any economic and regional development benefits resulting from boundary changes.

I note that a meeting between regional CEOs and Mayors has been scheduled for 25 September 2019 to discuss this and related matters further, including:

1. Sharing of information between Councils to assist in respective investigations.
2. A combined Open Forum with Mayors and Councils of the affected areas in the interest of consultation, collaboration and gauging sentiment with regard to an expanded Gawler.
3. Potential cost sharing arrangements for any investigations that may result from a Boundary Change Proposal

I look forward to progressing discussions accordingly.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

cc: James Miller, Chief Executive Officer Adelaide Plains Council

ATTACHMENT 1 – COUNCIL RESOLUTION FROM 10 SEPTEMBER GAWLER COUNCIL MEETING

RESOLUTION 2019:09:COU001

Moved: Cr D Hughes

Seconded: Cr D Fraser

That Council :-

1. *Notes the Council Boundary Change Proposal – Initial Analysis report.*
2. *Determines that since the Local Government (Boundary Adjustment) Amendment Act 2017 came into effect on 1 January 2019, the time is right (further to Motion No. 2019L05:COU207) for the Town of Gawler to progress deliberations pertaining to its Council boundary areas relative to both historic boundary adjustment anomalies and also boundary reform relating to new urban growth areas. Such new growth areas will result in significant increases in population to areas in immediate vicinity of Gawler and that will materially influence the Gawler Community to which the Town of Gawler should have governance oversight.*
3. *Notes that there is a staged approach to the submission and consideration of Boundary Change Proposals, as outlined in this Report. This includes:*
 - a. *Stage 1 – Initial consideration of a potential proposal by the Boundaries Commission.*
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4. *Notes that a key point of consideration to the boundary reform changes relative to the Town of Gawler area pertains to the potential creation of a consolidated community of interest over the coming 20- 30 year period which is anticipated to increase the total combined population by some 50,000-60,000 people.*
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 - c. *Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in local decision making rather than being governed by distant entities.*
 - d. *The formation of a community that is based on collective responsibility and engagement are the foundations on which a harmonious and sustainable community will flourish.*
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ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region.

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8. *Adopts in principle the following Council boundary adjustments (as detailed in Attachment 4 Map 5 of this Report) as the basis for preparing a Stage 1 Proposal:*

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Areas to be removed from the Town of Gawler;

- h. *Area 8 – Portion of Bibaringa*
- i. *Area 9 – Portion of Uleybury*

9. *Notes that the feedback provided by Council shall be used to refine and update the boundary configuration and the preparation of a Stage 1 Proposal that will then be presented back to Council for further consideration at a future Council meeting.*
10. *Notes the indicative high level financial analysis that has been undertaken to date primarily focuses on indicative variable operating revenue and expenditure (i.e. operating revenue and expenditure that fluctuates directly with the level of outputs), and that Council Staff will undertake further financial investigations to be presented to Council at a future meeting.*
11. *Notes that a further detailed financial analysis will be undertaken by the Boundaries Commission as part of its (possible) future investigations.*
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14. *Authorises the Mayor to write to all Town of Gawler adjoining Councils seeking their cooperation in regards to boundary reform and agreement to progress discussions in this regard in the best interests of all communities concerned, including seeking their willingness to establish an appropriate cost sharing arrangement to the investigations that will be triggered by the Grants Commission should the Commission determine to proceed with the boundary reforms as proposed, and or such variation.*
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16. *Seek that a combined Open Forum be held with the Mayors and Councils of the affected areas in the interest of consultation, collaboration and of gauging sentiment with regard to an expanded Gawler.*

Item 16

OFFICE OF THE MAYOR



Contact: Karen Redman

Ref: KR/ts
CC16/772

18 September 2019

Mayor Bill O'Brien
Light Regional Council
PO box 72
KAPUNDA SA 5373

Town of Gawler
43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
Phone: (08) 8522 9211
Fax: (08) 8522 9212
council@gawler.sa.gov.au
gawler.sa.gov.au

Dear Mayor ~~O'Brien~~ ^{B.,}

Re: Boundary Reform

As you may be aware and further to my correspondence of 3 June 2019, I write to advise you that Council considered the matter of boundary adjustments further at a Special Council meeting held on 10 September 2019.

Council resolved to continue its investigations in this regard and has adopted, in principle, the following Council boundary adjustments as the basis for preparing a Stage 1 Proposal:

Areas to be included in the Town of Gawler:

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The full Council resolution is provided as an attachment to this letter for information.

It is important that we, as regional partners, consider boundary reform collectively to ensure that our region, taking into consideration the best interests of our communities, maximises any economic and regional development benefits resulting from boundary changes.

I note that a meeting between regional CEOs and Mayors has been scheduled for 25 September 2019 to discuss this and related matters further, including:

1. Sharing of information between Councils to assist in respective investigations.
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3. Potential cost sharing arrangements for any investigations that may result from a boundary change proposal

I look forward to progressing discussions accordingly.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

cc: Brian Carr, Chief Executive Officer, Light Regional Council

ATTACHMENT 1 – COUNCIL RESOLUTION FROM 10 SEPTEMBER GAWLER COUNCIL MEETING

RESOLUTION 2019:09:COU001

Moved: Cr D Hughes

Seconded: Cr D Fraser

That Council :-

1. *Notes the Council Boundary Change Proposal – Initial Analysis report.*
2. *Determines that since the Local Government (Boundary Adjustment) Amendment Act 2017 came into effect on 1 January 2019, the time is right (further to Motion No. 2019L05:COU207) for the Town of Gawler to progress deliberations pertaining to its Council boundary areas relative to both historic boundary adjustment anomalies and also boundary reform relating to new urban growth areas. Such new growth areas will result in significant increases in population to areas in immediate vicinity of Gawler and that will materially influence the Gawler Community to which the Town of Gawler should have governance oversight.*
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16. *Seek that a combined Open Forum be held with the Mayors and Councils of the affected areas in the interest of consultation, collaboration and of gauging sentiment with regard to an expanded Gawler.*

Item 17

OFFICE OF THE MAYOR



Contact: Karen Redman

Ref: KR/ts
CC16/772

18 September 2019

Mayor Bim Lange
The Barossa Council
PO box 867
NURIOOTPA SA 5355

Town of Gawler
43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
Phone: (08) 8522 9211
Fax: (08) 8522 9212
council@gawler.sa.gov.au
gawler.sa.gov.au

Bim,
Dear Mayor ~~Lange~~,

Re: Boundary Reform

As you may be aware and further to my correspondence of 3 June 2019, I write to advise you that Council considered the matter of boundary adjustments further at a Special Council meeting held on 10 September 2019.

Council resolved to continue its investigations in this regard and has adopted, in principle, the following Council boundary adjustments as the basis for preparing a Stage 1 Proposal:

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The full Council resolution is provided as an attachment to this letter for information.

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I look forward to progressing discussions accordingly.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

cc: Martin McCarthy, Chief Executive Officer, The Barossa Council

ATTACHMENT 1 – COUNCIL RESOLUTION FROM 10 SEPTEMBER GAWLER COUNCIL MEETING

RESOLUTION 2019:09:COU001

Moved: Cr D Hughes

Seconded: Cr D Fraser

That Council :-

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16. *Seek that a combined Open Forum be held with the Mayors and Councils of the affected areas in the interest of consultation, collaboration and of gauging sentiment with regard to an expanded Gawler.*

Item 18

15.2 CR IAN TOOLEY - BOUNDARY REFORM

Questions

1. At the Special Council Meeting of 10 September 2019, Mayor Redman and some other councillors claimed that there was considerable and strong **evidence** that the Gawler Community has been calling for boundary reform for decades, and in particular had been demanding that Hewitt become part of Gawler Town Council, and, that this **evidence** was a major reason and driving factor for now pursuing boundary reform! It was also stated in the Officers Report that such **evidence** of the Gawler Community strongly and consistently calling for boundary reform is one of the key and critical sources of **evidence** that is required by the SA Government Boundary Commission in order for them to consider Gawler's boundary change submission! Can this **evidence** of the strong and consistent call from the Gawler Community for boundary reform please be tabled and provided for us all to see and digest?

As stated at the Special Council meeting, the need for boundary reform has been a topic of conversations between Council Members and the community for a number of years. It is important that we take this feedback seriously and pursue this matter, with the first stage being the submission of a high level (Stage 1) proposal to the Boundaries Commission.

As outlined in the Officers Report, a Stage 1 Proposal is a high level proposal which seeks early feedback from the Boundaries Commission regarding potential boundary adjustments prior to Council investing further resources in the preparation of a detailed proposal, including undertaking consultation.

It is my view that this early evidence will be confirmed through community consultation which will be undertaken should Council proceed to the preparation of a General Proposal (Stage 2).

2. Following the resolution to pursue boundary reform at Gawler Councils May 2019 council meeting, there was, as reported in the Officers Report to the Special Council meeting of 10 Sept (page 17 of 65), a meeting held comprising the Mayors and CEO's of the Light, Barossa and Gawler Councils, convened to specifically discuss Gawler Councils push for boundary expansion. What was the outcome of that meeting, what was the view/position of the Mayors of Light and Barossa on the matter, and were minutes taken? If minutes were taken can they please be circulated in the spirit of information sharing, openness and transparency?

As outlined on page 17 of the Officers Report, there was a meeting held between the Barossa and Gawler Councils:

In accordance with Council resolution 2019:05:COU207, Council wrote to the Barossa and Light Councils giving notice of its intention to submit a Stage 1 Proposal (Attachment 2). Subsequently, a meeting was held with respective Mayors and CEOs of Gawler and Barossa Councils to discuss the matter further.

A meeting was not able to be held with the Light Regional Council Mayor and CEO to discuss this matter, however as outlined on page 14 of the Officers Report:

Council Staff are endeavouring to arrange a further meeting of the respective Mayors and CEO's to further discuss the matter of boundary reform collectively, including further exploring the potential to enter into a cost sharing arrangements in regards to any potential investigations.

Consequently, it is proposed that Council again write to all adjoining Councils seeking their cooperation in regards to boundary reform and agreement to progress discussions in this regard in the best interests of all communities concerned.

Minutes were not taken at the meeting held between the Gawler and Barossa Councils, however Barossa Council's position was outlined in the Officers Report as follows:

Page 25:

The Barossa Council has been firm in its position that Concordia should remain its Local Government Area, with the following statement made by Mayor Lange in correspondence received in May 2019 (Attachment 3)

"Council has clearly stated it understands any development in Concordia has a wider regional impact and opportunity. It has also clearly articulated to the Minister, Department and developer overtime that Concordia is part of the Barossa Valley "GI" and the gateway to the iconic southern Barossa and thus planning and governance of the area must rest with the community empowered and best placed to understand the Barossa Valley, its brand and its multiple generations of history. Importantly Concordia also has a natural barrier to our regional town centre being Gawler and this provides a clear separation of our rural and regional heritage and lifestyle in South Australia and the regional town centre of Gawler."

Pages 28-29:

In regards to the Springwood development, The Barossa Council has authorised its CEO to commence discussions with Town of Gawler in regards to a potential boundary adjustment as outlined in the following resolution from the 16 April 2019 Barossa Council meeting.

GAWLER EAST - TRAFFIC INTERVENTIONS AND COMMUNITY INFRASTRUCTURE DEED AND LAND MANAGEMENT AGREEMENT
B1723

Author: Director Development and Environmental Services

MOVED Cr de Vries that Council;

- (1) Advise the Town of Gawler that Council does not support signing the Traffic Interventions and Community Infrastructure Deed as drafted.
- (2) Advise the Town of Gawler that it will consider a Community Infrastructure Deed for the collection of developer contributions to support social and community infrastructure and transfer to the Town of Gawler funds collected through an appropriate Land Management Agreement or other legal mechanism, where part 3 of this resolution has not been achieved.
- (3) Authorise the CEO to formally commence negotiations with Town of Gawler to investigate and implement the option to have the land contained within the Springwood development which is in The Barossa Council transferred to the Town of Gawler via a boundary adjustment.
- (4) Advise the Town of Gawler that the identified traffic interventions for Kalbeeba Road and the intersection of Kalbeeba Road/Barossa Valley Way will be monitored over the life of the development and considered for future intervention as deemed necessary by Council and that Council will not contribute funding for any State roads, or costs associated with growth directly attributable to the development.

Seconded Cr Wiese-Smith

CARRIED 2018-22/166

It is understood that Barossa Council's willingness to shift this section of land into the Gawler LGA is part of the reason the Barossa Council has been reluctant to enter into infrastructure deeds with the Town of Gawler and Springwood Communities.

3. At the special council meeting of 10 September 2019, it was claimed by Cr Hughes and others that having community's such as Hewitt and Kalbeeba on the boundary of Gawler, but not being part of the Gawler Town Council proper, is having a significant and adverse affect by putting upward pressure on council rates for Gawler residents, and was in fact contributing significantly to the increase in rates for those living in Gawler! Is this true and if so please explain how this is the case and please provide the financial evidence to back the claim?

The report to the 10 September 2019 meeting noted as follows:

5.5 Impact on Services subsidised by Gawler General Rate revenue

.... it is important to be also cognisant of the potential impact on the level of General rates subsidy provided by Town of Gawler ratepayers towards various services utilised by the community.

For example, as noted in the Gawler Aquatic Centre 2018-2019 Season Review report separately tabled to the Corporate & Community Services Committee of the same night as this meeting, existing ratepayers of the Town of Gawler subsidise the net recurrent operating deficit of the Gawler Aquatic Centre (via General Rates levied) to the amount of \$436,409 – which equates to approximately \$38 for each of the 11,533 rateable properties currently contained within the Town of Gawler.

Consequently, users of the Gawler Aquatic Centre that currently reside within the Town of Gawler boundary not only pay their entry fee, for use of the Centre, but also pay an annual subsidy of \$38 to the Centre (via their General Rates) – whereas users of the Centre who do not reside within the Town of Gawler boundary (many of which would reside in the adjoining communities of interest considered within this report) only pay their nominal entry fee. In this regard, it is also notable that 36% of Gawler Aquatic Centre season pass holders live outside the Town of Gawler boundary.

As a result there is an existing inequity relative to the financial contributions towards the net cost of running the Gawler Aquatic Centre from Town of Gawler ratepayers compared to similar users of the Centre who reside immediately outside the Town of Gawler boundary.

Consequently, if communities such as Hewett and Kalbeeba (being communities which heavily utilise the services provided by Council) were within the Town of Gawler local government boundary then the net subsidy expense, via General rates, per ratepayer for services such as the Gawler Aquatic Centre, Library, Gawler Sport & Community Centre, etc. would materially reduce. In this context, it is important to note that the actual direct expenditure/ revenue for the provision of services such as these would not change with the proposed boundary realignment, given residents within the communities of interest are already utilising such services.

Using the example of the Gawler Aquatic Centre alone, with an increase of 2,132 properties (as outlined in the report), the net subsidy provided by each Town of Gawler ratepayer would reduce from \$38 to \$32, which would, in turn, facilitate minimising future General Rate increases for all ratepayers.

4. In order to keep rate increases below 3%, the 2019/20 Budget was the result of rigorous scrutiny and heavy cuts to expenditure, with many important works, projects and initiatives

heavily cut, or placed 'below the line' pending funding availability or removed entirely! Since Council accepted, approved and published the 2019/20 Budget in June, Council has gone on to approve additional and new spending of more than \$500,000, money that is not provided for in the budget - namely \$200,000 for the listing of Heritage Contributory Items (August Council Meeting) and \$300,000+ to pursue Boundary Reform (September Special Council Meeting). Please explain where this additional \$500,000+ will come from and please advise if this will have the effect of putting upward pressure on rates in addition to adding to Councils ballooning debt?

Other than staff time, Council has not made any financial commitments towards pursuing boundary reform. To suggest otherwise is misleading.

As outlined in the Officers Report, there is a staged approach to the boundary reform process and Council will be provided with regular updates and be required to make further decisions regarding Town of Gawler's commitment as further clarification on the process and potential costs is provided. Any financial commitments will be considered as part of the standard budget process.

With respect to the recent decision relating to funding the \$200,000 commitment made at the 27 August 2019 meeting regarding a heritage contributory items survey, this will be incorporated within the 2019/20 1st Quarter Budget Review to be tabled to Council, via the Audit Committee, in November 2019.

In accordance with Council's Budget Management Policy, investigating the source of funding for this initiative will initially be by way of identifying if it can be sourced from within the existing 2019/20 adopted budget.

In relation to debt, as noted in the 2019/20 adopted Budget and Long Term Financial Plan, it is estimated that Council's debt will peak at 30 June 2020 at \$21.3m – noting that the estimated increase in debt of \$2.1m this financial year is solely attributable to the \$2.4m payment that will be due and payable to the State Government on practical completion of the Gawler East Link Road. The current Long Term Financial Plan, which is predicated on Council curtailing its future level of net capital works to, in the order of, an indexed \$6m, then forecasts a continual decrease in debt thereafter.

Item 19

Boundary reforms no 'rates grab': Redman

GRADY HUDD

GAWLER mayor Karen Redman has defended her council's boundary reform proposal from claims that it is nothing but a "rates grab".

Council endorsed a lengthy report, authored by chief executive Henry Inat, last month that will see it investigate the benefits of altering its boundaries, before submitting a formal request to the newly-formed Boundaries Commission in the future to have them changed.

Under the proposal, the suburbs of Hewett, Gawler Belt and Reid (currently part of Light Regional Council), Kalbeeba and the Concordia Growth Area (currently Barossa Council), and portions of Evanston Park and Hillier that belong to Playford Council would be brought into Gawler Council's jurisdiction.

Sections of Bibaringa and Uleybury currently controlled by Gawler Council would be ceded to Playford Council.

The Bunyip published two stories about the plan on September 18: one detailing Light Regional Council's opposition to the reforms, and another with Mr Inat arguing Gawler Council's proposal was "not about revenue".

In the same edition, Ms Redman penned an opinion piece highlighting the importance of boundary reforms, stating that "creating a stronger rates base will allow us to provide more comprehensive services to everyone who lives, works, does business in, and visits Gawler".

Councillor Ian Tooley – who voted against the boundary reforms proposal when it came before council in September – questioned the mayor and CEO

at an ordinary meeting last Tuesday about their reasoning for wanting the changes.

"It's reported in *The Bunyip* the CEO as saying the boundary grab is nothing to do with revenue and rates, but you (Ms Redman) are reported as saying that we need those extra rates to pay for the civil amenities that we provide," he said.



Karen Redman

"In your statement you say clearly, 'that money will allow us to do more for our town, and address our needs', but the CEO is saying, 'it's not about money, it's not about a rates grab'.

"So, which is it?

"Is (the boundary reforms proposal) a rates grab, or is it not?"

Ms Redman replied: "it's both".

"Boundary reform is about one community, it's also about our future needs," she said.

"Our boundaries do not reflect our community... the position of this council is that we're going to pursue the conversation and investigate the process of boundary reform.

"Now where that goes, I guess, is where it goes.

"But we need to have this conversation, and the community of Gawler has been wanting to have this conversation for a long time.

"It's not a rates grab, it's about planning for our future."

Item 20

The Leader

The Barossa's Favourite Newspaper

Volume 101 No. 5078

Wednesday, October 2, 2019 \$1.60 (inc. GST)

84 PAGES

Ph: 8564 2035
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Spring Home & Property Guide

INSIDE



"Under threat"

Light Regional Council are fighting against what Mayor Bill O'Brien has described as a "highly questionable takeover" from two neighbouring Councils seeking boundary re-alignment.

A motion without notice from Mayor O'Brien, listing eight points, was carried and agreed upon by every elected member during last week's meeting in a show of defiance and unity that made the Kapunda based Mayor proud.

"I have to say, in my nearly nine years' experience as Mayor, this was probably the most positive and focussed meeting of Council I've attended. This topic and threat brought everyone together focusing on boundary reform, the re-alignment being proposed and what, as a Council and region, we would stand to lose," Mayor O'Brien told *The Leader*.

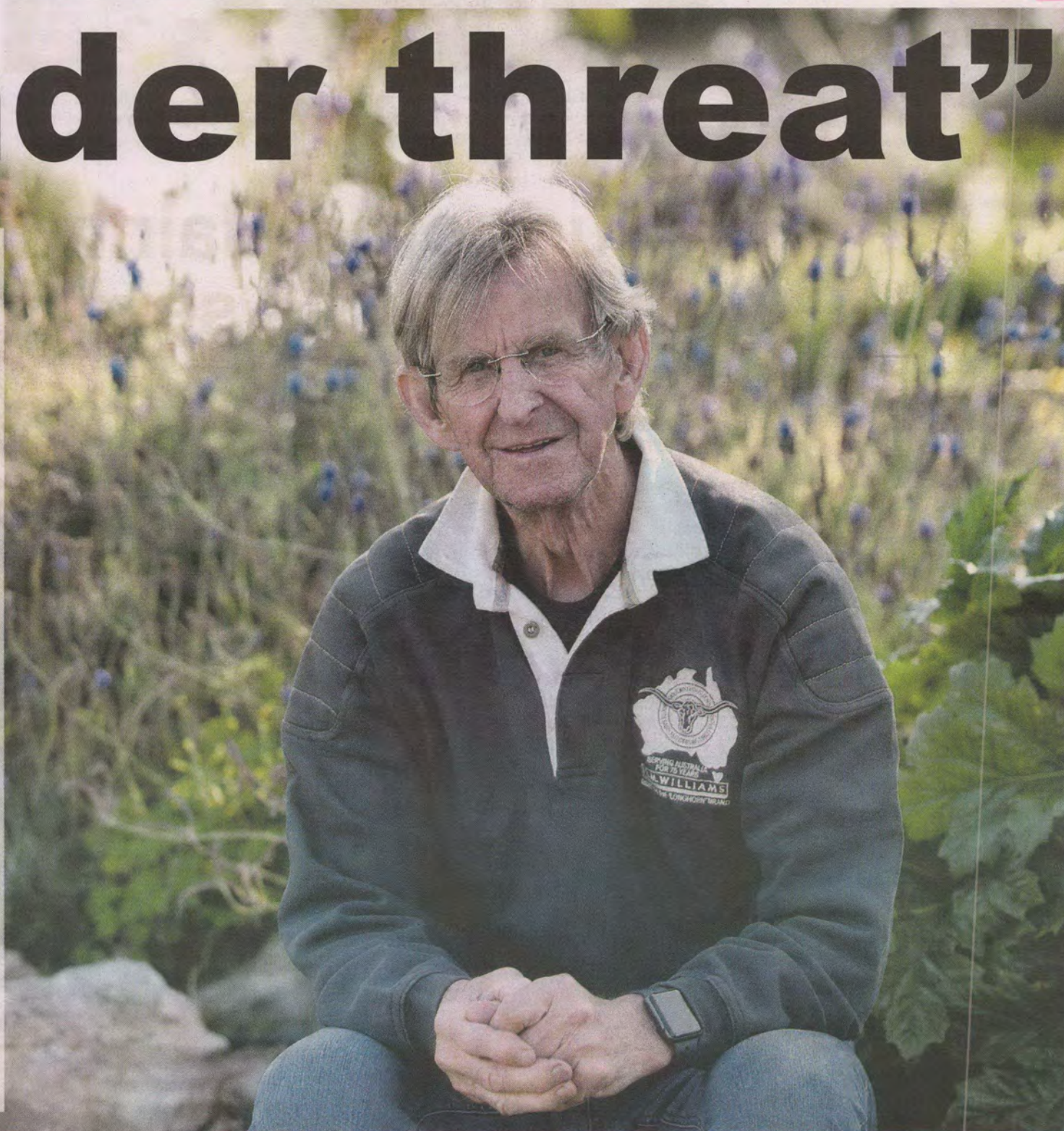
"We want to let our residents and the wider community know what's going on regarding boundary reform and the threat that we are under from both The Barossa Council and Town of Gawler Council.

"If that threat was carried out and adopted, our Council would be unsustainable. We would not exist, just a carcass for the birds to pick on!"

Mayor O'Brien said what remained of the Light region could possibly be amalgamated with Adelaide Plains, or perhaps a northern Council and he didn't believe that would be a good thing for Local Government or residents in the region.

"Furthermore, I suspect our neighbouring Councils may not consider or support any such amalgamation either," he added.

Continued on Page 4



Light Regional Council Mayor Bill O'Brien said his council is "under threat" by proposed boundary re-alignment.

The Town of Gawler Council are keen to include Hewett within their proposed boundary.

Item 21

Article was well balanced and fair

Dear Sir,

Thank you to *The Leader* journalist, Alicia Lüdi-Schutz for taking the time to talk at length with me regarding the Boundary Reform propositions being presented by Barossa and the Town of Gawler Councils, effecting the majority of Light Regional Council area and our communities.

I believe her article which featured on the front page of *The Leader* was well balanced, informative and fair.

I am sure this issue surprised many people and certainly has created considerable interest.

Subsequently, I have received excellent feedback and all of which has been very positive indeed.

I now look forward to any Letters to the Editor that may appear in this week's edition as a result of this.

Of course there are both sides to this matter and I look forward to any response to this article from both Councils in the future.

As I stated, our Council's preferred position would be that both Councils withdraw the their proposals and that we get back to enjoying our excellent and collaborative working relationship and put this major distraction behind us.

We have an exciting agenda with a number of major projects to focus our efforts on and look to the future with confidence.

MAYOR BILL O'BRIEN,
Light Regional Council

The Leader - 9 October 2019 -
Letters to the editor - Page 18

Item 22

9 October 2019

Mayor Karen Redman
Town of Gawler

By email: Mayor@gawler.sa.gov.au

Dear Mayor Redman

I refer to recent conversations I have had with you since the commencement of the current term of Council and emailed correspondence from our Chief Executive Officer Martin McCarthy, on my behalf.

At Council's request and as outlined to you, the Chief Executive Officer provided a detailed report to Council at its September meeting concerning starting a conversation about boundary reform. The Barossa Council has been approached throughout the years about bringing the majority of the Barossa (as identified by the Geographical Indication) under our Council.

The Barossa Council endorsed a policy position to have this conversation in its Strategic Policy and Reform Platform in July 2019 and prioritised the commencement of a process to consider wider reform.

First and foremost we understand there is extensive engagement and consultation to occur should any reform be achieved, the process encased in the legislation requires such. However, before proceeding to incur significant cost and impacts the first step is to ensure the legislative committee responsible for oversight see merit in a proposal. **If this step is not cleared then the proposal would not proceed and it is Council's view that we should not proceed with extensive engagement, consultation and incurring of costs until this hurdle is cleared.**

Secondly Council acknowledges that any proposal will be subject to analysis, change, alteration or indeed could be abandoned under the principles of Section 26 of the Local Government Act.

Importantly Council has instructed the Chief Executive Officer and myself to make a stage 1 submission substantially in accordance with the paper presented to Council as emailed to you on 12 September 2019 by 31 October 2019 and we are working to this target point.

Meetings, as previously scheduled with Adelaide Plains and Light Regional Councils along with ourselves and Gawler were not attended for various reasons, but as outlined previously and openly by myself Council would pursue a conversation around boundary reform on the premise of the Barossa GI being in The Barossa Council area. I hope a rescheduled meeting can be achieved by our deadline. I also note we are meeting with Mid-Murray Council on 14 October 2019.

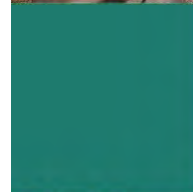
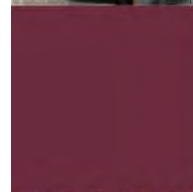
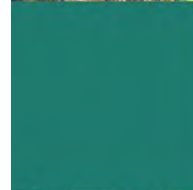
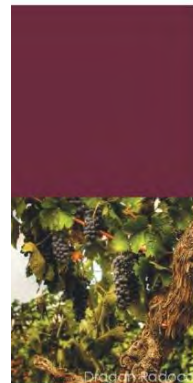
I look forward to engaging further should our proposal be accepted by the Boundary Adjustment Committee and there is a reasonable proposition of effecting reform for the betterment of our communities.

I have authorised the issuing of this letter under my hand by electronic signature as I am presently overseas and returning on 14 October 2019 and welcome the opportunity to discuss matters further thereafter.

Yours sincerely



Bim Lange
Mayor



Item 23

Contact: Karen Redman

Ref: KR:ts
CC16/772

21 October 2019

Mr Bruce Green
Chair, SA Boundaries Commission
GPO Box 2329
ADELAIDE SA 5001

Town of Gawler
43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
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Dear Mr Green

Re: Town of Gawler Boundary Change Proposal

I am aware that you recently received correspondence from the Hickinbotham Group in regards to Town of Gawler's boundary reform considerations.

Town of Gawler is in the initial stages of its investigations and the key rationale applied to Council's deliberations when considering 'fit for purpose' boundary adjustments for Gawler include:

- The Gawler Township has and will continue to function as a Regional Service Centre to the lower mid north servicing a catchment in excess of 110,000 people and growing.
- As development occurs immediately adjoining the current Town of Gawler boundary the equity of residents living adjacent our borders utilising the Gawler community's services (particularly current Hewett and Gawler Belt residents and future Concordia residents) needs to be addressed to provide Council with capacity to provide quality infrastructure and services to its community of interest and the region.
- Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in local decision making rather than being governed by distant entities.
- The formation of a community that is based on collective responsibility and engagement are the foundations on which a community that is harmonious and sustainable will flourish.
- Coordinated local governance (including but not limited to urban development expansion) by one entity as opposed to potentially multiple local government bodies will ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region.

Town of Gawler has adopted a strategic approach to boundary reform. A key focus has been on regional economic considerations and ensuring that boundary changes enhance the capacity of local government within the region to continue to deliver results to local communities in a more strategic and effective way.

At the 10 September 2019 Special Council Meeting, Council resolved to undertake further analysis in key areas of interest prior to making a decision on whether to submit an Initial Proposal for the Commission's consideration. The full Council resolution and a map of the proposed boundary adjustments under consideration is attached for your information.

It is important to note that Roseworthy has not been identified as an area of interest for further analysis by the Town of Gawler.

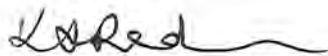
It is acknowledged that once developed, the Township of Roseworthy will stretch south and reach the Gawler boundary, essentially merging the townships and creating a ribbon of urban growth. However it is also acknowledged that the inclusion of Roseworthy within the Town of Gawler could potentially have a detrimental impact upon the Light Regional Council. It is understood that an important variable to be considered when pursuing boundary reform change is the financial sustainability of the affected Councils. Consequently the potential inclusion of Roseworthy and its associated growth potential has not been included within scope at this time.

A further report will be considered by Council at its 26 November 2019 Council meeting. This will also include consideration of a draft Initial Proposal addressing the Principles under Section 26 of the *Local Government Act (1999)*. If adopted, the Initial Proposal will be submitted to the Commission for consideration and feedback.

I have sought to organise a meeting with Mr Michael Hickinbotham to discuss his letter to you and to further explain the Town of Gawler boundary change proposition.

I look forward to progressing this matter with the Commission in due course.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

cc. Michael Hickinbotham, Managing Director Hickinbotham Group
Stephan Knoll MP, Minister for Transport, Infrastructure and Local Government
Brian Carr, Chief Executive Officer Light Regional Council
Mayor Bill O'Brien, Mayor Light Regional Council

Attachment

RESOLUTION 2019:09:COU001

Moved: Cr D Hughes

Seconded: Cr D Fraser

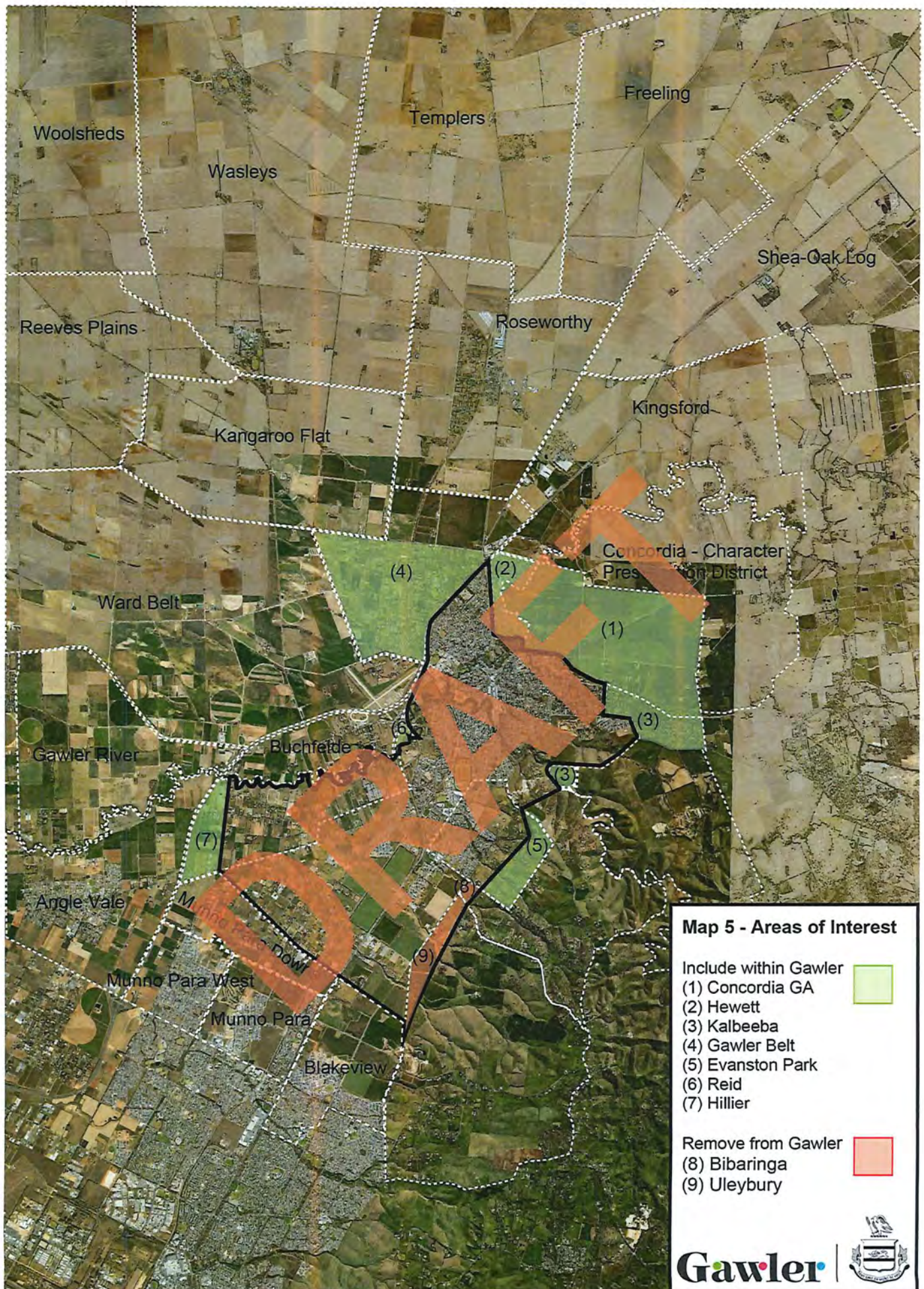
That Council :-

1. Notes the Council Boundary Change Proposal – Initial Analysis report.
2. Determines that since the Local Government (Boundary Adjustment) Amendment Act 2017 came into effect on 1 January 2019, the time is right (further to Motion No. 2019L05:COU207) for the Town of Gawler to progress deliberations pertaining to its Council boundary areas relative to both historic boundary adjustment anomalies and also boundary reform relating to new urban growth areas. Such new growth areas will result in significant increases in population to areas in immediate vicinity of Gawler and that will materially influence the Gawler Community to which the Town of Gawler should have governance oversight.
3. Notes that there is a staged approach to the submission and consideration of Boundary Change Proposals, as outlined in this Report. This includes:
 - a. Stage 1 – Initial consideration of a potential proposal by the Boundaries Commission.
 - b. Stage 2 – Referral of a General Proposal to the Boundaries Commission.
 - c. Investigation of a General Proposal by the Boundaries Commission.
4. Notes that a key point of consideration to the boundary reform changes relative to the Town of Gawler area pertains to the potential creation of a consolidated community of interest over the coming 20- 30 year period which is anticipated to increase the total combined population by some 50,000-60,000 people.
5. Is strongly of the view that the best way to manage and service such a large community is to ensure that resources are used in the most effective and efficient manner. A key element of which is that the services provided at a local Government level should be provided by one Local Government entity, the Town of Gawler, as opposed to the four local government entities that currently exist.
6. Notes that the key rationale applied to Council's deliberations when considering the Town of Gawler boundary adjustments comprise:
 - a. The Gawler Township has and will continue to function as a Regional Service Centre to the lower mid north servicing a population in excess of 110,000 people and growing.
 - b. As development occurs immediately adjoining the current Town of Gawler boundary the equity of residents living adjacent our borders utilising the Gawler community's services needs to be addressed to provide Council with capacity to deliver quality infrastructure and services to its community of interest and the region.
 - c. Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in

- local decision making rather than being governed by distant entities.
- d. The formation of a community that is based on collective responsibility and engagement are the foundations on which a harmonious and sustainable community will flourish.
 - e. Coordinated local governance (including but not limited to urban development expansion) by one entity as opposed to potentially four separate local government bodies influencing the Town of Gawler will ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region.
7. Notes that the various boundary adjustment options presented provide opportunities to refine the boundary configurations such as to ensure the optimum changes to best suit the formation of a new Town of Gawler Council boundary consistent with the broader interests of the community.
 8. Adopts in principle the following Council boundary adjustments (as detailed in Attachment 4 Map 5 of this Report) as the basis for preparing a Stage 1 Proposal:
Areas to be included in the Town of Gawler;
 - a. Area 1- Concordia Growth Area
 - b. Area 2 - Hewett
 - c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
 - d. Area 4 – Portion of Gawler Belt
 - e. Area 5 - Evanston Park
 - f. Area 6 - Reid
 - g. Area 7 – HillierAreas to be removed from the Town of Gawler;
 - h. Area 8 – Portion of Bibaringa
 - i. Area 9 – Portion of Uleybury
 9. Notes that the feedback provided by Council shall be used to refine and update the boundary configuration and the preparation of a Stage 1 Proposal that will then be presented back to Council for further consideration at a future Council meeting.
 10. Notes the indicative high level financial analysis that has been undertaken to date primarily focuses on indicative variable operating revenue and expenditure (i.e. operating revenue and expenditure that fluctuates directly with the level of outputs), and that Council Staff will undertake further financial investigations to be presented to Council at a future meeting.
 11. Notes that a further detailed financial analysis will be undertaken by the Boundaries Commission as part of its (possible) future investigations.
 12. Approves in principle the proposed communication and consultation process to be undertaken as outlined in the report noting that a detailed communication and consultation strategy will be developed and presented to Council at a future meeting.
 13. Notes that to undertake boundary reform will be at a cost, the overall details of which are not known at this point, appreciating that the most significant cost relates to the Grants Commission relative to that office

undertaking the investigations should Council proceed to a Stage 2 General proposal. Council will determine to proceed or otherwise at a later point in the process once the full costs are known.

14. Authorises the Mayor to write to all Town of Gawler adjoining Councils seeking their cooperation in regards to boundary reform and agreement to progress discussions in this regard in the best interests of all communities concerned, including seeking their willingness to establish an appropriate cost sharing arrangement to the investigations that will be triggered by the Grants Commission should the Commission determine to proceed with the boundary reforms as proposed, and or such variation.
15. Notes that the Barossa Geographical (GI) Zone which is a significant point of reference to regional and local wine and related industries forms a critical platform in the economic viability of the world renowned wine region. The composition of established urban areas such as a significant portion of the existing Gawler Township and Hewett, with future urban growth areas as Concordia, being located in the GI Zone is considered counterintuitive relative to the Zone's purpose. Changes to the Zone boundaries will be further considered in the context of Council's boundary reform deliberations.
16. Seek that a combined Open Forum be held with the Mayors and Councils of the affected areas in the interest of consultation, collaboration and of gauging sentiment with regard to an expanded Gawler.



Item 24

6.1 CR IAN TOOLEY - BOUNDARY REFORM

RESOLUTION 2019:10:COU001

Moved: Cr I Tooley

Seconded: Cr J Vallelonga

That Council:-

1. Notes that the Light Regional Council, the Barossa Council and the communities of Gawler, Hewitt, Kalbeeba, Gawler Belt, Evanston Park etc had not been consulted regarding boundary expansion prior to Gawler Council announcing its intentions to pursue boundary reform in May 2019.
2. Notes that 'Community Interest' for Boundary Reform is a critical and required criteria of the Boundaries Commission in order for them to consider and to progress any application for boundary reform.
3. Notes that Gawler Council bares the cost of pursuing Boundary Reform and that the cost to prepare a submission for consideration by the Boundaries Commission will cost at least \$300,000 initially, and that this cost is in addition to the huge cost of, and impost on, council staff time.
4. Notes that there is a high likelihood that a Gawler Town Council submission for Boundary Reform will be unsuccessful, particularly if such a submission does not have the required support of the community's and Councils affected.
5. Notes that the stakeholders for the Concordia Growth Area (CGA) have not been consulted regarding the ToG proposed takeover of the area and that the claims by the ToG that a developed CGA will be disadvantageous to, and an economic and material burden on, the ToG and on ToG assets and infrastructure, is based on ill-informed assumptions and on a lack of knowledge regarding the assets, amenity and infrastructure planned for the CGA.
6. Identifies definitively how having the communities of Hewett, Kalbeeba, Gawler Belt, Evanston Park etc on the border of Gawler, but not incorporated into the Town of Gawler proper, are:-
 - (1) the cause of upward pressure on ToG residents council rates as claimed?
 - (2) an economic impost, an economic burden and presents a financial disadvantage to/for the ToG?
7. Revokes motion 2019:09:COU353 and halts it's pursuit of boundary reform and boundary expansion until:-
 - (1) the Gawler Town Council Community has been properly consulted and their support for boundary reform, or otherwise, has been established and qualified.
 - (2) the affected communities such as Hewett, Gawler Belt, Evanston Park and Kalbeeba have been consulted and canvassed as to their desire to become incorporated into an expanded Gawler Town Council area or not.

-
- (3) a combined Open Forum has been held with the Mayors and Councils of Light and Barossa in the interest of consultation, collaboration and of gauging sentiment with regard to an expanded Gawler.
- (4) consultation has occurred with the Concordia Growth Area stakeholders in order to determine the intentions for assets, amenities and infrastructure to be incorporated in the CGA in order to service the needs of the estimated 20,000 residents.

LOST

Cr Vallelonga sought and was granted leave of the meeting to speak a second time during debate of Item 6.1 Boundary Reform.

Cr Tooley called for a division:

The Mayor declared the vote set aside.

In Favour: Crs B Sambell, N Shanks, I Tooley and J Vallelonga

Against: Crs C Davies, D Fraser, D Hughes, P Koch and P Little

LOST 4/5

The Mayor declared the motion LOST

Item 25

Ref: BC:TS
Doc ID: 399518



28 October 2019

Mr Bruce Green
Chair
Boundaries Commission
GPO Box 2329
ADELAIDE SA 5001
Email and post: boundaries.commission@sa.gov.au

Dear Mr Green,

Boundary Reform Proposal

Reference is made to Council's letter of 21 October 2019 wherein you were advised that the Light Regional Council would be considering a report at its Tuesday, 22 October 2019 meeting on the matter of the Boundary Reform Proposals by The Barossa Council and the Town of Gawler. I now confirm that the following resolution was passed at that meeting:-

Item - 13.1.1 Boundary Reform Proposals

1. That the presentation by Council's Chief Executive Officer on "Boundary Reform Proposals" be received and noted.
2. That Council re-affirms its decision of 24 September 2019 requesting the Town of Gawler and The Barossa Council to withdraw their proposals based on their apparent lack of community support.
3. That Council write to the Boundaries Commission expressing the opinion that the proposals from the Town of Gawler and The Barossa Council are fundamentally flawed as set out in the Brief Analysis section of this presentation and ask the Commission to refuse to inquire into the proposals pursuant to Section 29 of the Local Government Act 1999 on the grounds that they are not in the public interest.
4. That Council include in its correspondence to the Boundaries Commission that in the event they choose not to dismiss out of hand the proposals from the Town of Gawler and/or The Barossa Council then the Light Regional Council be afforded the opportunity to put forward an "Alternative" based on Structural Reform.

As referenced in resolution 3 above, the "Brief Analysis" is set out below, as presented to the Council on 22 October 2019:-

Brief Analysis

Barossa

- Fundamentally flawed:
"The Barossa GI boundary has absolutely nothing to do with local government areas constituted under the Local Government Act"
- The Barossa, as a place and a brand, stands alone and has no direct relationship with local government boundaries established under the Local Government Act.

Postal Address:

PO Box 72, Kapunda, South Australia 5373

Telephone: (08) 8525 3200
Email: light@light.sa.gov.au
Website: www.light.sa.gov.au

Principal Office
93 Main Street, Kapunda, SA 5373

Light Regional Council ABN: 35 455 841 625

Branch Office
12 Hanson Street, Freeling, SA 5372

- No evidence of community support from The Barossa Council or from the areas affected of Light Regional Council
- Significant evidence of community opposition to The Barossa Council boundary change proposal
- Principle (1)(c)(i) requires "*the desirability of avoiding significant divisions within a community*"

This principle is not met; which will be demonstrated in a further comprehensive letter with attachments which will be sent to you this week.

Gawler

- Fundamentally flawed; reference is made to correspondence to the Boundaries Commission from the Hickinbotham Group of 8 October 2019 – please refer to extract therefrom and set out below:

Changes to Council boundaries of this magnitude should only be contemplated where there is both a clear purpose and significant benefits to the community, which can be identified, demonstrated and measured. We do not believe the proposal (as published on the Town of Gawler website) passes this test. Moreover, in our opinion, the proposal is not consistent with the principles under section 26 of the Local Government Act 1999 (SA) and would have significant adverse consequences for the region and communities involved.

- No evidence of community support from Gawler or from the areas affected of Light Regional Council
- Significant evidence of community opposition to Gawler's boundary change proposal
- Principle (1)(c)(i) requires "*the desirability of avoiding significant divisions within a community*"

This principle is not met; which will be outlined in the comprehensive letter with attachments to be sent to you this week.

- Roseworthy's Township Expansion – Commercial Centre will relieve the pressure on Gawler's Main Street which suffers from congestion.

In accordance with Council's resolution of 22 October 2019, should the Commission choose not to dismiss out of hand the proposals from the Town of Gawler and/or The Barossa Council, we respectfully request that the Light Regional Council be afforded the opportunity to put forward an "Alternative" based on Structural Reform.

As mentioned above, in further support of this correspondence we will be sending a comprehensive letter with significant evidence attached.

Please do not hesitate to contact the Mayor or CEO on telephone 8525 3200 should you wish to discuss the content of this letter further.

Yours sincerely,



Bill O'Brien
Mayor



Brian Carr
Chief Executive officer

cc Elected Members LRC
General Managers LRC
Mayor and CEO The Barossa Council
Mayor and CEO Town of Gawler

Item 26

Mayor Karen Redman
Town of Gawler
PO Box 130
GAWLER SA 5118

Re: Boundaries Commission Update

Dear Mayor Redman

As we approach the end of 2019, it is timely to provide you with an update on the work of the Local Government Boundary Commission and the implementation of the new system for potential boundary changes.

Firstly, in September 2019 the Commission welcomed Ms Wendy Campana as a new Commissioner. Wendy brings with her a wealth of Local Government knowledge and experience that will be of great benefit to the Commission in our work both as the Local Government Grants Commission and the Boundaries Commission.

As you would now be aware, the Commission took on the role as the Boundary Commission in January 2019 to undertake the initial assessment of reform proposals, oversee investigations, and make recommendations to the Minister responsible for the Act on council boundary changes.

Since releasing the nine Guidelines outlining the various processes for progressing and investigating boundary change proposals in January, the Commission has made a number of minor amendments to them. These amendments are noted on the Boundary Commission's webpage.

It has been pleasing to see genuine interest from the sector and the community more widely in the boundary change process. Four proposals have been formally submitted to the Commission, all meeting the requirements of Stage One of the process for the initiation of a general proposal.

However, the Commission is aware that the system that has been put in place introduced a number of new elements into the boundary change process, in particular the capacity for individual councils to initiate boundary change proposals. This has generated both interest and concern across the local government sector.

The Commission understands that some councils have expressed concern about a view held by neighbouring councils that a boundary change may be appropriate. I emphasise that while the new system enables individual councils to initiate proposals, and make a case to the Commission that they be investigated, the Commission—not the initiating council—has the responsibility to investigate these proposals and make recommendations to the Minister.

The Commission will therefore undertake a thorough investigation of all aspects of any proposal before making recommendations to the Minister. This will include comprehensive community engagement and a full consideration of the impact of any boundary change on all affected councils, particularly where that change is significant. Ultimately, the recommendations that the Commission makes to the Minister will reflect our view on what is best for the community in that area.

The Commission is also aware that some councils have expressed concerns about the potential cost of an investigation into a boundary change proposal. To clarify, the costs to

initiating councils will be based on the investigation and consultation process that the Commission undertakes on any proposals. I am sure that you appreciate that the impact and complexity of boundary change proposals can vary significantly, and that, as a result, the costs for each proposal will also vary.

Also, a proposal will not proceed to an investigation before the Commission consults with the initiating council on expected costs and the council determine to proceed with the proposal with this knowledge.

I understand that there is also a view that the implementation of a proposal will require a council receiving new areas to pay 'compensation' to the council relinquishing this area for the transfer of assets. While a full understanding of the financial impact on all affected councils will be necessary for the Commission to make recommendations to the Minister, including consideration of the transfer of assets and infrastructure, the Commission's recommendations will need to reflect the specific circumstances of each boundary change.

If you have not yet familiarised yourself with the new system for Council boundary change proposals I encourage you to do so. The Commission's Guidelines can be found at https://www.dpti.sa.gov.au/local_govt/boundary_changes. The Commission also intends on providing information about received proposals on its website.

I trust that this information is of assistance to you. If you have further questions, please contact Mr Thomas Rossini in the Office of Local Government on 7109 7443, or thomas.rossini@sa.gov.au.

Yours sincerely



Bruce Green
Chair, SA Local Government Boundaries Commission

31 October 2019

cc. Mr Henry Inat, Chief Executive Officer

Item 27

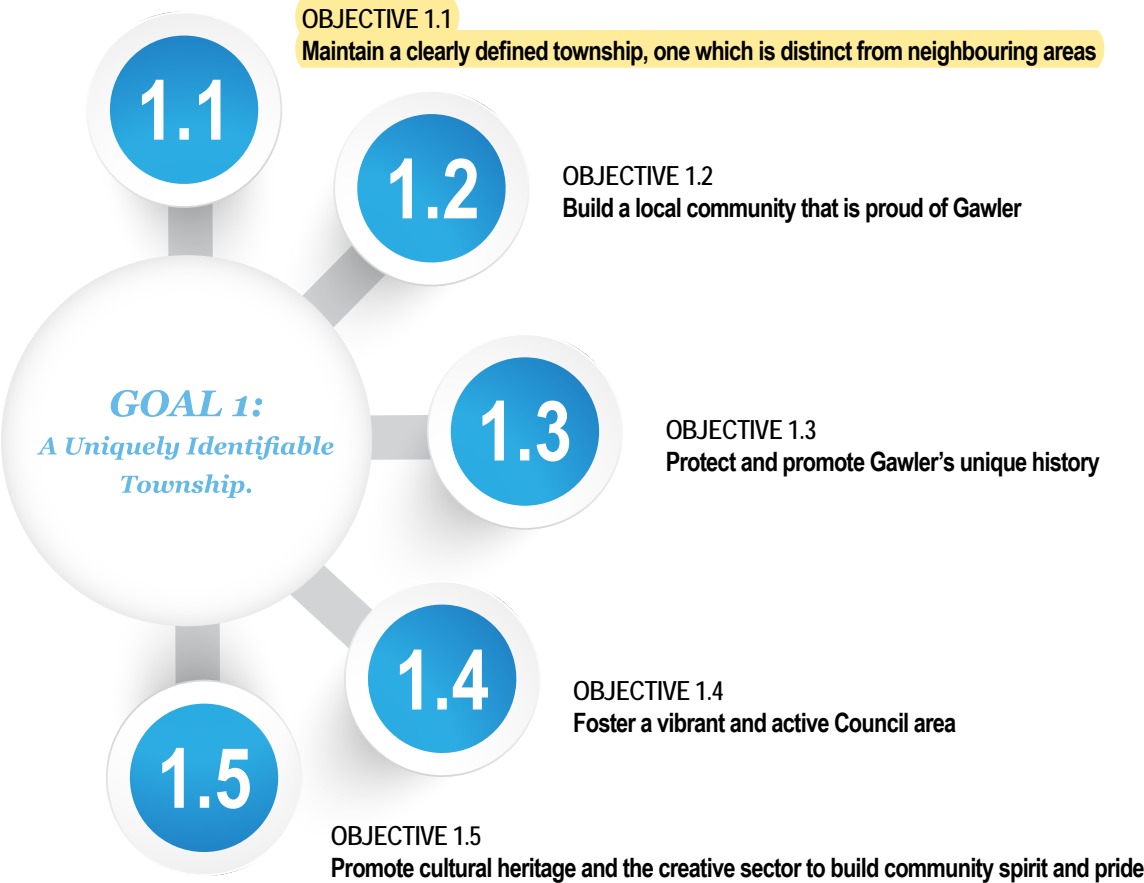
ANNUAL REPORT (*Excerpt Only)

2018 - 2019

www.gawler.sa.gov.au

Gawler





The following is a reflection of the Key Achievements relating to Goal 1 - A Uniquely Identifiable Township.
The more significant Key Achievements for Goal 1 are featured on the next few pages.

OBJECTIVE 1.1 Maintain a clearly township, one which is distinct from neighbouring areas

- Rural Land Use and Infrastructure Investigation & the Rural Areas Development Plan Amendment

OBJECTIVE 1.2 Build a local community that is proud of Gawler

- Community Grants 2018/19
- External Grants Program
- Community Engagement
- ANZAC Day
- Marketing and Communications
- Gawler and Districts Community Services Forum
- Unsightly Premises

OBJECTIVE 1.3 Protect and promote Gawler's unique history

- Gawler Civic Centre redevelopment
- 1. Regional Business Innovation Hub

- 2. Regional Gawler Heritage Collection Gallery & Cultural Heritage Centre
 - Heritage Gallery
 - The Reading Room
 - The Research Centre
- 3. Regional Multi-Purpose function venue (including Community meeting rooms)
- 4. Regional Smart Library
- 5. Social Enterprise Café
- 6. Youth Space
- Gawler Club Inc.
- Rehabilitation Gawler Mill Inn Bridge
- Willaston Cemetery Conservation and Management Plan
- Heritage Collection Management and Action
- History Month Guided Walking Tours
- Historic Walls Grant Scheme
- Pioneer Park War Memorial
- Gawler Reconciliation Action Plan
- National Reconciliation Week
- NAIDOC Week

OBJECTIVE 1.4 Foster a vibrant and active Council area

- Events in Gawler
- National Youth Week 2019
- Gawler Fringe
- YMCA Skate Park Event
- Gawler Civic Centre Launch Festival

OBJECTIVE 1.5 Promote cultural heritage and the creative sector to build community spirit and pride

- Arts and Culture Strategy
- Gawler Public Art Framework
- Gawler Biennial Art Award

Gawler Civic Centre Redevelopment
The redevelopment of the State Heritage Listed Town Hall and Institute buildings, jointly funded by the Australian Government, through the National Stronger Regions Fund (\$5.6m), and the Town of Gawler was completed in December 2018.

The transformed buildings opened their doors to the public on 11 February and Council held its Meeting in new Council Chamber on Tuesday 26 February 2019.

Acknowledging the importance of Gawler to the Kurna community was a key component of the redevelopment. Council worked with Kurna Elders to develop an Acknowledgment of Country that is displayed at the Murray Street entrance and a Kurna Shield carved from a local gum was presented to Council in April 2019.

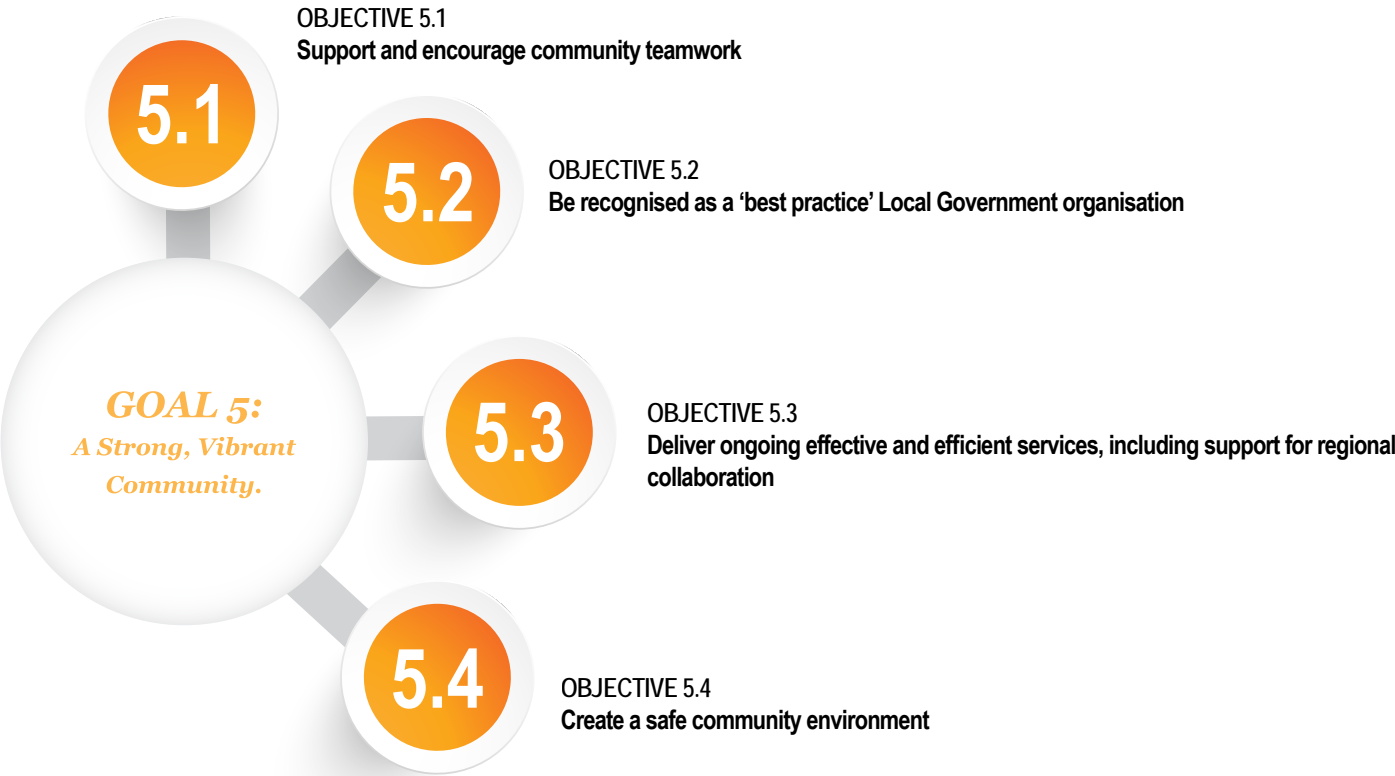
The intention of the Civic Centre redevelopment project has been to transform the iconic and heritage-listed Town Hall and Gawler Institute to create an architecturally hub for economic and social enterprise that will act as the renaissance catalyst for the Gawler CBD to take its place as the business and cultural centre for the greater region.

- Encapsulated within this, and incorporated within the requirements of the National Stronger Regions Fund funding agreement with the Federal Government, has to create:
- Regional Business Innovation Hub;
 - Regional Gawler Heritage Collection Gallery;
 - Regional Multi-Purpose function venue;
 - Regional Smart Library;
 - Youth Space; and
 - Social Enterprise Café.

All of the above has been achieved.



Gawler Civic Centre



The following is a reflection of the Key Achievements relating to Goal 5 - A Strong, Vibrant Community. The more significant Key Achievements for Goal 5 are featured on the next few pages.

OBJECTIVE 5.1 Support and encourage community teamwork

- Gawler Youth Advisory Committee
- Gawler & Districts Youth Workers Network
- Friends of Gawler Library Program
- Gawler Visitor Information Centre
- Welcoming New Australian Citizens
- Gawler Farmers' Market
- Gawler Community House
- Service Clubs
- Community Groups / Sporting Clubs
 - Karbeethan Sporting Association Memorandum of Understanding
- Local Government Association
- Gawler Show
- Gawler Carols

OBJECTIVE 5.2 Be recognised as a 'best practice' Local Government organisation

- Local Government Recognition
- Gawler Council Involvement in Related Sector Initiatives
- Implementation of the Planning, Development and Infrastructure Act 2016
- Audit Committee
- Governance
- Human Resource Management and Organisational Development

- Our People
- Traineeships
- Cultural Awareness Program
- Our People Our Safety
- Electronic Data Management System
- Mayors Leadership Program
- Mayors involvement in GAROC, LGA Board and Australian Local Government Association
- CEO involvement in Local Government Professionals, Barossa Regional Development, Northern Adelaide Waste Management Authority, Regional Council Procurement Group, Local Government Association, Local Government Association CEO Advisory Group
- Application of Contemporary Business Practices – High Performance Organisation/90 Day Planning
- Corporate Management Framework Overview
- Financial Management Overview
- Performance Excellence Program
- Regional Collaboration Overview
- **Boundary Reform**

OBJECTIVE 5.3 Deliver ongoing and services, including support for regional collaboration

- Library Services
- and Program

- Performance Excellence Program
- Enterprise Agreements
- Digital Transformation of Council Business
- Barossa Regional Procurement Group
- Barossa Light and Lower Northern Region Public Health and Wellbeing Plan
- Emergency Management Plan Review
- Environmental Management
 - Solar Photovoltaic System at the Gawler Administration Centre
 - Environmental Management Software
 - Finnis Street Carpark Light Review
 - Building Upgrade (BUF) Scheme

OBJECTIVE 5.4 Create a safe community environment

- Disability Access and Inclusion Plan
- T and Parking
- Animal Management
- DACO
- Dogs in Gawler
- Dog Door Knock
- By-Laws
- Birds of Abundance
- Upgrade Public Lighting
- Building Fire Safety Committee
- Building Inspections
- SA Police
- Gawler Road Safety Group

Boundary Reform
On 1 January 2019 the Local Government (Boundary Adjustment) Amendment Act 2017 came into The Act provides a new process for initiating and reviewing Council boundary reform proposals. These proposals will be reviewed, administered and ultimately investigated by an independent body, the Boundaries Commission, which will then make recommendations to the Minister for Local Government.

The new boundary reform process allows Council to plan for its future, show strong leadership in its region and lead the conversation as it relates to key issues such as understanding the communities of interest exist and the associated impacts on residents and services. In light of this, Council resolved to strategically investigate the Town of Gawler's Local Government Boundaries at its May 2019 Meeting.

The decision provides a step by step approach to this important yet complex process with opportunity for the community to have a say in this important initiative. Taking this leadership action demonstrates that Council is serious in setting the community of Gawler up for success into the future but also applying a sensible approach that allows Council to make informed decisions on behalf and in the best interests of our community.

Regional Collaboration Overview

Council continues to proactively collaborate with neighbouring Councils on various initiatives.

Council continues to be a joint owner of two regional subsidiaries: namely the Gawler River Floodplain Management Authority (with the City of Playford, Adelaide Hills Council, The Barossa Council, Light Regional Council, and the Adelaide Plains Council) and the Northern Adelaide Waste Management Authority (NAWMA) (with the City of Playford and City of Salisbury). NAWMA is widely recognised as an industry leader in the waste management sector.

The Council continued to share casual Library with Adelaide Plains Council, as part of a Memorandum of Understanding (MoU) established in 2007.

The Council is a member of the Barossa Regional Procurement Group, which is a Council purchasing initiative (along with The Barossa Council, Mid Murray Council, Adelaide Plains Council, and Light Regional Council) that has delivered improved procurement practices and provided value for money outcomes for the participating Councils.

In December 2018, Council instigated a joint venture with neighbouring Light Regional Council to engage an ICT trainee hosted by Town of Gawler.

Performance Excellence Program
In early 2018, the Council elected to join the Australasian Local Government Performance Excellence Program, which is an extensive performance management tool developed by PwC in conjunction with Local Government Professionals Australia NSW.

As a unique, highly innovative, industry-driven collaboration, it is recognised locally, nationally and internationally for its quality of Council performance benchmarking across Australia and New Zealand.

Approximately 120 Councils across Australia and New Zealand currently participate in the program. The program enables Council leaders to see their own strategic and operational performance in context of the unique local government sector and gain deeper intelligence and real insight on their Council's performance strengths and areas for improvement.

The Council has agreed to participate in the program for three years, with the year of participation relating to the 2017/18 year. The 2017/18 were tabled to Council, via the Audit Committee, in May 2019.

Corporate Management Framework Overview
Council applies a Corporate Management Framework to facilitate and co-ordinate the implementation of Council's Community Plan, with the Framework articulating the relationship between legislation, organisational, strategy and policy disciplines align to then achieve our agreed goals.

The Framework is underpinned and informed by the development of the Community Plan, Annual Budget / Business Plan, Divisional Annual Business Plans (and associated 90 day plans), individual Performance Management Plans, and various other key strategic documents.

Mayors involvement in GAROC, LGA Board and Australian Local Government Association
Mayor Redman is a board member of the Local Government Association of SA and the Chair of the Greater Adelaide Region Organisation of Councils (GAROC). She is also a board member of the Australian Local Government Association (ALGA). Involvement in such sector based organisations is seen as a critical capacity in advocating for the sector and the Gawler community.

The Mayor's Young Women's Leadership Program
A voluntary program that combines leadership development with a mentor/sponsor relationship to create an unprecedented forum for exposure to a broad range of local female leaders and hence, the development of the participants' leadership skills.

The program employs a blended learning methodology based around peer knowledge-sharing, practical

Item 28







12.2 BOUNDARY CHANGE PROPOSAL - FURTHER ANALYSIS AND STAGE 1 PROPOSAL

Record Number: CC16/772;IC19/612

Author(s): Henry Inat, Chief Executive Officer

Previous Motions: Council, 28/05/2019, Resolution: 2019:05:COU207, Council, 10/09/2019, Resolution: 2019:09:COU353

Attachments:

1. Letter from Boundaries Commission - update 31 October 2019 
2. Draft Communication and Consultation Plan 
3. Correspondence with Neighbouring Councils 
4. Light Regional Council Submission to Boundaries Commission 
5. Letter to Boundaries Commission in response to Hickinbotham Group 
6. Draft Stage 1 Proposal 

OFFICER'S RECOMMENDATION

That Council:-

1. Notes the Council Change Proposal – Further Analysis and Stage 1 Proposal Report.
2. Notes the correspondence received from the Boundaries Commission and neighbouring Councils as provided in Attachments 1 and 3.
3. Notes that the staged approach to Boundary Reform includes a number of hold points requiring Council decision.
4. Approves the submission of a Stage 1 Proposal as provided as Attachment 6 to the Boundaries Commission for feedback.
5. Notes that feedback received from the Boundaries Commission on the Stage 1 Proposal will be presented to Council for consideration prior to proceeding to the development of a Stage 2 Proposal.
6. Adopts, in principle, the proposed communication and consultation plan for Stages 1 and 2 of the Boundary Reform Process.
7. Notes that the potential costs for further progressing its boundary reform deliberations forming the Stage 2 process is estimated at \$10,000. This cost will be sought to be allocated as part of the 2nd Quarter Budget Review. Should Council decide to proceed with the Stage 3 Investigation of a General Proposal to be conducted by the Boundaries Commission, a budget allocation will be prepared as part of the 2020/21 Budget.

SUMMARY

Town of Gawler has resolved to continue to investigate boundary reform, adopting, in principle, the following Council boundary adjustments as the basis for preparing a Stage 1 Proposal.

Areas to be included in the Town of Gawler;

- a. Area 1- Concordia Growth Area
- b. Area 2 - Hewett
- c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
- d. Area 4 – Portion of Gawler Belt
- e. Area 5 - Evanston Park
- f. Area 6 - Reid
- g. Area 7 – Hillier

Areas to be removed from the Town of Gawler;

- h. Area 8 – Portion of Bibaringa
- i. Area 9 – Portion of Uleybury

This report provides an update on the boundary reform deliberations, including the following:

1. Indicative project activities (including community consultation) and timeframes.
2. Concordia Precinct Authority progress.
3. Detailed financial analysis incorporating known infrastructure requirements and fixed costs.
4. Regional collaboration and neighbouring council's positions.

This report also presents the following draft documents for Council Member feedback and if appropriate approval:

1. Stage 1 Proposal for submission to the Boundaries Commission (**Attachment 6**)
2. Communication and Consultation Plan – Stage 1 and 2 (**Attachment 1**)

BACKGROUND

At the 10 September 2019 Special Council Meeting, the following motion was resolved:

RESOLUTION 2019:09:COU001

Moved: Cr D Hughes

Seconded: Cr D Fraser

That Council :-

1. *Notes the Council Boundary Change Proposal – Initial Analysis report.*
2. *Determines that since the Local Government (Boundary Adjustment) Amendment Act 2017 came into effect on 1 January 2019, the time is right (further to Motion No. 2019L05:COU207) for the Town of Gawler to progress deliberations pertaining to its Council boundary areas relative to both historic boundary adjustment anomalies and also boundary reform relating to new urban growth areas. Such new growth areas will result in significant increases in population to areas in immediate vicinity of Gawler and that will materially influence the Gawler Community to which the Town of Gawler should have governance oversight.*
3. *Notes that there is a staged approach to the submission and consideration of Boundary Change Proposals, as outlined in this Report. This includes:*
 - a. *Stage 1 – Initial consideration of a potential proposal by the Boundaries Commission.*
 - b. *Stage 2 – Referral of a General Proposal to the Boundaries Commission.*
 - c. *Investigation of a General Proposal by the Boundaries Commission.*
4. *Notes that a key point of consideration to the boundary reform changes relative to the Town of Gawler area pertains to the potential creation of a consolidated community of interest over the coming 20- 30 year period which is anticipated to increase the total combined population by some 50,000-60,000 people.*
5. *Is strongly of the view that the best way to manage and service such a large community is to ensure that resources are used in the most effective and efficient manner. A key element of which is that the services provided at a local Government level should be provided by one Local Government entity, the Town of Gawler, as opposed to the four local government entities that currently exist.*
6. *Notes that the key rationale applied to Council's deliberations when considering the Town of Gawler boundary adjustments comprise:*
 - a. *The Gawler Township has and will continue to function as a Regional Service Centre to the lower mid north servicing a population in excess of 110,000 people and growing.*
 - b. *As development occurs immediately adjoining the current Town of Gawler boundary the equity of residents living adjacent our borders utilising the Gawler community's services needs to be addressed to provide Council with capacity to deliver quality infrastructure and services to its community of interest and the*

- region.*
- c. Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in local decision making rather than being governed by distant entities.*
- d. The formation of a community that is based on collective responsibility and engagement are the foundations on which a harmonious and sustainable community will flourish.*
- e. Coordinated local governance (including but not limited to urban development expansion) by one entity as opposed to potentially four separate local government bodies influencing the Town of Gawler will ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region.*
- 7. Notes that the various boundary adjustment options presented provide opportunities to refine the boundary configurations such as to ensure the optimum changes to best suit the formation of a new Town of Gawler Council boundary consistent with the broader interests of the community.*
- 8. Adopts in principle the following Council boundary adjustments (as detailed in Attachment 4 Map 5 of this Report) as the basis for preparing a Stage 1 Proposal:*
Areas to be included in the Town of Gawler;
 - a. Area 1- Concordia Growth Area*
 - b. Area 2 - Hewett*
 - c. Area 3 – Portion of Kalbeeba (including portion of Springwood)*
 - d. Area 4 – Portion of Gawler Belt*
 - e. Area 5 - Evanston Park*
 - f. Area 6 - Reid*
 - g. Area 7 – Hillier**Areas to be removed from the Town of Gawler;*
 - h. Area 8 – Portion of Bibaringa*
 - i. Area 9 – Portion of Uleybury*
- 9. Notes that the feedback provided by Council shall be used to refine and update the boundary configuration and the preparation of a Stage 1 Proposal that will then be presented back to Council for further consideration at a future Council meeting.*
- 10. Notes the indicative high level financial analysis that has been undertaken to date primarily focuses on indicative variable operating revenue and expenditure (i.e. operating revenue and expenditure that fluctuates directly with the level of outputs), and that Council Staff will undertake further financial investigations to be presented to Council at a future meeting.*
- 11. Notes that a further detailed financial analysis will be undertaken by the Boundaries Commission as part of its (possible) future investigations.*
- 12. Approves in principle the proposed communication and consultation process to be undertaken as outlined in the report noting that a detailed communication and consultation strategy will be developed and presented to Council at a future meeting.*
- 13. Notes that to undertake boundary reform will be at a cost, the overall details of which are not known at this point, appreciating that the most significant cost relates to the Grants Commission relative to that office undertaking the investigations should Council proceed to a Stage 2 General proposal. Council will determine to proceed or otherwise at a later point in the process once the full costs are known.*
- 14. Authorises the Mayor to write to all Town of Gawler adjoining Councils seeking their cooperation in regards to boundary reform and agreement to progress discussions in this regard in the best interests of all communities concerned, including seeking their willingness to establish an appropriate cost sharing arrangement to the investigations that will be triggered by the Grants Commission should the Commission determine to proceed with the boundary reforms as proposed, and or such variation.*
- 15. Notes that the Barossa Geographical (GI) Zone which is a significant point of reference*

to regional and local wine and related industries forms a critical platform in the economic viability of the world renowned wine region. The composition of established urban areas such as a significant portion of the existing Gawler Township and Hewett, with future urban growth areas as Concordia, being located in the GI Zone is considered counterintuitive relative to the Zone's purpose. Changes to the Zone boundaries will be further considered in the context of Council's boundary reform deliberations.

16. *Seek that a combined Open Forum be held with the Mayors and Councils of the affected areas in the interest of consultation, collaboration and of gauging sentiment with regard to an expanded Gawler.*

This report responds the above resolutions and provides an update on Town of Gawler's Boundary Reform project.

COMMENTS/DISCUSSION

Boundary Reform Process and Project timelines

As previously reported, Boundary reform is a new process that has not been tested, however it is understood that the reform process will be undertaken in a number of stages, including:

- Stage 1 – Submission of a Stage 1 Initial Proposal
- Stage 2 – Submission of a Stage 2 General Proposal (including formal community consultation)
- Stage 3 – Investigation of General Proposal

Stage 3 will be unique to each council proposal and will be undertaken by the Boundaries Commission once it has undertaken an assessment of a Stage 2 General Proposal and determined the scope of the investigation. Council has received an update from the Boundaries Commission which is provided at **Attachment 1** and confirms Council Administration's understanding of the process.

The following high level project schedule has been identified for Stages 1 and 2 of this project based on the assumption that Council will proceed pursuing boundary adjustments. Activities and timeframes are indicative only and will be adjusted once more information is known. As the boundary reform process is largely undefined, a number of Council decision/hold points have been built into the process as is illustrated below.

Activity	Indicative timeframe*
Stage 1 – Development and submission of an Initial Proposal	
Motion on Notice – Mayor Redman and Council endorsement.	May 2019
Initial report to Council	September 2019
Update report to Council (this report)	November 2019
Submission of Stage 1 Proposal to Boundaries Commission	December 2019
Feedback received from Boundaries Commission	February 2020
Update report to Council & Council decision to proceed to Stage 2	March 2020
Stage 2 – Development and submission of a General Proposal	
Stakeholder consultation (April-June)	April – June 2020
Special Council Meeting to consider feedback from stakeholder consultation	July 2020
Council consideration of Stage 2 Proposal	September 2020
Submission of Stage 2 Proposal to Boundaries Commission	October 2020

Advice received from Boundaries Commission, including high level quote for investigation	February 2021
Update report to Council and decision to proceed to Stage 3	March 2021
Stage 3 – Investigation of General Proposal	
Activities and timeframes to be defined during Stage 2. The Review will be undertaken independently and include stakeholder consultation and detailed financial analysis.	April 2021 onwards

*For planning purposes and in consultation with the Boundaries Commission, it has been assumed that any review/decision made by the Boundaries Commission will take a minimum of 3 months.

A Communication and Consultation plan based on the above high level project schedule has been developed for Council Member consideration (**Attachment 2**). This Plan identifies key stakeholders, key messages and the proposed activities associated with communication and consultation on this project.

Based on current timeframes, it is anticipated that consultation will be undertaken from April 2020 – June 2020 and will provide stakeholders with a range of options to provide feedback, including:

1. Open Forums (as per Resolution 2019:09:COU001) – to be held at various locations based focussing on specific areas of interest
2. Survey – online via Your Voice Gawler and available in hard copy at Council's Customer Service counters
3. Submissions – submitted electronically via Your Voice Gawler and Email, or hardcopy via Post or in person at Council's Customer Service counters.

It is proposed that a Special Council Meeting be held to consider the feedback received during the consultation process and based on the feedback, determine whether to proceed further with the development of a stage 2 proposal.

The draft Communication and Consultation Plan will be further refined and detailed once feedback is received from the Boundaries Commission on the Stage 1 Proposal (if adopted). This will include the development of the community survey and other communication materials which will be provided for Council consideration prior to proceeding to Stage 2.

The proposed communication and consultation process is estimated at \$10,000 which will be sought to be allocated as part of the 2nd Quarter Budget Review.

Concordia – Precinct Authority update

As previously reported, Concordia Land Trust through the Concordia Land Management were seeking to progress the development through the establishment of a Precinct Authority under the *Urban Renewal Act 1995*.

At the 28 May 2019 Council Meeting, Council were provided with an update report on this matter and resolved the following:

RESOLUTION 2019:05:COU177

Moved: Cr C Davies

Seconded: Cr N Shanks

That Council:-

1. *Note the information report regarding the Concordia Precinct Authority Issues Paper adopted by the Barossa Council.*
2. *Note that the Mayor has written to the Minister pertaining to the Concordia Precinct Authority and an acknowledgment letter has been received. A detailed response has not yet been received. Further, that the CEO and Manager Development, Environment and Regulatory Services have following, Council's last consideration of this matter, met with representatives of the Department of Planning, Transport and Infrastructure, the principal developer within the Concordia area and Barossa Council.*

3. *Note that it is understood that a draft Business Case relative to the formation of the Precinct Authority has been presented to the State Government and that following the above meeting held the Town of Gawler has been advised that it will be consulted in regards to the Business Case. Legislatively it is only the constituent council (i.e. the Barossa Council) who would have otherwise been consulted.*
4. *Request ongoing updates relating to the Concordia Growth Area as information comes to hand.*

Council has received advice from the Minister for Transport, Infrastructure and Local Government (who is responsible for the *Urban Renewal Act 1995*) that Concordia Land Management on behalf of the Concordia Land Trust have submitted a business case and a request for the establishment of an urban renewal precinct for land in Concordia under the *Urban Renewal Act 1995*. Town of Gawler has an opportunity to provide feedback on the Business Case. Further information on this matter is provided by way of a separate report in this Agenda. It is not anticipated that this matter will impact on Council's boundary reform agenda at this stage.

Further Analysis

Infrastructure Analysis

Council Staff have undertaken a review of Barossa, Light Regional and Playford Councils publically available management plans, such as Long Term Financial Plans, Infrastructure Asset Management Plans, Capital Work Programs, Stormwater Management Plans etc. which has informed the next level of the financial analysis.

Specific infrastructure requirements for each of the areas of interest have been noted and has been considered as part of the updated financial analysis, as described in the section below.

Financial Analysis

Part of the resolution from the 10 September 2019 Special Council meeting was as follows:

10. *Notes the indicative high level financial analysis that has been undertaken to date primarily focuses on indicative variable operating revenue and expenditure (i.e. operating revenue and expenditure that fluctuates directly with the level of outputs), and that Council Staff will undertake further financial investigations to be presented to Council at a future meeting.*

In accordance with the above resolution, Finance staff have undertaken further financial investigations, which have primarily now focused on the indicative additional 'fixed' costs, and 'semi-variable' costs, that would be likely incurred should the property numbers/population projections envisaged under the Boundary reform proposal ultimately eventuate.

'Fixed' costs, as distinct from 'variable' costs, are expenses that do not fluctuate with the level of output – in a Local Government context such costs include insurance, professional consultants, utility supply charges, stationery, Council Member allowances, advertising, community grants etc.

'Semi-fixed' (or semi-variable) costs are expenses that incur increases which are not in direct proportion to level of output changes. In a Local Government context, such costs include software licence costs, bank fees, external auditor fees, and numerous administrative staffing positions. For example, relative to staffing positions, a Council may need only one designated 'Rates' Officer until a certain property/population trigger is reached that would warrant an additional staff resource dedicated to the function.

The appropriate basis upon which this further financial analysis is now provided has been a detailed analysis and comparison of Councils' that would be of a similar population/property numbers size to an expanded Town of Gawler (as at the time of the proposed boundary adjustments, which would be indicatively in three to five years).

To this end, the City of Mount Gambier (estimated population of approximately 27,000 and approximately 14,100 rateable properties) and Mount Barker District Council (estimated population of approximately 36,000 and approximately 16,000 rateable properties) have been used as a comparative benchmark. The Town of Gawler currently has approximately 11,400 rateable properties and an estimated population of approximately 24,000.

The analysis undertaken suggests that an expanded Town of Gawler, in the immediate term, would likely require an additional 10FTE, indicatively in the areas outlined in the Table below.

Table - Indicative additional staffing requirements by Division / Function

Division/Function	No. of FTE required
<i>Finance & Corporate Services:</i>	
Finance staff	0.5
Rates staff	0.5
HR staff	0.5
<i>Infrastructure & Engineering Services:</i>	
Engineering staff	1.0
Depot staff	2.0
<i>Business Enterprises & Communications:</i>	
Marketing & Communications	1.0
Records Management staff	0.5
<i>Development, Environment & Regulatory Services:</i>	
Development Assessment	1.0
Community Safety Officers (Rangers)	0.5
<i>Library & Community Services:</i>	
Community Services / Development	0.5
Customer Service	1.0
Hewett Community Centre	1.0
TOTAL	10.0

The previous financial analysis, which solely focused on 'variable' revenue and expenditure, already allowed for an indicative 6 FTE increase, such that the net increase in indicative staff requirements now presented is an additional 4 FTE above the 6 FTE previously allowed for. As foreshadowed within the 10 September 2019 report, the additional 4 FTE effectively provides for 'back office' administrative staff that would be required to provide the necessary internal administrative support across the organisation.

The cost of an additional 4 FTE is estimated at approximately \$340k, including on costs.

When these costs are combined with other indicative fixed or semi-fixed costs, such as insurance premiums, stationery, IT costs, it is envisaged that the indicative operating surplus referenced in the previous report of approximately \$500k would be effectively absorbed, such that the financial impact of the expanded Town of Gawler areas would be cost neutral from an operational perspective.

This indicative net financial outcome would naturally be informed by the General Rates methodology employed – i.e. the previous report suggested an indicative operating surplus of approximately \$500k (prior to consideration of fixed and semi-fixed costs) would be realised if the General Rates methodology of the other Councils' was utilised, whereas this would increase to an operating surplus in the order of \$1.15m if the existing General Rates methodology of the Town of Gawler was applied.

The Table below outlines the indicative 'high-level' operating financial analysis, inclusive of a provision for variable, fixed, and semi-fixed costs, in three years' time. It is conservatively modelled on the communities of interest incurring indexed General Rates based upon their existing Council rates structure.

Table – Indicative 'high-level' Operating analysis from date of Boundary adjustment

	\$'000s	\$'000s
Operating Revenue:		
Existing Town of Gawler *	34,000	
'New' revenue - Communities of interest <i>(based on indexed indicative costs included in the 10 September 2019 report)</i>	<u>4,810</u>	
TOTAL Operating Revenue		38,810
Operating Expenditure:		
Existing Town of Gawler *	34,000	
'New' expenditure - Communities of interest: Variable costs <i>(based on indexed indicative costs included in the 10 September 2019 report)</i>	4,270	
'New' expenditure - Communities of interest: Other costs – staffing (4.0FTE including on-costs)	360	
'New' expenditure – Communities of interest: Other costs – excl. staffing	<u>180</u>	
TOTAL Operating Expenditure		<u>38,810</u>
Net Operating Result – Surplus/(Deficit)**		0

*Based on existing Long Term Financial Plan projection, which assumes financial forecasts for the intervening years are achieved consistent with projections included in the Plan

**An important disclaimer is that the indicative balanced operating result does not provide for any increased interest costs as a result of increased borrowings to fund additional capital works (over and above the value already provided for in the Long Term Financial Plan) towards potential infrastructure backlogs within the Communities of Interest.

A further point of consideration is that Council's existing Long Term Financial Plan is particularly predicated on capping future capital works expenditure to an indexed \$6.3m, such that Council will have the capacity to materially reduce its debt over coming years so that it can incrementally increase its future borrowing capacity for its next iconic asset investment (in this regard, earlier this calendar year Council recognised its next iconic projects as being the Karbeethan Reserve redevelopment and a regional Aquatic Centre). It is noted that Council's Corporate and Community Services Committee at its meeting on 13 November 2019 received update reports on both the Karbeethan Reserve Master Plan and Essex Park Master Plan.

The existing Long Term Financial Plan forecasts that, all else being equal, and with enshrined financial discipline, Council will be able to reduce its debt by over \$7m between 2020/21 and 2024/25 and, over the same period, reduce its Net Financial Liabilities Ratio from 90% to 57%. Should such targets be realised, the existing Town of Gawler would have accumulated new loan borrowing capacity of approximately \$12m as at 30 June 2025 (based on maintaining the Net Financial Liabilities Ratio at 90%, which is within Council's existing maximum policy position of 100%).

However, in the event of various material infrastructure backlogs being acquired from the Communities of Interest, an expanded Town of Gawler could face emerging challenges relative to its capital works program priorities.

Such challenges may be further exacerbated by the potential need for capital investment in flood mitigation infrastructure within the Gawler Belt area.

From a far longer term perspective, Council would need to manage the financial and operational consequences of the projected long term development growth within the Concordia area – noting that Concordia Land Management have this month lodged with the Minister of Transport and Infrastructure a business case for the establishment of a Precinct Authority, pursuant to the Urban Renewal Act 1995, for the development of the Concordia Growth Area.

The previous report incorporated a 10-year financial modelling analysis of Concordia, which reflected a *cumulative* operating surplus of only \$31k over the 10-year horizon. The indicative modelling was based on a staged development occurring, comprising of each stage of 200 allotments being fully developed over a four year period (which was based on the rate of development currently being incurred in other new residential developments within the Town of Gawler – noting that a new Concordia development would then be competing with other such developments).

Nonetheless, it is acknowledged that the completion of the Gawler East Link Road (currently earmarked for practical completion early in the 2020/21 financial year) and the Northern Connector may, to differing degrees, facilitate an increased rate of residential development occurring across the Council area.

Regional Collaboration Update

In accordance with Resolution 2019:09:COU002, correspondence was forwarded to Light Regional, Barossa and Adelaide Plains councils and the City of Playford (**Attachment 3**). As stated in Mayor Redman's letter of 18 September 2019, a meeting between regional CEOs and Mayors was scheduled for 25 September 2019 to discuss boundary reform and related matters including:

1. Sharing of information between Councils to assist in respective investigations;
2. A combined Open Forum with Mayors and Councils of the affected areas in the interest of consultation, collaboration and gauging sentiment with regard to an expanded Gawler; and
3. Potential cost sharing arrangements for any investigations that may result from a Boundary Change Proposal.

This meeting was attended by Town of Gawler and Barossa Councils Mayor's and CEOs only. The Mayor and CEO from Light Regional Council did not attend. A follow up meeting to discuss boundary reform from a regional perspective is now scheduled for 2 December 2019, however it is noted that the respective Mayors of the Light Regional and Barossa Council met on 17 October 2019 to discuss boundary reform.

All relevant correspondence received from and forwarded to neighbouring Councils regarding boundary reform since the September Special Council Meeting is provided at **Attachment 3**.

Each Council's respective positions are summarised below for information.

Adelaide Plains Council

At its 25 September Council meeting, the Adelaide Plains Council adopted the following:

- 21.7 Moved Councillor Strudwicke Seconded Councillor Parker 2019/ 416
“that Council, having considered Item 21.7 – Position Statement – Neighbouring Council Boundary Adjustment Proposals, dated 23 September 2019:-
1. **Acknowledges the Town of Gawler’s and The Barossa Council’s recent resolutions in relation to advancing boundary adjustment proposals;**
 2. **Notes that the boundary adjustment proposals referred to at 1 above do not affect Adelaide Plains Council’s boundaries; and**
 3. **In consideration of 1 and 2 above, instructs the Mayor and Chief Executive Officer to not participate in boundary adjustment discussions that do not directly affect the area of Adelaide Plains Council.”**
- CARRIED UNANIMOUSLY**

Consequently, James Miller, Chief Executive Officer Adelaide Plains Council has advised via email that he and Mayor Wasley would not be participating in any meetings or forums relating to boundary reform which do not directly affect their Council area (refer **Attachment 3**).

Barossa Council

At its 17 September 2019 Council meeting, The Barossa Council adopted the following:

- MOVED** Cr Angas that Council having noted the issues paper, attachments and report:
- (1) Instruct the Chief Executive Officer to prepare and lodge a proposal for boundary reform consistent with that outlined in attachment 4 and the contents of this report to the South Australian Local Government Boundaries Commission as a high priority with a target submission being made by 31 October 2019, or the Chief Executive Officer advise Council of an alternative date if this cannot be achieved at the October meeting of Council;
 - (2) Establish the Boundary Reform Internal Working Group to support the Chief Executive Officer in the management of the proposal submission and thereafter processes in relation to any boundary reform proposals impact The Barossa Council;
 - (3) Appoint the Mayor and Cr Johnstone, Cr Angas, Cr de Vries and Cr Wiese-Smith. to the Boundary Reform Internal Working Group.
- Seconded** Cr Johnstone **CARRIED 2018-22/313**

Council has received correspondence from The Barossa Council confirming this position which is provided at **Attachment 3**.

The Barossa Council’s Stage 1 Proposal has been submitted to the Commission for assessment. Barossa’s proposal is focussed on bringing the majority of the Barossa (as identified by the Geographical Indication (GI)) within the Barossa Council including:

- a. Connecting Eden Valley via a straight line associated with the ridgeline through the Keyneton area and pushing north to Truro (currently within the Mid-Murray Council)
- b. Heading from Truro west and south through Koonunga, west of Greenock to Shea Oak Lodge via Daveyston on the Sturt Highway to Gomersal Road and then Rosedale via Turretfield Road (Light Regional Council).

While the Barossa GI transgresses into the Town of Gawler, it is understood that Barossa Council is not seeking the inclusion of Gawler or the neighbouring Hewett.

The figure below shows the Barossa GI (shaded in blue). The current Barossa Council LGA boundary is depicted by the blue line, and the proposed adjustment shown in red.



Figure x –Barossa Council’s proposed boundary realignment. Source: <https://www.barossa.sa.gov.au/Media/Default/Banners/Our%20Council/Report%20-%20Council%20Meeting%20-%202017%20September%202019%20-%20boundary%20reform.pdf>

Light Regional Council

The Light Regional Council has met on two occasions since the Town of Gawler September Special Council Meeting, adopting the following resolutions.

At the 24 September 2019 Light Regional Council meeting, the following resolution was passed:

"That Council:-

1. Notes that the Mayor and Chief Executive Officer advised the Mayors and CEOs of The Barossa Council and Town of Gawler on Wednesday, 13 February 2019 that the Light Regional Council is *"not interested in pursuing this matter as it is considered to be a major distraction to the effective operations of all Councils involved and an unnecessary expense with no economic or other benefits to the entire Region."*
2. Will continue to listen to its community and ratepayers and take the necessary action to protect their interests and views.
3. Will openly receive views from the wider regional community on the matter of Boundary Re-alignment.
4. Note that The Barossa Council and Town of Gawler have adopted their *"boundary re-alignment"* proposals simultaneously without any consultation from their community or input from the Light Regional Council.
5. Note that The Barossa Council and the Town of Gawler Boundary Re-alignment proposals will, if implemented, substantially erode the Light Regional Council's rate base thereby creating an unsustainable Council which is not in the Region's nor State's interest.
6. Has the view that adjusting Local Government boundaries as proposed by The Barossa Council and the Town of Gawler does not add value for the region, nor does it generate any economic benefits. In fact, it will more than likely create significant costs for all Councils and the Light Regional Council continues to support the regional collaboration currently being enjoyed.
7. Empower the Mayor and Chief Executive Officer to actively address the *"boundary realignment"* threats from The Barossa Council and the Town of Gawler and note that the Chief Executive Officer has engaged specialist counsel to assist with any legal, media and community survey work in relation to the Boundary Re-alignment proposals.
8. Requests the Town of Gawler and The Barossa Council to withdraw their proposals based on their apparent lack of community support and that the Regional Collaboration Model be restored."

At the 22 October 2019 Light Regional Council Meeting, the following resolution was passed:

Item - 13.1.1 Boundary Reform Proposals

1. That the presentation by Council's Chief Executive Officer on "Boundary Reform Proposals" be received and noted.
2. That Council re-affirms its decision of 24 September 2019 requesting the Town of Gawler and The Barossa Council to withdraw their proposals based on their apparent lack of community support.
3. That Council write to the Boundaries Commission expressing the opinion that the proposals from the Town of Gawler and The Barossa Council are fundamentally flawed as set out in the Brief Analysis section of this presentation and ask the Commission to refuse to inquire into the proposals pursuant to Section 29 of the Local Government Act 1999 on the grounds that they are not in the public interest.
4. That Council include in its correspondence to the Boundaries Commission that in the event they choose not to dismiss out of hand the proposals from the Town of Gawler and/or The Barossa Council then the Light Regional Council be afforded the opportunity to put forward an "Alternative" based on Structural Reform.

Council has received a copy of the submission from Light Regional Council to the Boundaries Commission which is provided as **Attachment 4** with Light Regional Council's permission. Consistent with the above resolutions, Light Regional Council has stated that it considers Town of Gawler's proposal as being fundamentally flawed.

An overview the key points made by LRC and Gawler Council Administration's response is provided below, noting that the draft Stage 1 Proposal (**Attachment 6**) provides justification for Council's proposed adjustments.

There is no evidence of community support either from Gawler Council or from the areas affected of Light Regional Council

Acknowledging that Town of Gawler has provided services and infrastructure to its neighbours for many years, boundary realignments have been identified as a key issue by the Gawler community and is reflected in the Gawler Community Plan 2017-2027 – Town of Gawler's most strategic document, which includes the following strategy:

1.1.3 Promote local government boundary realignments to more accurately reflect the township of Gawler's population and reinforce its sense of a community with common interests.

The proposed community consultation process to be undertaken as part of the development of a Stage 2 proposal will provide further understanding regarding the level of support. Council will then consider the outcomes of the consultation process and determine whether to proceed with the preparation of a Stage 2 proposal. In addition, and as confirmed by the Boundaries Commission, the independent consultation process to be undertaken as part of the investigation will further test community support.

Significant evidence of community opposition to Gawler's boundary change proposal

Principle (1) (c) (i) requires 'the desirability of avoiding significant divisions within a community' is not met

Light Regional Council has provided 81 opposing social media comments and references correspondence from key stakeholders of the Roseworthy development as evidence of its claims.

The areas of interest within the Light Regional Council, combined with Gawler's current population is estimated at 26,500 (25,000 residents within Gawler and 3442 residents within Light Regional Council). The 81 comments represents 0.3% of the total combined population or 2.3% of the population within the Light Regional Council. This is not considered an indicative representation of the community sentiment, particularly given that Council is in initial stages of the boundary reform process.

As outlined above, the proposed community consultation process to be undertaken as part of the development of a Stage 2 proposal will provide further understanding regarding the level of support. Council will then consider the outcomes of the consultation process and determine whether to proceed with the preparation of a Stage 2 proposal. In addition, and as confirmed by the Boundaries Commission, the independent consultation process to be undertaken as part of the investigation will further test community support.

Council Administration is aware of recent correspondence from the Hickinbotham Group to the Boundaries Commission, opposing Council's proposed boundary adjustments, in particular the inclusion of Roseworthy within the Town of Gawler. Mayor Redman and the CEO have sought to meet with Mr Michael Hickinbotham to discuss his contributions to this matter. In addition, further to the Mr Hickinbotham's letter Council has sent a letter to Boundaries Commission confirming that Roseworthy is not currently within Town of Gawler's boundary reform considerations. (**Attachment 5**).

Council Administration is of the view that the proposed realignments will encourage a strong collective voice to deliver a locally focussed culturally, economically and environmentally sustainable future rather than create divisions in the community.

Light Regional Council's financial position would be significantly affected by success of any of the Gawler and Barossa Council proposals

The Light Regional Council's concerns are acknowledged, particularly given existing financial pressures identified as part of a review of strategic management plans.

A key focus of Council has been on regional economic considerations and ensuring that boundary changes enhance the capacity of local government within the region to continue to deliver results to local communities in a more strategic and effective way.

As previously reported, Council Administration has had due consideration for the financial sustainability of the affected Councils in presenting proposed boundary adjustments. This is the primary reason why land included within the Roseworthy Township Expansion

Development Plan Amendment (currently within Gawler Belt and Roseworthy), has not been included within Council's proposal.

However, Council should not be speculating any further in this regard. This is a matter for the Boundaries Commission to consider as part of the independent investigation, should Town of Gawler resolve to proceed to the investigation stage.

City of Playford

Council has not received any correspondence from the City of Playford in this regards to boundary reform. Council will continue to keep City of Playford informed of progress in this regard.

Next Steps

Council Staff have prepared a draft Stage 1 Proposal for Council consideration which is provided as **Attachment 6**. This Proposal, if resolved by Council, will be submitted to the Boundaries Commission for review and feedback. The outcomes of this review and feedback received will be provided to Council in an update report at a future Council Meeting.

COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer
Manager Finance and Corporate Services
Manager Business Enterprises and Communications
Manager Infrastructure and Engineering Services
Manager, Development, Environment and Regulatory Services
Manager Library and Community Services
Strategic Infrastructure Manager
Team Leader, Development Services
Strategic Planner
Rates Officer
Communications and Media Adviser
Business Improvement and Internal Audit Coordinator

CONSULTATION (EXTERNAL TO COUNCIL)

Council staff have consulted with the following organisations in the preparation of this report:

- a. Boundaries Commission;
- b. Light Regional Council;
- c. The Barossa Council;
- d. City of Mount Gambier & Mount Barker District Council (pertaining to financial analysis undertaken)

As previously outlined in this report, a draft Communication and Consultation Plan is provided at **Attachment 2** for consideration.

POLICY IMPLICATIONS

Public Consultation Policy

STATUTORY REQUIREMENTS

Local Government Act 1999

Local Government (Boundary Adjustment) Amendment Act 2017

FINANCIAL/BUDGET IMPLICATIONS

The potential costs for further progressing its boundary reform deliberations in 2019/20 is estimated at \$10,000 (community consultation). This cost will be sought to be allocated as part of the 2nd Quarter Budget Review.

Future costs associated with this boundary reform project will include external consultations, staff

resource allocations, and costs of the Commission's investigation should Council proceed to the Inquiry stage. These costs are unable to be quantified at this time. However, it is anticipated that the majority of such costs (outside of staffing costs incurred to date) will be incurred in 2020/21 and beyond and will be the subject of future period budget bid considerations. As outlined above, the costs of an inquiry could be significant and Council Staff will continue to provide periodical project updates, should Council elect to proceed with this initiative.

COMMUNITY PLAN

Objective 1.1: Maintain a clearly defined township, one which is distinct from neighbouring areas

Objective 1.2: Build a local community that is proud of Gawler

Objective 2.1: Physical and social infrastructure to service our growing population and economy

Objective 2.2: Growth to be sustainable and respectful of cultural and built heritage

Objective 2.3: The local environment to be respected

Objective 2.4: Manage growth through the real connection of people and places

Objective 3.4: Gawler to be an inclusive and welcoming community

Objective 5.2: Be recognised as a 'best practice' Local Government organisation

Objective 5.3: Deliver ongoing effective and efficient services, including support for regional collaboration

12.2 BOUNDARY CHANGE PROPOSAL - FURTHER ANALYSIS AND STAGE 1 PROPOSAL**RESOLUTION 2019:11:COU421**

Moved: Cr C Davies

Seconded: Cr D Fraser

That Council:-

1. Notes the Council Change Proposal – Further Analysis and Stage 1 Proposal Report.
2. Notes the correspondence received from the Boundaries Commission and neighbouring Councils as provided in Attachments 1 and 3.
3. Notes that the staged approach to Boundary Reform includes a number of hold points requiring Council decision.
4. Approves the submission of a Stage 1 Proposal as provided as Attachment 6 to the Boundaries Commission for feedback.
5. Notes that feedback received from the Boundaries Commission on the Stage 1 Proposal will be presented to Council for consideration prior to proceeding to the development of a Stage 2 Proposal.
6. Adopts, in principle, the proposed communication and consultation plan for Stages 1 and 2 of the Boundary Reform Process.
7. Notes that the potential costs for further progressing its boundary reform deliberations forming the Stage 2 process is estimated at \$10,000. This cost will be sought to be allocated as part of the 2nd Quarter Budget Review. Should Council decide to proceed with the Stage 3 Investigation of a General Proposal to be conducted by the Boundaries Commission, a budget allocation will be prepared as part of the 2020/21 Budget.

CARRIED

Cr Tooley called a division

The Mayor declared the vote set aside

In Favour: Crs C Davies, D Fraser, K Goldstone, D Hughes, P Koch and P Little

Against: Crs B Sambell, N Shanks, I Tooley and J Vallelonga

CARRIED 6/4

Ms Caren Brougham, Executive Officer addressed the Council regarding the Gawler Business Development Group Quarterly Report and answered questions.

The Mayor thanked Ms Brougham for her presentation.

Town of Gawler Boundary Reform Project

Stage 1 and 2 Communication and Consultation Plan

Background

On 1 January 2019, the South Australian Local Government Boundaries Commission was formed, as the independent body that assesses and investigates council boundary change proposals, and makes recommendations to the Minister.

The Commission's responsibilities and procedures are set out in the *Local Government Act 1999* (Chapter 3, Part 2), which can be accessed via the [South Australian Legislation website](https://www.southaustlii.org.au/au/other/southaustlii/other/legislation/act/1999/1999_lga.html). The Commission has also prepared Guidelines that detail the process by which it will receive, assess and progress council boundary change proposals. All the details can be found here https://www.dpti.sa.gov.au/local_govt/boundary_changes

A change to this State Government legislation means Council is now able to consider boundary realignment to better meet the needs of our whole community.

At the 10 September Special Council Meeting, Council resolved the following:

RESOLUTION 2019:09:COU001

Moved: Cr D Hughes

Seconded: Cr D Fraser

That Council :-

1. *Notes the Council Boundary Change Proposal – Initial Analysis report.*
2. *Determines that since the Local Government (Boundary Adjustment) Amendment Act 2017 came into effect on 1 January 2019, the time is right (further to Motion No. 2019L05:COU207) for the Town of Gawler to progress deliberations pertaining to its Council boundary areas relative to both historic boundary adjustment anomalies and also boundary reform relating to new urban growth areas. Such new growth areas will result in significant increases in population to areas in immediate vicinity of Gawler and that will materially influence the Gawler Community to which the Town of Gawler should have governance oversight.*
3. *Notes that there is a staged approach to the submission and consideration of Boundary Change Proposals, as outlined in this Report. This includes:*
 - a. *Stage 1 – Initial consideration of a potential proposal by the Boundaries Commission.*
 - b. *Stage 2 – Referral of a General Proposal to the Boundaries Commission.*
 - c. *Investigation of a General Proposal by the Boundaries Commission.*
4. *Notes that a key point of consideration to the boundary reform changes relative to the Town of Gawler area pertains to the potential creation of a consolidated community of interest over the coming 20- 30 year period which is anticipated to increase the total combined population by some 50,000-60,000 people.*
5. *Is strongly of the view that the best way to manage and service such a large community is to ensure that resources are used in the most effective and efficient manner. A key element of which is that the services provided at a local Government level should be provided by one Local Government entity, the Town of Gawler, as opposed to the four local government entities that currently exist.*
6. *Notes that the key rationale applied to Council's deliberations when considering the Town of Gawler boundary adjustments comprise:*
 - a. *The Gawler Township has and will continue to function as a Regional Service Centre to the lower mid north servicing a population in excess of 110,000 people and growing.*
 - b. *As development occurs immediately adjoining the current Town of Gawler*

boundary the equity of residents living adjacent our borders utilising the Gawler community's services needs to be addressed to provide Council with capacity to deliver quality infrastructure and services to its community of interest and the region.

- c. Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in local decision making rather than being governed by distant entities.*
 - d. The formation of a community that is based on collective responsibility and engagement are the foundations on which a harmonious and sustainable community will flourish.*
 - e. Coordinated local governance (including but not limited to urban development expansion) by one entity as opposed to potentially four separate local government bodies influencing the Town of Gawler will ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region.*
- 7. Notes that the various boundary adjustment options presented provide opportunities to refine the boundary configurations such as to ensure the optimum changes to best suit the formation of a new Town of Gawler Council boundary consistent with the broader interests of the community.*
- 8. Adopts in principle the following Council boundary adjustments (as detailed in Attachment 4 Map 5 of this Report) as the basis for preparing a Stage 1 Proposal:*

Areas to be included in the Town of Gawler;

- a. Area 1- Concordia Growth Area*
- b. Area 2 - Hewett*
- c. Area 3 – Portion of Kalbeeba (including portion of Springwood)*
- d. Area 4 – Portion of Gawler Belt*
- e. Area 5 - Evanston Park*
- f. Area 6 - Reid*
- g. Area 7 – Hillier*

Areas to be removed from the Town of Gawler;

- h. Area 8 – Portion of Bibaringa*
- i. Area 9 – Portion of Uleybury*

- 9. Notes that the feedback provided by Council shall be used to refine and update the boundary configuration and the preparation of a Stage 1 Proposal that will then be presented back to Council for further consideration at a future Council meeting.*
- 10. Notes the indicative high level financial analysis that has been undertaken to date primarily focuses on indicative variable operating revenue and expenditure (i.e. operating revenue and expenditure that fluctuates directly with the level of outputs), and that Council Staff will undertake further financial investigations to be presented to Council at a future meeting.*
- 11. Notes that a further detailed financial analysis will be undertaken by the Boundaries Commission as part of its (possible) future investigations.*
- 12. Approves in principle the proposed communication and consultation process to be undertaken as outlined in the report noting that a detailed communication and consultation strategy will be developed and presented to Council at a future meeting.*
- 13. Notes that to undertake boundary reform will be at a cost, the overall details of which are not known at this point, appreciating that the most significant cost relates to the Grants Commission relative to that office undertaking the investigations should Council proceed to a Stage 2 General proposal. Council will determine to proceed or otherwise at a later point in the process once the full*

costs are known.

14. *Authorises the Mayor to write to all Town of Gawler adjoining Councils seeking their cooperation in regards to boundary reform and agreement to progress discussions in this regard in the best interests of all communities concerned, including seeking their willingness to establish an appropriate cost sharing arrangement to the investigations that will be triggered by the Grants Commission should the Commission determine to proceed with the boundary reforms as proposed, and or such variation.*
15. *Notes that the Barossa Geographical (GI) Zone which is a significant point of reference to regional and local wine and related industries forms a critical platform in the economic viability of the world renowned wine region. The composition of established urban areas such as a significant portion of the existing Gawler Township and Hewett, with future urban growth areas as Concordia, being located in the GI Zone is considered counterintuitive relative to the Zone's purpose. Changes to the Zone boundaries will be further considered in the context of Council's boundary reform deliberations.*
16. *Seek that a combined Open Forum be held with the Mayors and Councils of the affected areas in the interest of consultation, collaboration and of gauging sentiment with regard to an expanded Gawler.*

This document details the proposed communication and consultation activities associated with Council's boundary realignment investigations, having due regard for the above resolution.

Project Outcomes

- Planning for future growth and ensuring Gawler continues to function as a Regional Service Centre
- Formalising Gawler's community of interest which currently extends past existing council boundaries.
- Ensuring the people who consider themselves as part of Gawler, have a say and are appropriately represented in the decision making process.
- Removing current administrative anomalies such as properties and suburbs being located in multiple council areas.
- Providing greater opportunity for investment and job creation.

Objectives

The objectives of this communication and consultation are to:

- Ensure awareness of the project
- Be proactive in keeping the community and stakeholders informed.
- Ensure stakeholders have an opportunity to provide input and feedback.

Considerations/Assumptions

The Boundary Reform process is a new process that has not been tested. There will be a number of stages, including:

- Stage 1 – Submission of a Stage 1 Initial Proposal – conducted by Council
- Stage 2 – Submission of a Stage 2 General Proposal – conducted by Council
- Stage 3 – Investigation of General Proposal – conducted by Boundaries Commission

Stage 3 will be unique to each council proposal and be largely defined by the Boundaries Commission once it has undertaken an assessment and determined the scope of the investigation.

This communication and consultation Plan:

- Focuses on Stage 1 and 2 only. This Plan will be refined and updated once future stages are further defined.
- Has been developed based on the assumption that Council will proceed through Stages 1 and 2 of the boundary reform process.

The following high level project schedule has been identified for Stages 1 and 2 of this project. Activities and timeframes are indicative only. Following feedback from the Boundaries Commission on Council's Stage 1 Proposal, the proposed Stage 2 activities will be refined and updated and provided at a future Council meeting for consideration.

Activities in red are decision/hold points where Council decision is required.

Activity	Indicative timeframe
Stage 1 – Development and submission of an Initial Proposal	
Motion on Notice – Mayor Redman	May 2019
Initial report to Council	September 2019
Update report to Council to include: <ul style="list-style-type: none">• Further analysis• Communication/consultation strategy• Draft Stage 1 proposal	November 2019
Submission of Stage 1 Proposal to Boundaries Commission	December 2019
Feedback received from Boundaries Commission	February 2020
Update report to Council & Council decision to proceed to Stage 2	March 2020
Stage 2 – Development and submission of a General Proposal	
Stakeholder consultation (April-June)	April – June 2020
Special Council Meeting to consider feedback from stakeholder consultation	July 2020
Council consideration of Stage 2 Proposal	September 2020
Submission of Stage 2 Proposal to Boundaries Commission	October 2020
Advice received from Boundaries Commission, including high level quote for investigation	February 2021
Update report to Council and decision to proceed to Stage 3	March 2021
Stage 3 – Investigation of General Proposal	
Activities and timeframes to be defined during Stage 2. The Review will be undertaken independently and include stakeholder consultation and detailed financial analysis.	April 2021 onwards

*For planning purposes and in consultation with the Boundaries Commission, it has been assumed that any review/decision made by the Boundaries Commission will take a minimum of 3 months.

Issues/Risks

- Boundary reform process is new and lacks clarity.
- Significant number of stakeholders with competing priorities
- Opposition from neighbouring Councils
- Potential division within the community
- Costs associated with the investigation are unknown, however could be significant
- Resource constraints to undertake this project
- Outcomes and financial impact of those outcomes is unknown.

Key Messages

- **The time is right for Town of Gawler to talk about** around boundary reform for the Gawler, both in terms of urban growth for the region and so we can maintain our town, steeped in rich South Australian and local history.
- Some people say **boundary reform is long overdue** and things haven't been working well. Town of Gawler has provided services and infrastructure to our neighbours for many years and it is time for fair and reasonable contributions to be made.
- Each council area has its own unique offering with each capitalising on their strengths. For Gawler it's our unique blend of **heritage** and **culture** mixed with **economic growth** and **sustainability**.
- In exploring boundary reform, we are **actively engaging** with our own and **neighbouring Councils** because we want the **best outcome for everyone**.
- We are **one community** ... our residents, businesses, ratepayers and visitors always come first... a **liveable, cohesive, active, innovative, harmonious and sustainable community**.
- The proposed realignment will enable us to provide more **comprehensive and competitive services** to our community in an economically thriving community where **services and amenities** are enjoyed by all.
- The proposed realignment is about **making sensible decisions** around **being more efficient** in the delivery of services such as **managing parks** and **open spaces, waste collection**, and **business and sustainable practices**.
- The planned **Roseworthy Township** is not under consideration to become part of Town of Gawler because Council recognises the significant financial impact this would have on Light Regional Council.
- Our proposal is **not about** putting other Council areas at **economic disadvantage**. A key focus of deliberations has been on being **more efficient** and **facilitating greater investment and jobs** for the region.
- We understand the **historic importance of the region** and will **continue to honour** and recognise this through the boundary readjustment process **working hand-in-hand with surrounding councils** to ensure the **integrity of the region's characteristics** is maintained.
- It **makes good community and economic sense** to adjust the boundaries to **future-proof Gawler** for generations to come.
- Boundary reform is important but it is **not a distraction**. It is just one opportunity that Council is pursuing to create economic prosperity for the community and region.
- The future development of new communities on Gawler's door step will create a new greater Gawler community. The proposed boundary changes will assist Council to **sustainably manage** this growth and **represent the interests of** the current and future Gawler community of interest.
- The proposed realignment will provide for **effective and efficient management of new growth** by one Council that would otherwise need multiple councils. a truly integrated community

- A boundary realignment will **encourage a strong collective voice** to deliver a **locally focussed** culturally, economically and environmentally **sustainable future**.
- From a community, social, economic and environmental perspective – **boundary adjustment just makes good sense**.

Key Stakeholders

Internal	External
<ul style="list-style-type: none"> • Mayor • Council Members • All Council Divisions 	<ul style="list-style-type: none"> • Residents (Town of Gawler and other Councils) • Community Groups/Service clubs etc. • Ratepayers (Town of Gawler and other Councils) • Businesses (Town of Gawler and other Councils) • Schools (Xavier College) • Light Regional Council • The Barossa Council • City of Playford • Adelaide Plains Council • Subsidiaries (GRFMA, NAWMA) • Regional Development Australia, Gawler Business Development Group • Developers • Local MPs – State and Federal • State Government Agencies

Communication channels

Owned: Customer service counters, website, community consultation portal (Your Voice Gawler), call waiting, email banners, social media – Facebook, Twitter, Instagram, Linked-In, Town of Gawler App (once released), Electronic notice boards (Civic Centre, Sports Centre, Libraries, Gawler Administration Centre), Wayfinding signage (once installed – Walker Place, Visitor Information Centre)

Earned: The Bunyip, Barossa Herald, Leader, The Messenger, ABC Radio, Triple B FM, Gawler Community Radio, In Daily, GBDG, RDA Barossa, word of mouth

Communications and Consultation Plan – Boundary Reform Project - Stage 1 and 2

This communication and consultation Plan:

- Focuses on Stage 1 and 2 only. This Plan will be refined and updated once future stages are further defined.
- Has been developed based on the assumption that Council will proceed through Stages 1 and 2 of the boundary reform process.

The following high level project schedule has been identified for Stages 1 and 2 of this project. Activities and timeframes are indicative only. Following feedback from the Boundaries Commission on Council's Stage 1 Proposal, the proposed Stage 2 activities will be refined and updated and provided at a future Council meeting for consideration.

Stage 1 – Development and submission of Initial Proposal (consultation activities in green text)			
Date/Timing	Channel/Stakeholder	Content	Estimated Cost
Communication of September 2019 Council decision to investigate boundary reform			
September 2019	Website	<ul style="list-style-type: none"> • Publish dedicated webpage on Town of Gawler website, including: • Links to media releases, Council Agenda/Minute and boundary reform guidelines. Initial FAQs published 	Staff time only
	Media Release Social media posts	<ul style="list-style-type: none"> • September Council Meeting decision 	Staff time only
	Email	<ul style="list-style-type: none"> • Provide update to Boundaries Commission 	Staff time only
September 2019	Letter	<ul style="list-style-type: none"> • Letter to Light Regional, Barossa, Playford and Adelaide Plains Councils advising of Council decision and request for collaboration. 	Staff time only
September 2019	Adelaide Plains Council Barossa Council Light Regional Council	<ul style="list-style-type: none"> • Meeting to discuss boundary reform matters. <p>Light Regional Council and Adelaide Plains Council did not attend</p>	Mayor Redman and Staff time only
September 2019	Boundaries Commission	<ul style="list-style-type: none"> • Email and phone call to advise of Council decision 	Staff time only
Communication of November 2019 Council decision to submit a Stage 1 Proposal			
November 2019	Website	<ul style="list-style-type: none"> • Update dedicated webpage with Council agenda and minutes etc. • Latest news post 	Staff time only
	Media Release Social media posts	<ul style="list-style-type: none"> • November Council meeting decision – Council to submit a Stage 1 Proposal 	Staff time only

	Media	<ul style="list-style-type: none"> • Meet with editors from relevant publications to provide briefing 	Mayor Redman and staff time only
	Email/face-to-face meeting	<ul style="list-style-type: none"> • Meeting with Boundaries Commission regarding submission of Stage 1 Proposal 	Staff time only
<i>Communication of feedback received from Boundaries Commission and March 2020 Council decision to prepare a Stage 2 Proposal</i>			
March 2020	Website	<ul style="list-style-type: none"> • Update dedicated webpage with Council agenda and minutes etc. • Latest news post 	Staff time only
	Media Release Social media post	<ul style="list-style-type: none"> • March Council meeting decision – Council proceeding to Stage 2 	Staff time only

Stage 2 – Development and submission of General Proposal (consultation activities in green text)			
Date	Channel/Stakeholder	Details	Estimated cost
April 2020	Email/face-to-face meeting	<ul style="list-style-type: none"> Meeting with Boundaries Commission regarding approach to Stage 2 proposal development 	Staff time only
April 2020	Media	<ul style="list-style-type: none"> Meet with editors from relevant publications to provide an update on the process 	Mayor Redman and staff time only
April – June 2020	Your Voice All stakeholders	<ul style="list-style-type: none"> Your Voice Gawler consultation page published and linked to boundary reform webpage). Survey released online via Your Voice Gawler and available in hard copy at Council's Customer Service counters Submissions – submitted electronically via Your Voice Gawler and Email, or hardcopy via Post or in person at Council's Customer Service counters. 	Staff time and minimal printing only
April 2020	Local press: Bunyip Leader Herald	<ul style="list-style-type: none"> Advertisements Detail for inclusion in editorial if available Media release <p>Communication of open forums and survey</p>	\$1,000 per full page advertisement
April 2020 May 2020 June 2020	Website Social Media	<ul style="list-style-type: none"> Latest News post Update dedicated webpage Social media post <p>Communication of open forums and survey. Multiple social media and latest news updates</p>	Staff time only
April 2020 (distributed end April)	Rates Notice	<p>Brochure to include:</p> <ul style="list-style-type: none"> Council is preparing a General Proposal Areas being considered and why Details on Open Forums Survey link details 	\$1,500
End April 2020	Community noticeboards	<ul style="list-style-type: none"> Advertisement of Open forums and survey 	Internal resources to be used
April – June2020	Town of Gawler app	<ul style="list-style-type: none"> Open Forum advertisement (April - May) Survey link (April-June) 	Staff time only

April - May 2020	Electronic Notice Boards	<ul style="list-style-type: none">Advertising Open Forums and survey	Staff time only										
April/May 2020	Council networks	<ul style="list-style-type: none">Council Staff to distribute Open Forum invitation and survey link to networks (e.g. service clubs, community groups, sporting groups, etc)	Staff time only										
May 2020	Radio	<ul style="list-style-type: none">Mayor Redman to speak with Radio stations regarding boundary reform and upcoming consultation	Mayor Redman and staff time only										
May 2020	Targeted letters	<ul style="list-style-type: none">MPsSubsidiariesState Government agenciesDevelopers <p>Communication of boundary reform proposal, open forums and survey. Invitation to meet to discuss further.</p>	Staff time and postage										
May 2020	Gawler Business Development Group and RDA Barossa	<ul style="list-style-type: none">Distribution of invitation to open forum to relevant businesses	Staff time only										
May – June 2020	All stakeholders	<p>Open forums in accordance with Resolution 2019:05:COU207.</p> <p>Will include discussion on:</p> <ul style="list-style-type: none">Overview of the boundary reform processWhy we are proposing boundary adjustmentsSeek feedback on key issues <p>Open forums to be held as follows:</p> <table><tr><td>Area of interest focus</td><td>Proposed location</td></tr><tr><td>Gawler</td><td>Gawler Civic Centre</td></tr><tr><td>Hewett & Gawler Belt</td><td>Hewett Centre</td></tr><tr><td>Hillier, Reid & Evanston Park</td><td>Evanston Gardens Community Centre</td></tr><tr><td>Kalbeeba (inc. Springwood) & Concordia and Bibaringa & Uleybury</td><td>Gawler Civic Centre</td></tr></table>	Area of interest focus	Proposed location	Gawler	Gawler Civic Centre	Hewett & Gawler Belt	Hewett Centre	Hillier, Reid & Evanston Park	Evanston Gardens Community Centre	Kalbeeba (inc. Springwood) & Concordia and Bibaringa & Uleybury	Gawler Civic Centre	Venue hire Independent facilitator may be engaged for some forums
Area of interest focus	Proposed location												
Gawler	Gawler Civic Centre												
Hewett & Gawler Belt	Hewett Centre												
Hillier, Reid & Evanston Park	Evanston Gardens Community Centre												
Kalbeeba (inc. Springwood) & Concordia and Bibaringa & Uleybury	Gawler Civic Centre												

Communication of outcomes of community consultation – July Special Council Meeting

August 2020	Website	<ul style="list-style-type: none"> Update dedicated webpage with Council agenda and minutes etc. Latest news post 	Staff time only
	Media Release Social media posts	<ul style="list-style-type: none"> July Council meeting decision – Stage 2 Proposal Community consultation outcomes 	Staff time only
August 2020	Email	<ul style="list-style-type: none"> Distribution of consultation summary to participants 	Staff time only
August 2020	Light Regional Council The Barossa Council City of Playford	<ul style="list-style-type: none"> Meeting with Mayors and CEO's to discuss findings from community consultation. 	Mayor Redman and staff time only
Communication of September 2020 Council decision to submit Stage 2 General Proposal			
September 2020	Website	<ul style="list-style-type: none"> Update dedicated webpage with Council agenda and minutes etc. Latest news post 	Staff time only
	Media Release Social media posts	<ul style="list-style-type: none"> July Council meeting decision – Stage 2 Proposal Community consultation outcomes 	Staff time only
October 2020	Email/face-to-face meeting	<ul style="list-style-type: none"> Meeting with Boundaries Commission regarding submission of Stage 2 Proposal 	Staff time only
Communication of feedback received from Boundaries Commission and March 2021 Council decision to proceed to Stage 3: Investigation			
March 2021	Website	Update dedicated webpage with Council agenda and minutes etc.	Staff time only
March 2021	Media Release Social media posts	December Council meeting decision – Stage 2 Proposal outcome and decision to proceed to investigation	Staff time only
April 2021	Media	Meet with editors from relevant publications to provide briefing	Mayor Redman and staff time only
Stage 3 – Investigation of General Proposal – activities to be determined			

Item 29



Date: 9 December 2019	Embargo: None
Pages: 2	Publication: All local media

Town of Gawler to forward proposal to Boundary Commission

Town of Gawler has recently voted to progress its submission (Stage One proposal) to the Boundary Commission regarding proposed alterations to local government borders.

The greater Gawler area is estimated to increase in population from its current size of more than 23,500 to up to 60,000 by 2040. Gawler currently provides facilities and services to an estimated 110,000 people living beyond the Town of Gawler council area. Mayor Karen Redman said the Council and the community are ready to formally embrace the communities living adjacent Gawler, and boundary reform is the most appropriate way to do this.

"We are already one community in so many ways, so it just makes good sense to formalise our relationship, and with the changes in state government legislation, the time is right to start the process with the state government and have the conversations both with our local government counterparts and our communities," said Mayor Redman.

"Large population growth is expected over the next 10 to 20 years and we want to be ready for that, so we need to start strategically planning now and boundary realignments will go a long way towards creating a strong, united community and ensure a culturally, economically and environmentally sustainable future.

"We are one of the fastest growing local government areas in South Australia and the major service centre for the lower mid-north. We must make sure we're prepared for the pressures that accompany rapid population growth, including increased demand on infrastructure and services," Mayor Redman said.

"For many beyond our Council borders, we are the closest regional town, so it's great that many people enjoy the convenience of our services and facilities and so, in that sense, we are already one community. Our submission to the Boundaries Commission seeks to formalise this relationship.

"Great examples of this are people who use the library and aquatic centre – almost half of the users live beyond our local council area. We know that our friends and neighbours living in adjacent suburbs such as Hewett, Concordia, Kalbeeba and Gawler Belt utilise local services. There is nothing wrong with that, in fact it should be encouraged. It makes complete sense. We want to formalise this relationship and become one community. We have so much to offer and share.

"Other considerations include properties and suburbs that are split across two council areas and would benefit from practical minor adjustments to boundaries, for example parts of Evanston Park, Reid and Hillier. "Benefits to a boundary readjustment include potential removal of current administrative inefficiencies where planning and development, waste collection services and infrastructure would be managed by one local council encouraging business and economic growth in the region.

"For now, we are progressing the application for boundary change to the Boundaries Commission for their assessment, and if we have the go ahead from them, we can continue with the work we need to do, which includes much consultation with our community," said Mayor Redman.

The areas located immediately adjacent Gawler form an intrinsic extension of the town where these residents have a natural reliance on Gawler for services and their connection to community. In fact, it is simple logic and common sense.

"Council believes progressing the proposal to the Boundaries Commission is the best course of action. Boundary reform has been on the local community agenda for many years with Council showing leadership in this space. Our proposal will be assessed and based on that assessment we will be advised what our next steps are," said Mayor Redman.

Connect with Gawler:

Facebook: www.facebook.com/townofgawler Twitter: www.twitter.com/townofgawler
Instagram: [@townofgawler](https://www.instagram.com/townofgawler) You Tube: www.youtube.com/townofgawler

ENDS

The media may make contact with Mayor Karen Redman on 0421 839 359

Item 30



ABOVE: The centre was also awarded the 2019 SA Architecture Award for Public Architecture at the National Architecture Awards. PHOTO: Supplied

LEFT: Gawler's Civic Centre took home two accolades at the Planning Institute of Australia's recent 2019 awards, including the 'good place' award and the 'minister's award'. PHOTO: Liam Phillips

Civic Centre scoops multiple planning awards

SAM BRADBROOK

GAWLER'S new \$15.8 million Civic Centre has been hailed as the "civic heart" of Gawler at the Planning Institute of Australia's 2019 awards night.

The centre took home two awards at the event held in November, including the 'good place' award and the 'minister's award', judged by planning minister Stephan Knoll.

Gawler Mayor Karen Redman, who accepted the awards on behalf of the council, said

the building "represents everything that is great about Gawler".

"The way this process has encapsulated cultural heritage, all within a contemporary build and innovative design, says a great deal about us as a community," she said.

"The new centre is a game changer for our region and will be an arts and cultural centrepiece of our growing community and contribute to jobs and prosperity.

"It's open and light, accessible and architecturally, it is beautiful.

"It's a wonderful example of best prac-

tice in planning to meld together old and new.

"The architectural renaissance of the Institute and Town Hall to become the Gawler Civic Centre will stand us in good stead for generations to come."

Judges for the 'great place award' praised the project for creating a "civic heart" in Gawler.

"It's a fantastic example of a great place," the judges said.

"The redevelopment has created a civic heart that welcomes all of the community, offering

both social and commercial opportunities."

Earlier this year, the project was also awarded the 2019 SA architecture award for public architecture at the National Architecture Awards.

The Civic Centre was officially opened in April this year, with final costings released in June revealing the centre was completed \$1.2 million over budget.

Boundary reform – a long time coming

THE Town of Gawler voted at a special council meeting in September to progress investigations into boundary reform.

From those preliminary investigations we have now reached the next stage, a submission of an Initial (Stage 1) Proposal to the South Australian Boundaries Commission for feedback on the proposed boundary adjustments.

The new boundary reform process provides us with a wonderful opportunity to really consider and plan for Gawler's future.

It makes complete sense for all in our community, including our neighbours and friends in Hewett, Concordia, Gawler Belt and parts of Hillier, Reid and Evanston Park, to access local services and facilities and this should be encouraged.

Our local businesses welcome all in our community, so it's time for our council to catch up.

Our submission to the Boundaries Commission therefore seeks to formalize this common-sense relationship that has been a long-time coming.

Back in 1995, the Town of Gawler formulated its first Strategic Plan. Interestingly,



one of the priorities was boundary reform.

This issue is not new, however, what is new is the change in legislation to enable councils to submit proposals and most importantly, the Town of Gawler being prepared to show leadership and tackle this important community conversation.

We all want to work together, to have a vibrant, viable and relevant community with a thriving, sustainable future.

It's projected that by 2040, the population of Gawler and surrounding areas will have near tripled. Now is the time to plan for this population expansion including appropriate governance that will meet our needs going forward.

Having one local Council, Gawler, to manage core services in our community such as planning and development, waste collection services, parks and open space maintenance,

and provision of key infrastructure makes good economic sense; it would be far more efficient and effective.

Currently there are four councils doing this work for the areas identified: Gawler, Light, Barossa and to a lesser extent, Playford.

Boundary Reform is not about putting other councils at economic disadvantage, nor is it about amalgamation.

Our proposal is sensitive to the potential needs of our neighbours, respecting the contribution each council makes to the wider region.

A boundary realignment will help us create a strong collective community ensuring a well-managed future.

For now, we are progressing the application for boundary reform to the Boundaries Commission for their assessment.

The process is not quick, with several steps involved and the ultimate decision not in council's hands, however you could argue this has been a long-time coming, so let's make sure we get it right.

If we have the go ahead from the Commission, we can continue with the work we need to do, which includes formal consultation with our community.

Item 31



Town of Gawler to forward proposal to Boundary Commission

Town of Gawler has recently voted to progress its submission (Stage One proposal) to the Boundary Commission regarding proposed alterations to local government borders.

The greater Gawler area is estimated to increase in population from its current size of more than 23,500 to up to 60,000 by 2040. Gawler currently provides facilities and services to an estimated 110,000 people living beyond the Town of Gawler council area. Mayor Karen Redman said the Council and the community are ready to formally embrace the communities living adjacent Gawler, and boundary reform is the most appropriate way to do this.

"We are already one community in so many ways, so it just makes good sense to formalise our relationship, and with the changes in state government legislation, the time is right to start the process with the state government and have the conversations both with our local government counterparts and our communities," said Mayor Redman.

"Large population growth is expected over the next 10 to 20 years and we want to be ready for that, so we need to start strategically planning now and boundary realignments will go a long way towards creating a strong, united community and ensure a culturally, economically and environmentally sustainable future.

"We are one of the fastest growing local government areas in South Australia and the major service centre for the lower mid-north. We must make sure we're prepared for the pressures that accompany rapid population growth, including increased demand on infrastructure and services," Mayor Redman said.

"For many beyond our Council borders, we are the closest regional town, so it's great that many people enjoy the convenience of our services and facilities and so, in that sense, we are already one community. Our submission to the Boundaries Commission seeks to formalise this relationship.

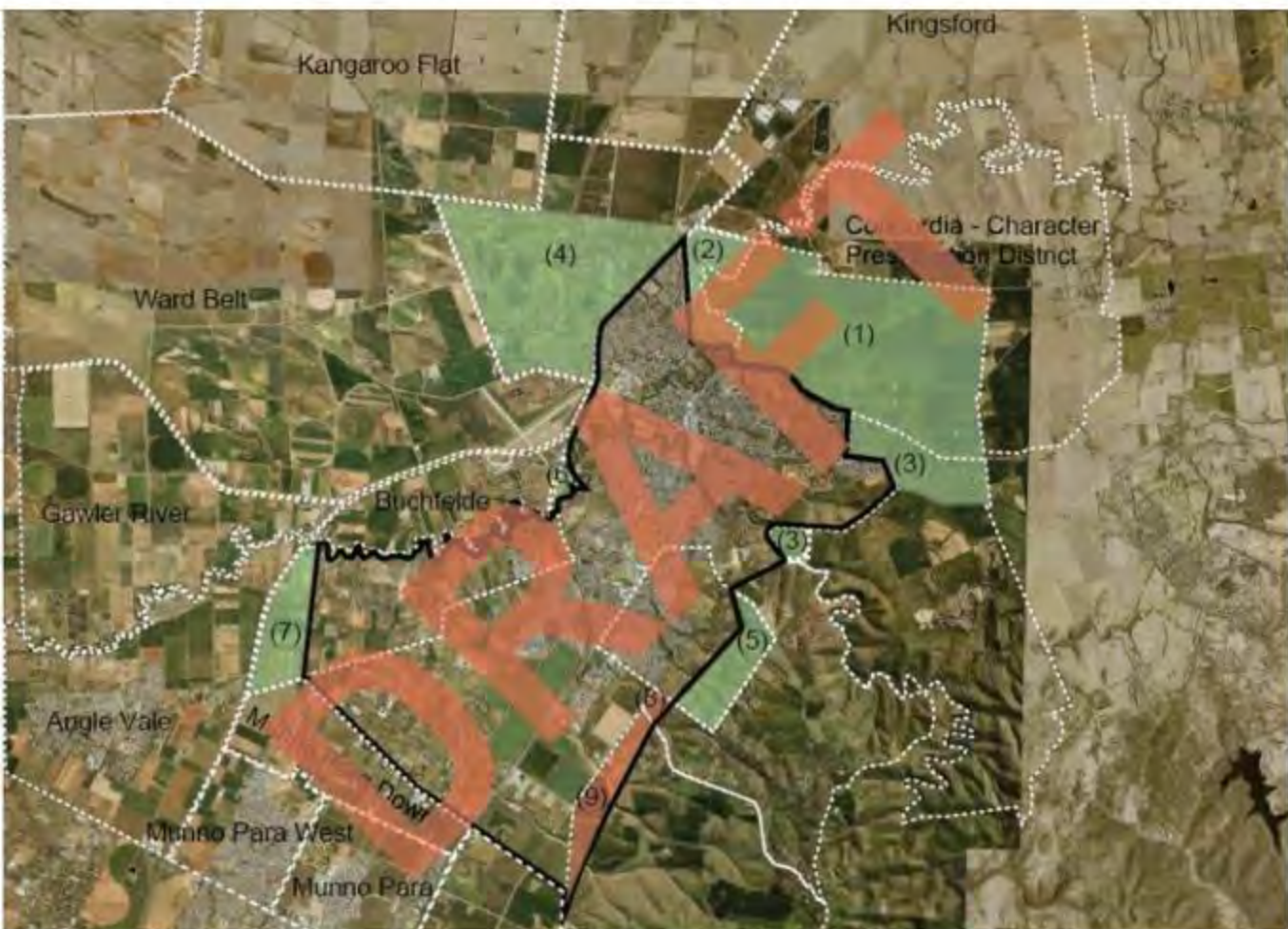
"Great examples of this are people who use the library and aquatic centre – almost half of the users live beyond our local council area. We know that our friends and neighbours living in adjacent suburbs such as Hewett, Concordia, Kalbeeba and Gawler Belt utilise local services. There is nothing wrong with that, in fact it should be encouraged. It makes complete sense. We want to formalise this relationship and become one community. We have so much to offer and share.

"Other considerations include properties and suburbs that are split across two council areas and would benefit from practical minor adjustments to boundaries, for example parts of Evanston Park, Reid and Hillier. "Benefits to a boundary readjustment include potential removal of current administrative inefficiencies where planning and development, waste collection services and infrastructure would be managed by one local council encouraging business and economic growth in the region.

"For now, we are progressing the application for boundary change to the Boundaries Commission for their assessment, and if we have the go ahead from them, we can continue with the work we need to do, which includes much consultation with our community," said Mayor Redman.

The areas located immediately adjacent Gawler form an intrinsic extension of the town where these residents have a natural reliance on Gawler for services and their connection to community. In fact, it is simple logic and common sense.

"Council believes progressing the proposal to the Boundaries Commission is the best course of action. Boundary reform has been on the local community agenda for many years with Council showing leadership in this space. Our proposal will be assessed and based on that assessment we will be advised what our next steps are," said Mayor Redman.



Item 32

Doc ID: 11953

16 December 2019



FROM THE OFFICE OF THE MAYOR

Mayor Karen Redman
PO Box 130
Gawler SA 5118

KAREN

Dear Mayor Redman,

Thank you for taking time to meet with myself and CEO Brian Carr at the Gawler Civic Centre recently to discuss the Boundary Reform Submission your Council has prepared and submitted to the Boundaries Commission. We certainly appreciated the opportunity to discuss this and present our Council's Regional Vision, along with the invitation for your Council to join with us in pursuing this strategic vision.

Whilst I understand your Council has confirmed its decision to pursue this proposal we were provided with the opportunity to explain why we oppose this. Further, I thank you for taking time to listen to what we believe would be the consequences of these boundary changes, should the first stage of the process be approved by the Boundaries Commission.

Our Council has subsequently met and I provided an overview of our meeting. After considerable discussion the below resolution was passed at the Council meeting held on Tuesday, 10 December 2019:

Recommendation 1

Preferred Position – Status Quo

Moved Cr Frankcom

Seconded Cr Rohrlach

1. That Council restate that its preferred position is to maintain the existing Council areas making up the Region and continue with the collaboration model for the following reasons:-

- The strong opposition from Hewett and Gawler Belt residents, the Seppeltsfield proprietor, Seppeltsfield Road Business Alliance, Whistler Wines and the residents of Greenock demonstrates a failure of the Section 26 test "of avoiding significant divisions within a community".
- To allow the Town of Gawler and The Barossa Council's proposals to proceed will have the impact of dismantling Light Regional Council which is not in the State's interest as it has been the main driver of economic stimuli for the entire Region.
- The proposals by the Town of Gawler and The Barossa Council significantly adversely impact on the capacity of Light Regional Council to continue its leadership role and regional economic development including the delivery of the Roseworthy Township Expansion.
- To this point, collaboration has been a strength of the region and the Light Regional Council would like to return to this supportive approach to enable regional opportunities and outcomes to be delivered at the earliest opportunity with the **least amount of distraction.**

CARRIED

Postal Address:

PO Box 72, Kapunda, South Australia 5373

Telephone: (08) 8525 3200

Email: light@light.sa.gov.au

Website: www.light.sa.gov.au

Principal Office

93 Main Street, Kapunda, SA 5373

Phone: (08) 8566 2262

Branch Office

12 Hanson Street, Freeling, SA 5372

Fax: (08) 8525 2441

Light Regional Council ABN: 25 455 841 675

Item 33



Town of Gawler

Published by Donna Johnston · December 18, 2019 ·

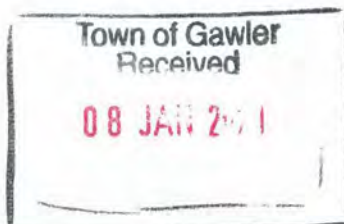
*A link to this video is provided in the calendar of events.



Karen Redman - Mayor of Gawler provides an overview from last nights Council meeting.



Item 34



GPO Box 2329
Adelaide SA 5001

Tel (08) 7109 7145
DPTI.BoundariesCommission@sa.gov.au

Ms Karen Redmen
Mayor
Town of Gawler
PO Box 130
GAWLER SA 5118

Mr Bill O'Brien
Mayor
Light Regional Council
PO Box 72
KAPUNDA SA 5373

Mr Dave Burgess
Mayor
Mid-Murray Council
PO Box 28
MANNUM SA 5238



Notification of stage 1 potential boundary proposal

I write to inform you that the Boundaries Commission (the Commission) has been notified by The Barossa Council (the Council) of a potential boundary change proposal (the potential proposal). This potential proposal relates to a boundary change affecting The Barossa Council, the Town of Gawler, the Light Regional Council and the Mid Murray Council.

The process by which the Commission deals with boundary proposals under the *Local Government Act 1999* (the Act) is set out in the nine guidelines that the Commission has published that detail the aspects of the boundary change process.

At its meeting on 14 November 2019, the Commission considered the potential proposal along with relevant information, including all correspondence received in relation to the potential proposal.

Under Stage 1 of Guideline 3, the Commission has advised The Barossa Council that it may refer a general proposal to the Commission.

If a proposal is referred to the Commission, it is the Commission's responsibility to determine whether the proposal should be investigated. Councils should note that advice from the Commission that a general proposal can be referred does not guarantee that the proposal will be formally accepted.

When discussing proposals, the Commission gives close consideration to the principles contained under section 26 of the Act. These principles are of fundamental importance to boundary change proposals and ultimately form the basis of any recommendation that the Commission makes to the Minister.

Guideline 9 also outlines the engagement and consultation that the Commission will undertake when investigating proposals. If the Commission determines that a proposal should be investigated, all affected councils will be notified of this decision.

The Commission must undertake thorough community engagement on proposals before making any recommendations to the Minister. This would include close engagement with councils that may be affected by the proposal.

The information about the potential proposal from The Barossa Council along with the Commission's nine guidelines are available at—
www.dpti.sa.gov.au/local_govt/boundary_changes.

If you have further questions, please contact Mr Thomas Rossini in the Office of Local Government on 7109 7443, or thomas.rossini@sa.gov.au.

Yours sincerely



Bruce Green
Chair, SA Local Government Boundaries Commission

6 January 2020

Item 35

Ms Karen Redman
Mayor
Town of Gawler
PO Box 130
Gawler SA 5118

Notification of stage 1 potential boundary proposal

Dear Mayor Redman

Thank you for your letter of 3 December 2020 outlining the potential proposal for a boundary change from the Town of Gawler (the Council), as required by the Boundaries Commission's (the Commission's) Guideline 3 — Submitting a General Proposal to the Commission.

As you are aware, the intent of the two-stage requirement under Guideline 3 is to enable the Commission to provide advice it considers relevant to a potential general proposal before extensive work is done to fully-develop the proposal.

This advice may assist councils in a decision to proceed to refer a general proposal to the Commission (Stage 2), and also to ensure that matters that the Commission considers important to the proposal are fully covered in this Stage.

At its meeting on 20 January 2020, the Commission considered the Council's Potential Proposal along with all correspondence received in relation to the potential proposal.

The Commission agreed that the Council may refer a general proposal for the Commission's consideration if it wishes to do so. Please note that advice from the Commission that a general proposal can be submitted does not guarantee that the proposal will be formally accepted.

When discussing potential proposals, the Commission gives close consideration to the principles contained under section 26 of the *Local Government Act 1999* (the Act). These principles are of fundamental importance to boundary change proposals and ultimately form the basis of any recommendation that the Commission may make to the Minister. It is for this reason that the Commission's Guidelines require prospective initiators to consider these principles at the outset of a potential proposal.

The Commission notes the significant work that the Council has undertaken to develop its potential proposal, including the details of the Community of Interest and consideration of the section 26 principles and how these relate to the identified areas.

The Commission noted the important role that the Council plays in providing services to a developing and expanding region and noted the potential significance of this proposal for the region.

Due to the significant scope of this potential proposal, I bring your attention to Section 30 of the Act and Guideline 2 which outline a simplified pathway for consideration of boundary change proposals that are minor administrative matters. The Council may wish to consider the

option of referring an Administrative proposal to the Commission where proposed boundary changes are minor administrative matters.

As set out in stage 2 of Guideline 3, if the Council wishes to refer a general proposal to the Commission, the Commission recommends that the Council strongly identify how the proposal links to the Section 26 principles. More specifically, the Council may wish to identify the cultural, heritage, shopping, community services, sporting or any other component that the Council identifies that in the Council's view form the social fabric of the area, for each discrete boundary change that the Council may propose.

The proposal should also include evidence of the consultation process undertaken by the Council with the community and key stakeholders in relation to the proposal. Although the Commission will undertake its own consultation if it decides to investigate a proposal, it is expected that the Council would undertake consultation with identified stakeholders and the community more widely.

As set out in Guideline 3, councils are required to—

- Provide a balanced representation of the advantages and disadvantages of the proposal
- Identify stakeholder groups, providing details of the interests and identity of each.
- Discuss impacts of the proposal on each group, and record any significant opposition known to the applicant council or councils and the basis of this.

The Commission is aware that the Council has received correspondence from the Light Regional Council and businesses in opposition to the proposal. Details of this correspondence and any other significant opposition known to the Council should be included in the Council's proposal along with information about the support for the proposal.

If the Council refers a general proposal to the Commission, the Commission will assess the proposal in accordance with the Act and guidelines and determine whether to inquire into the proposal or to refuse to.

If the Commission determines to investigate the proposal, the Commission will inform the Council of its decision. In accordance with Guideline 4, information will also be provided on the estimated costs of the investigations, so that the Council can make a final decision whether or not to proceed to the investigations stage. Please note, due to the significance and scale of the potential boundary changes it is expected that the cost of the investigation may not be insignificant.

As set out in Guideline 9, I have notified the councils affected by the potential proposal that the Commission has agreed that the Council may refer a general proposal if the Council wishes to do so.

I also advise that, under the Commission's publication policy, the information about the potential proposal has been made available at—

www.dpti.sa.gov.au/local_govt/boundary_changes

I trust that this information is of assistance to you. If you have further questions, please contact Mr Thomas Rossini in the Office of Local Government on 7109 7443, or thomas.rossini@sa.gov.au.

Yours sincerely



Bruce Green

Chair, SA Local Government Boundaries Commission

13 February 2020~~10 February 2020~~

Item 36




12.4 COUNCIL BOUNDARY CHANGE PROPOSAL - BOUNDARIES COMMISSION RESPONSE

Record Number: CC20/57;IC20/19

Author(s): Henry Inat, Chief Executive Officer

Previous Motions: Council, 28/05/2019, Resolution: 2019:05:COU207; Council, 10/09/2019, Resolution: 2019:09:COU353; Council, 26/11/2019, Resolution: 2019:11:COU421

Attachments:

1. Letter from LGBC to Town of Gawler - Notify of response to Stage 1 - January 2020 CR20/10587 
2. Letter from Light Regional Council - Boundary Reform Resolutions of Council notification - 16-12-2019 CR20/10585 
3. Letter Hon. Stephan Knoll MP from Light Regional Council on the 28-01-2020 provided a copy by Light Regional Council for information CR20/10592 

OFFICER'S RECOMMENDATION

That Council:-

1. Notes that in accordance with Council Resolution 2019:11:COU421 the Stage 1 Boundary Change Proposal was submitted to the Boundaries Commission on 4 December 2019.
2. Notes the correspondence received from the Boundaries Commission as provided in Attachment 1 which supports Council's proposal to proceed with further investigations regarding possible boundary reform.
3. Notes the correspondence received from neighbouring Councils as provided in Attachments 2 and 3.
4. Notes the decision from The Barossa Council, made 18 February 2020, identifying that it has chosen not to proceed with a Stage 2 General Proposal at this time despite being advised by the Commission that it could proceed with this proposal.
5. Confirms its intention to strategically progress with its proposed Boundary Reforms in demonstration of its commitment to delivering services to its communities of interest.
6. Requests Council Staff to write to the Commission seeking clarification on the Commission's statement that Council may wish to consider the option of referring an Administrative proposal to the Commission where proposed boundary changes are minor administrative matters, this clarification to specifically address:
 - a. Whether the areas identified by Council as potentially Administrative in nature (being Reid, Uleybury and the smaller section of Kalbeeba) would indeed be Administrative in the opinion of the Commission;
 - b. The appropriate level of consultation considered acceptable for an Administrative Proposal in comparison to a General Proposal.
 - c. The expected timeframe for determinations on Administrative Proposals in comparison with General Proposals.
7. Authorises the Mayor and Chief Executive Officer to continue discussions with Light Regional Council, The Barossa Council and City of Playford regarding Council's intention to pursue boundary reform.
8. Notes that, due to the need to seek clarification from the Boundaries Commission, community consultation regarding the further development of Council's boundary reform proposal(s) is now expected to occur in the second half of 2020 and that this provides time from other key Council consultations (e.g. Annual Budget, Community Plan, Heritage DPA and Essex Park Masterplan) that are planned to occur during the last quarter of the 2019/20 financial year.

-
9. **Requests Council Staff to provide an update report to Council incorporates the following:**
 - a. **Clarification received from the Commission regarding what is/is not Administrative in nature.**
 - b. **An updated communications and consultation plan that further details the activities and associated costs required to develop Council's Stage 2 General Proposal, and any Administrative Proposals that may be undertaken.**
 10. **Authorises the Mayor to respond to the correspondence received from Light Regional Council:**
 - a. **Confirming that Council lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019;**
 - b. **Confirming that Council has received advice from the Boundaries Commission that it may progress to a Stage 2 General Proposal;**
 - c. **Informing that Council is progressing with its Boundary Reform considerations;**
 - d. **Advising that Town of Gawler rejects Light Regional Council's Alternative Proposal;**
 - e. **Noting that the boundary change process will be a long term process; and**
 - f. **Advising that Council is supportive of progressing a regional vision project in partnership with Light Regional Council, The Barossa Council, Adelaide Plains Council, Regional Development Australia Barossa Gawler Light Adelaide Plains and other regional partners and that since this regional vision project is not contingent on any boundary changes it can be progressed regardless of Boundary Reform considerations.**

SUMMARY

Town of Gawler has submitted a Stage 1 Proposal for Boundary Change to the Boundaries Commission in December 2019. The following Council boundary adjustments form the basis of Council's Stage 1 Proposal.

Areas to be included in the Town of Gawler

- a. Area 1- Concordia Growth Area
- b. Area 2 - Hewett
- c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
- d. Area 4 – Portion of Gawler Belt
- e. Area 5 - Evanston Park
- f. Area 6 - Reid
- g. Area 7 – Hillier

Areas to be removed from the Town of Gawler;

- h. Area 8 – Portion of Bibaringa
- i. Area 9 – Portion of Uleybury

This report provides an update on the boundary reform deliberations, including the following:

1. Indicative project activities (including community consultation) and timeframes.
2. Regional collaboration and neighbouring council's positions.

This report also presents the following correspondence:

1. Response and advice from the Boundaries Commission on Council's Stage 1 Proposal submission (**Attachment 1**). The correspondence advises Council that it may progress to a General Proposal for boundary change if it so chooses as well as providing specific feedback on the Stage 1 submission.
2. Correspondence received from neighbouring Councils (**Attachment 2 and 3**)

BACKGROUND

At the 10 September 2019 Special Council Meeting, the following motion was resolved:

RESOLUTION 2019:09:COU001

Moved: Cr D Hughes

Seconded: Cr D Fraser

That Council :-

1. *Notes the Council Boundary Change Proposal – Initial Analysis report.*
2. *Determines that since the Local Government (Boundary Adjustment) Amendment Act 2017 came into effect on 1 January 2019, the time is right (further to Motion No. 2019L05:COU207) for the Town of Gawler to progress deliberations pertaining to its Council boundary areas relative to both historic boundary adjustment anomalies and also boundary reform relating to new urban growth areas. Such new growth areas will result in significant increases in population to areas in immediate vicinity of Gawler and that will materially influence the Gawler Community to which the Town of Gawler should have governance oversight.*
3. *Notes that there is a staged approach to the submission and consideration of Boundary Change Proposals, as outlined in this Report. This includes:*
 - a. *Stage 1 – Initial consideration of a potential proposal by the Boundaries Commission.*
 - b. *Stage 2 – Referral of a General Proposal to the Boundaries Commission.*
 - c. *Investigation of a General Proposal by the Boundaries Commission.*
4. *Notes that a key point of consideration to the boundary reform changes relative to the Town of Gawler area pertains to the potential creation of a consolidated community of interest over the coming 20- 30 year period which is anticipated to increase the total combined population by some 50,000-60,000 people.*
5. *Is strongly of the view that the best way to manage and service such a large community is to ensure that resources are used in the most effective and efficient manner. A key element of which is that the services provided at a local Government level should be provided by one Local Government entity, the Town of Gawler, as opposed to the four local government entities that currently exist.*
6. *Notes that the key rationale applied to Council's deliberations when considering the Town of Gawler boundary adjustments comprise:*
 - a. *The Gawler Township has and will continue to function as a Regional Service Centre to the lower mid north servicing a population in excess of 110,000 people and growing.*
 - b. *As development occurs immediately adjoining the current Town of Gawler boundary the equity of residents living adjacent our borders utilising the Gawler community's services needs to be addressed to provide Council with capacity to deliver quality infrastructure and services to its community of interest and the region.*
 - c. *Future generations forming part of the Gawler community in real and functional terms should have equal and appropriate representation in local decision making rather than being governed by distant entities.*
 - d. *The formation of a community that is based on collective responsibility and engagement are the foundations on which a harmonious and sustainable community will flourish.*
 - e. *Coordinated local governance (including but not limited to urban development expansion) by one entity as opposed to potentially four separate local government bodies influencing the Town of Gawler will ensure more coordinated decision making, the most cost effective provision of services and best facilitate investment to drive job creation and economic prosperity for the region.*

7. *Notes that the various boundary adjustment options presented provide opportunities to refine the boundary configurations such as to ensure the optimum changes to best suit the formation of a new Town of Gawler Council boundary consistent with the broader interests of the community.*
8. *Adopts in principle the following Council boundary adjustments (as detailed in Attachment 4 Map 5 of this Report) as the basis for preparing a Stage 1 Proposal:*
Areas to be included in the Town of Gawler;
 - a. *Area 1- Concordia Growth Area*
 - b. *Area 2 - Hewett*
 - c. *Area 3 – Portion of Kalbeeba (including portion of Springwood)*
 - d. *Area 4 – Portion of Gawler Belt*
 - e. *Area 5 - Evanston Park*
 - f. *Area 6 - Reid*
 - g. *Area 7 – Hillier**Areas to be removed from the Town of Gawler;*
 - h. *Area 8 – Portion of Bibaringa*
 - i. *Area 9 – Portion of Uleybury*
9. *Notes that the feedback provided by Council shall be used to refine and update the boundary configuration and the preparation of a Stage 1 Proposal that will then be presented back to Council for further consideration at a future Council meeting.*
10. *Notes the indicative high level financial analysis that has been undertaken to date primarily focuses on indicative variable operating revenue and expenditure (i.e. operating revenue and expenditure that fluctuates directly with the level of outputs), and that Council Staff will undertake further financial investigations to be presented to Council at a future meeting.*
11. *Notes that a further detailed financial analysis will be undertaken by the Boundaries Commission as part of its (possible) future investigations.*
12. *Approves in principle the proposed communication and consultation process to be undertaken as outlined in the report noting that a detailed communication and consultation strategy will be developed and presented to Council at a future meeting.*
13. *Notes that to undertake boundary reform will be at a cost, the overall details of which are not known at this point, appreciating that the most significant cost relates to the Grants Commission relative to that office undertaking the investigations should Council proceed to a Stage 2 General proposal. Council will determine to proceed or otherwise at a later point in the process once the full costs are known.*
14. *Authorises the Mayor to write to all Town of Gawler adjoining Councils seeking their cooperation in regards to boundary reform and agreement to progress discussions in this regard in the best interests of all communities concerned, including seeking their willingness to establish an appropriate cost sharing arrangement to the investigations that will be triggered by the Grants Commission should the Commission determine to proceed with the boundary reforms as proposed, and or such variation.*
15. *Notes that the Barossa Geographical (GI) Zone which is a significant point of reference to regional and local wine and related industries forms a critical platform in the economic viability of the world renowned wine region. The composition of established urban areas such as a significant portion of the existing Gawler Township and Hewett, with future urban growth areas as Concordia, being located in the GI Zone is considered counterintuitive relative to the Zone's purpose. Changes to the Zone boundaries will be further considered in the context of Council's boundary reform deliberations.*
16. *Seek that a combined Open Forum be held with the Mayors and Councils of the affected areas in the interest of consultation, collaboration and of gauging sentiment with regard to an expanded Gawler.*

In accordance with the above resolution Council staff further refined the Stage 1 Proposal and prepared a more detailed Communication and Consultation process which were presented to Council for approval at the Council meeting held on the 26 November 2019 where it was resolved that:

RESOLUTION 2019:11:COU421

Moved: Cr C Davies

Seconded: Cr D Fraser

That Council:-

1. *Notes the Council Change Proposal – Further Analysis and Stage 1 Proposal Report.*
2. *Notes the correspondence received from the Boundaries Commission and neighbouring Councils as provided in Attachments 1 and 3.*
3. *Notes that the staged approach to Boundary Reform includes a number of hold points requiring Council decision.*
4. *Approves the submission of a Stage 1 Proposal as provided as Attachment 6 to the Boundaries Commission for feedback.*
5. *Notes that feedback received from the Boundaries Commission on the Stage 1 Proposal will be presented to Council for consideration prior to proceeding to the development of a Stage 2 Proposal.*
6. *Adopts, in principle, the proposed communication and consultation plan for Stages 1 and 2 of the Boundary Reform Process.*
7. *Notes that the potential costs for further progressing its boundary reform deliberations forming the Stage 2 process is estimated at \$10,000. This cost will be sought to be allocated as part of the 2nd Quarter Budget Review. Should Council decide to proceed with the Stage 3 Investigation of a General Proposal to be conducted by the Boundaries Commission, a budget allocation will be prepared as part of the 2020/21 Budget.*

This report responds to the above resolutions and provides a further update on Town of Gawler's Boundary Reform project and advice received from the Boundaries Commission with regard to Council's Stage 1 Boundary Change Proposal.

COMMENTS/DISCUSSION

Boundary Reform Process and Project timelines

This new process for Boundary reform has not been tested, however the process includes:

- Stage 1 – Submission of a Stage 1 Initial Proposal
- Stage 2 – Submission of a Stage 2 General Proposal (including formal community consultation)
- Stage 3 – Investigation of General Proposal

Stage 3 will be unique to each council proposal and will be undertaken by the Boundaries Commission if it chooses to accept and undertake an assessment of a Stage 2 General Proposal and determine to proceed to the investigation stage and the scope for same. Council has previously received correspondence from the Boundaries Commission that confirms Council Administration's understanding of the process.

The following high level project schedule has been identified for Stages 1 and 2 of this project based on the assumption that Council will proceed pursuing boundary adjustments. Activities and timeframes are indicative only and will be adjusted once more information is known. Please note, a number of Council decision/hold points have been built into the process going forward, as is illustrated below in red.

Activity	Indicative timeframe*	Current Status
Stage 1 – Development and submission of an Initial Proposal		
Motion on Notice – Mayor Redman and Council endorsement.	May 2019	Completed
Initial report to Council	September 2019	Completed
Update report to Council	November 2019	Completed
Submission of Stage 1 Proposal to Boundaries Commission	December 2019	Completed
Feedback received from Boundaries Commission	February 2020	Completed
Update report to Council	February 2020	In progress through this report.
Update report to Council and decision to proceed to Stage 2		
Stage 2 – Development and submission of a General Proposal and/ or Administrative Proposal		
Stakeholder consultation	To be updated & provided in April, once advice from Commission is received	
Special Council Meeting to consider feedback from stakeholder consultation	To be updated in April once advice from Commission is received	
Council consideration of Stage 2 Proposal(s)	To be updated in April once advice from Commission is received	
Submission of Stage 2 Proposal(s) to Boundaries Commission	To be updated in April once advice from Commission is received	
Advice received from Boundaries Commission, including high level quote for investigation(s)	To be updated in April once advice from Commission is received	
Update report to Council and decision to proceed to Stage 3	To be updated in April once advice from Commission is received	
Stage 3 – Investigation of General Proposal and/ or Administrative Proposal		
Activities and timeframes to be defined during Stage 2. The Review will be undertaken independently and include further stakeholder consultation and detailed financial analysis.	To be updated in April once advice from Commission is received	

*For planning purposes and in consultation with the Boundaries Commission, it has been assumed that any review/decision made by the Boundaries Commission will take a minimum of 3 months.

Regional Collaboration Update

As previously reported, in accordance with Resolution 2019:09:COU002, correspondence was forwarded to Light Regional, Barossa and Adelaide Plains councils and the City of Playford and a meeting between regional CEOs and Mayors was scheduled for 25 September 2019 to discuss boundary reform and related matters including:

1. Sharing of information between Councils to assist in respective investigations;
2. A combined Open Forum with Mayors and Councils of the affected areas in the interest of consultation, collaboration and gauging sentiment with regard to an expanded Gawler; and
3. Potential cost sharing arrangements for any investigations that may result from a Boundary Change Proposal.

This meeting was attended by Town of Gawler and Barossa Council's Mayors and CEOs only. The Mayor and CEO from Light Regional Council did not attend.

A follow up meeting to discuss boundary reform from a regional perspective was then scheduled for 2 December 2019, however it is noted that the respective Mayors of the Light Regional and Barossa Council also met on 17 October 2019 to discuss boundary reform.

On 2 December 2019 the following representatives met to discuss boundary reform:

Council	Name	Position
Town of Gawler	Karen Redman	Mayor
	Henry Inat	CEO
Barossa Council (BC)	Bim Lange	Mayor
	Martin McCarthy	CEO
Light Regional Council (LRC)	Bill O'Brien	Mayor
	Brian Carr	CEO
	Terry Savage	EA to CEO
Mid Murray Council (MM)	Dave Burgess	Mayor
	Ben Scales	CEO

By the close of the meeting it was clear that:

1. Town of Gawler and The Barossa Council were both committed to submitting a stage 1 proposal for Boundary Change to the Boundaries Commission for each of their respective Councils.
2. Light Regional Council would be providing its Council with an 'Alternative' option for a proposal (further information on this 'Alternative' is provided below under the update on this Council's current position) if Town of Gawler and The Barossa Council chose to proceed with their respective submissions.
3. Light Regional Council believes it cannot resource progressing the Regional Vision if it proceeds to undertake the 'Alternative' option which may potentially include a suggestion of amalgamation. Light Regional Council CEO, Brian Carr, chose not to elaborate on the 'Alternative' option as it had not been presented in the Light Regional Council Chamber.

Each Council's respective positions and progress are summarised below for information.

Light Regional Council

As previously reported, Light Regional Council have presented a regional vision to its Council Members and neighbouring Councils regarding developing a Strategic Regional Project by bundling the high value projects from each Council area and seeking funding through a Regional Deal.

Light Regional Council presented the "Alternative" option (mentioned during the meeting held on the 2nd December between neighbouring Councils) to their elected body at their Council meeting held on 10 December 2019 along with 3 recommendations that were carried as below:

7.2.1 Presentation – Regional Vision

At 6:15pm Mayor O'Brien invited the Chief Executive Officer, Brian Carr, to provide the Council with a presentation entitled 'Regional Vision and Structural Reform' and to afford Elected Members the opportunity to ask and receive answers to questions.

Recommendation 1

Preferred Position – Status Quo

Moved Cr Frankcom

Seconded Cr Rohrlach

1. That Council restate that its preferred position is to maintain the existing Council areas making up the Region and continue with the collaboration model for the following reasons:-
 - The strong opposition from Hewett and Gawler Belt residents, the Seppeltsfield proprietor, Seppeltsfield Road Business Alliance, Whistler Wines and the residents of Greenock demonstrates a failure of the Section 26 test *"of avoiding significant divisions within a community"*.
 - To allow the Town of Gawler and The Barossa Council's proposals to proceed will have the impact of dismantling Light Regional Council which is not in the State's interest as it has been the main driver of economic stimuli for the entire Region.
 - The proposals by the Town of Gawler and The Barossa Council significantly adversely impact on the capacity of Light Regional Council to continue its leadership role and regional economic development including the delivery of the Roseworthy Township Expansion.
 - To this point, collaboration has been a strength of the region and the Light Regional Council would like to return to this supportive approach to enable regional opportunities and outcomes to be delivered at the earliest opportunity with the least amount of distraction.

CARRIED

Recommendation 2

Defer/Withdraw and pursue Regional Vision

Moved Cr Frankcom

Seconded Cr Rohrlach

1. That Council write to The Barossa Council and the Town of Gawler formally inviting them to pursue the Regional Vision (Part 2) and redirect their time and resources to this cause, thereby deferring or withdrawing their current boundary proposals to the Boundaries Commission.
2. That, in order for the Regional Vision (Part 2) to be successfully pursued, the Collaboration Model be restored.
3. That it be noted that Light Regional Council will continue its pursuit of Regional Vision (Part 1) as these projects are 'shovel' ready.
4. That during the development of Regional Vision (Part 2) the Councils within the region give consideration to an appropriate Governance Structure to deliver the vision efficiently, effectively and equitably.
5. That The Barossa Council and the Town of Gawler be formally asked to respond to this invitation by no later than 28 February 2020.

CARRIED

Recommendation 3**Alternative in the Public Interest**

Moved Cr Frankcom

Seconded Cr Rohrlach

1. That in the event that The Barossa Council and the Town of Gawler **decline** the invitation to defer or withdraw their Boundary Reform Proposals by 28 February 2020 AND/OR the Boundaries Commission decide to invite them to proceed to Stage 2 of the process, the Light Regional Council will be **forced** to consider submitting an **Alternative** structural reform package at Council's March meeting to the Boundaries Commission.
2. That in the public interest and in support of open and transparent government, Light Regional Council publish its Alternative (draft) on its website and send copies to The Barossa Council and the Town of Gawler, Mid Murray Council, Regional Development Australia Barossa etc, and the Adelaide Plains Council for their information.
3. That a brief update report be provided to Council at its January and February Ordinary meetings and a final report as to whether the Alternative (Draft) is to be formally lodged with the Boundaries Commission being presented to the March Ordinary meeting.

CARRIED

Town of Gawler received correspondence from Light Regional Council on 17 December 2019. The letter (**Attachment 2**) provides a summary of the 3 recommendations, noted above, adopted by Light Regional Council at its 10 December 2019 meeting.

The letter also requests that Town of Gawler withdraws/defers its submission to the Boundaries Commission and its plans to seek boundary change and instead accept Light Regional Council's offer to undertake the Regional Vision project.

Further, the letter goes on to say that if Town of Gawler and the Barossa Council do not both defer/withdraw their proposals then Light Regional Council will be forced to submit their own Stage 1 Boundary Change alternative proposal as outlined below:

Alternative to the Town of Gawler and The Barossa Council's Boundary Realignment Proposals

- i) The Local Government Boundary between the Light Regional Council and the Town of Gawler follow the Gawler River as the natural geographical boundary.

That the current Gawler residents north of the Gawler river; (ie: within the **Willaston** area) be **invited** to join the Light Regional Council.
- ii) To compensate the Town of Gawler for the potential loss of area in Willaston; **Concordia** be severed from The Barossa Council and annexed to Gawler; **subject to Concordia residents supporting the change.**
- iii) The residual of The Barossa Council be merged with the Light Regional Council; thus winding up The Barossa Council and the Light Regional Council **subject to the residents' support for the change AND that the new Council be renamed without using the brand "Barossa" in its title.**

Light Regional Council have requested Town of Gawler respond to this correspondence by 28 February 2020.

Under part 10 of the recommendation of this report the authorisation for the Mayor to respond to Light Regional Council, by the 28 February 2020 is included, thanking them for the invitation to participate in a regional vision and:

- a. Confirming that Council lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019;
- b. Confirming that Council has received advice from the Boundaries Commission that it may progress to a Stage 2 General Proposal;
- c. Informing that Council is progressing with its Boundary Reform considerations;
- d. Advising that Town of Gawler rejects Light Regional Council's Alternative Proposal;

- e. Noting that the boundary change process will be a long term process; and
- f. Advising that Council is supportive of progressing a regional vision project in partnership with Light Regional Council, The Barossa Council, Adelaide Plains Council, Regional Development Australia Barossa Gawler Light Adelaide Plains and other regional partners and that since this regional vision project is not contingent on any boundary changes it can be progressed regardless of Boundary Reform considerations.

At Light Regional Council's Meeting held on 28 January 2020, CEO, Brian Carr, gave a presentation titled "Part 2: Local Government Act, 1999 (Reform Proposals)" A copy of this presentation has not been attached to the minutes of the meeting or been provided to Town of Gawler for information.

This presentation led to a Motion without Notice during the meeting as per the minute extract below:

14.4.2 Part 2: Local Government Act, 1999 (Reform Proposals) – Motion without Notice

Moved: Cr Rohrlach

Seconded: Cr Grain

1. That the PowerPoint presentation from the Chief Executive Officer titled 'Part 2 – Local Government Act (Reform Proposals)' be received.
2. That the 'draft letter to the Hon Stephan Knoll MP, Minister for Transport, Infrastructure, Local Government and Planning, as tabled at this meeting, calling for an urgent review of the implementation of Part 2 of the Local Government Act, be adopted.
3. That a copy of the letter to the Hon. Stephan Knoll MP be attached to the Minutes of this meeting.

CARRIED

The letter forwarded to the Hon. Stephan Knoll MP (**Attachment 3**) raises concerns with the implementation of Part 2 of the Local Government Act, 1999 and the value in adding 'qualifying criteria' that should initially be applied to a Council seeking to submit a 'general proposal' for consideration under Part 2, seeking Boundary Change.

The letter states that it is the Light Regional Council's view that:

1. The implementation of the current legislative framework is fundamentally flawed; and
2. Light Regional Council seek that it be reviewed and updated as a matter of urgency.

The Barossa Council

The Barossa Council submitted its Stage 1 Proposal to the Boundaries Commission on 17 October 2019 and provided further information on 14 November 2019 for its consideration.

The Boundaries Commission notified the Barossa Council on 14 January 2020 that it could proceed to Stage 2 of the process, providing a General Proposal for consideration, if it wished to do so.

At The Barossa Council's Meeting held 18 February 2020 The Barossa Council resolved the following:

That Council, having received and noted the advice from the South Australian Local Government Boundaries Commission, regarding its submission for reform dated 17 October 2019 indicating Council can proceed to develop and submit a Stage 2 General submission:

1. Not to undertake a formal (stage 2) general submission to the SA Local Government Boundaries Commission, at this time but continue to engage with stakeholders informally;
2. Pursue resolution of small anomalies in the local government boundaries such as those in Nuriootpa with Light Regional Council and if it so wishes to engage on their alternative proposal over the long term; and
3. The Mayor write to all affected Councils of its reform proposal of this resolution and the fact we remain open to reform discussions.

It is worth noting that under part 2 of the above resolution of The Barossa Council, the wording provides for The Barossa Council and Light Regional Council to engage on Light Regional Council's Alternative Proposal. The Alternative Proposal of Light Regional Council, as included previously in this report offered the concept of Light Regional Council inviting Willaston Residents to join Light Regional Council, Concordia be annexed to Gawler and The Barossa and Light Council's merge.

The Administration rejects Light Regional Council's Alternative Proposal, particularly with regard to inviting Willaston residents to join Light Regional Council, noting that it does not easily fit into the Section 26 - Principles of the *Local Government Act 1999*. Light Regional Council would have difficulty providing evidence that such a proposal would provide an enhancement of services to the community of interest or that there is a sense of belonging or stronger community connection with the area. The strong economic social, heritage and cultural links between Willaston and the Gawler township, that have existed since the areas early development, demonstrate that Willaston should remain as part of the Gawler Community.

Key reasoning for The Barossa Council not continuing with a general proposal at this time provided within the content of The Barossa Council's report, was that whilst the strategic intent of the reform proposal has merit:

1. The correspondence from the Commission identifies that the Barossa proposal does not easily fit in to the principles of Section 26 of the Local Government Act and significant work is required;
2. The response of the Commission increases the risk of the strategy and impact on existing resources;
3. The process undertaken to date is resulting in externalities not wanted by any party; and
4. Given the industry drive and the strategic direction of Brand Barossa it would seem prudent to focus on those strategies and align our collaboration around these industry initiatives and reform.

The report also cited that the Barossa Council will be involved in the Town of Gawler proposal, and therefore no action is recommended until The Barossa Council can understand what the Commission's views are in relation to that boundary reform proposal.

At this stage, according to the Boundary Commission's webpage, Town of Gawler is the only Council who intends to proceed to a General Proposal, with The Barossa Council resolving to not proceed at this time and all other Council's Boundary Change Proposals being administrative in nature. This may change if Light Regional Council and The Barossa Council decide to pursue Light Regional Council's Alternative Proposal.

Boundary Reform Proposal Progress and Next Steps

In accordance with the Council resolution 2019:11:COU421, Town of Gawler's Stage 1 Proposal for Boundary Change was submitted to the Boundaries Commission on 4 December 2019.

The Boundaries Commission met on 20 January 2020 to review submissions to the boundary change process. As a result, the Commission has written to Council (**Attachment 1**) providing approval to proceed to Stage 2 – the development and submission of a General Proposal.

The Commission noted in their response the:

1. Significant work that Council has undertaken to develop its potential proposal, including the details of the Community of Interest and consideration of the section 26 principles and how these relate to the identified areas.
2. Important role that the Council plays in providing services to a developing and expanding region and noted the potential significance of this proposal for the region.

The Commission has provided Council with feedback regarding the initial proposal for consideration in the development of a General Proposal, providing the following advice:

1. Due to the significant scope of this potential proposal, I bring your attention to Section 30 of the Act and Guideline 2 which outline a simplified pathway for consideration of boundary change proposals that are minor administrative matters. The Council may wish to consider the option of referring an Administrative proposal to the Commission where proposed boundary changes are minor administrative matters;
2. As set out in stage 2 of Guideline 3, if the Council wishes to refer a general proposal to the Commission, the Commission recommends that the Council strongly identify how the proposal links to the Section 26 principles. More specifically, the Council may wish to identify the cultural, heritage, shopping, community services, sporting or any other component that the Council identifies that in the Council's view form the social fabric of the area, for each discrete boundary change that the Council may propose;
3. The proposal should also include evidence of the consultation process undertaken by the Council with the community and key stakeholders in relation to the proposal. Although the Commission will undertake its own consultation if it decides to investigate a proposal, it is expected that the Council would undertake consultation with identified stakeholders and the community more widely.
4. As set out in Guideline 3, councils are required to—
 - a. Provide a balanced representation of the advantages and disadvantages of the proposal
 - b. Identify stakeholder groups, providing details of the interests and identity of each.
 - c. Discuss impacts of the proposal on each group, and record any significant opposition known to the applicant council or councils and the basis of this.
5. The Commission is aware that the Council has received correspondence from the Light Regional Council and businesses in opposition to the proposal. Details of this correspondence and any other significant opposition known to the Council should be included in the Council's proposal along with information about the support for the proposal.

With regard to the Commission's correspondence, and particularly point 1 above, Council Staff are providing an updated table presenting the 9 Areas (Communities of Interest) and how they might be delineated moving forward.

Table 1: Geographical Areas of Interest

Basis for Potential Boundary Change			
Geographical Area	Community of Interest	Urban Growth Area (General Proposal)	Administrative
Concordia	X	X	
Hewett	X	X	
Kalbeeba	X	X	X (small section only)
Gawler Belt	X	X	
Evanston Park	X	X	
Reid	X		X
Hillier	X	X	
Bibaringa	X	X	
Uleybury	X		X

Conversations with the Department have indicated that it is completely up to Council to decide if it wishes to split some of the Stage 1 Proposal Areas of Interest from a General Proposal into an Administrative Proposal. The Department has stated that it may be advantageous to Council to progress an Administrative Proposal for some areas for the following reasons:

1. Investigation stage is a more streamlined process, therefore quicker and less expensive;
2. Small administrative matters may be held up for a longer period if considered in with changes that are submitted through a General Proposal;
3. Consultation level for an Administrative Proposal can be more simplified when the Commission undertakes its investigation.

It is recommended that Council Staff write to the Commission seeking clarification as to whether the specific areas identified by Council as administrative in nature in the above table would indeed be Administrative in the opinion of the Commission and if so, that Council proceeds to separate the following areas below into an Administrative Proposal.

Table 2: Areas identified with boundary changes that are administrative in nature by Staff

Area 3	Kalbeeba - smaller section only
Area 6	Reid
Area 9	Uleybury

It is recommended that Council continue to move forward in a strategic manner with a view to progressing to Stage 2 of the process being; the Development and Submission of a General Proposal for all areas that will not be captured in an Administrative Proposal. Presuming the Commission clarifies the above areas could be considered administrative this would leave Concordia, Hewett, Hillier, Gawler Belt, Evanston Park, Bibaringa and the larger section of Kalbeeba to be captured in the General Proposal.

As depicted in the high level project plan (provided under the heading Boundary Reform Process in this report) the recommended next steps are:

1. Seek clarification from the Boundaries Commission, as identified in this report; and
2. Continue discussions with affected Councils.
3. Once further clarification from the Commission is received a further report be presented to a future Council meeting providing:
 - a. Response from the Commission and recommendations based on the optimum way to proceed with various proposal(s) as confirmed by the Commission;
 - i. An updated Communications and Consultation Plan that further details
 - ii. the activities and associated costs required to undertake a comprehensive community engagement
 - iii. the type of engagement required that will provide meaningful data and present a balanced view, through consulting with a broad range of Community Members from both the Communities of Interest and Councils current residents.
 - b. Further information on the levels of consultation and expected timeframe required for determinations of Council's Stage 2 General Proposal, and any Administrative Proposals that may be undertaken.

Whilst seeking clarification on key points with the Commission will impact on previously proposed timeframes, the response will provide Council with greater certainty in progressing to Stage 2 with the appropriate Communities of Interest being included in the appropriate Proposal processes. This in turn reduces the possibility that Council's General Proposal would be held up and asked to be resubmitted with a removal of the more administrative matters.

COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer
 Manager Finance and Corporate Services
 Manager Business Enterprises and Communications
 Manager Infrastructure and Engineering Services
 Manager, Development, Environment and Regulatory Services
 Manager Library and Community Services
 Strategic Infrastructure Manager
 Team Leader Development Services
 Strategic Planner
 Rates Officer
 Communications and Media Adviser
 Business Improvement and Internal Audit Coordinator
 Special Projects Officer

CONSULTATION (EXTERNAL TO COUNCIL)

Council Staff have consulted with the following organisations in the preparation of this report:

- a. Boundaries Commission;
- b. Light Regional Council;
- c. The Barossa Council;
- d. City of Mount Gambier & Mount Barker District Council (pertaining to financial analysis undertaken)

As previously outlined, a Communication and Consultation Plan has been approved by Council at the meeting held 26 November 2019, however this Plan will need to be updated as a result of the advice received from the Commission and subsequent clarification intended to be sought by Council Staff. An updated Plan will be provided for Council's consideration at the April 2020 Council Meeting.

POLICY IMPLICATIONS

Public Consultation Policy

RISK EVALUATION

Risks pertaining to the recommendations within this report are identified below:

Risk	
Identify	Mitigation
If Council don't proceed to stage 2 - Reputational	<p>Progressing to Stage 2 aligns with previous decisions</p> <p>Progressing allows Council to undertake broad community consultation and seek input from the broader community prior to deciding to submit a General Proposal.</p>
If Council refuse to withdraw Stage 1 Proposal - LRC submitting a proposal to acquire a section of Gawler LGA	<p>Strong Community consultation and engagement</p> <p>Strong identification of Communities of Interest + noting service provision and assets servicing the existing community provided as supporting information in General Proposal.</p>

Progressing to Stage 2 General Proposal only – tying up smaller considerations in a longer/more costly process	Undertake a separate General Proposal and Administrative Proposal <ul style="list-style-type: none"> - to provide a shorter more streamlined process for those changes considered administrative in nature - providing clear process and an outcome in a timely manner for those property holders in the affected areas.
Opportunity	
Identify	Maximising the Opportunity
Defining Gawler according to Community of Interest	Ensuring Community of Interest is provided with an opportunity to be heard and provided with accurate information Providing the communities of interest with an opportunity to define, support and set their “hometowns” strategic direction and future investments.

STATUTORY REQUIREMENTS

Local Government Act 1999

Local Government (Boundary Adjustment) Amendment Act 2017

FINANCIAL/BUDGET IMPLICATIONS

Future costs associated with this boundary reform project will include external consultations, staff resource allocations, and costs of the Commission’s investigation should Council proceed to the Inquiry stage. These costs are unable to be quantified at this time. However, it is anticipated that the majority of such costs (outside of staffing costs incurred to date) will be incurred in 2020/21 and 2021/22 financial years.

A budget bid has been prepared for consideration by Council for \$20,000 for FY 2020/21 for consideration during the annual budget deliberations and \$250,000 for FY 2021/22. As outlined above, the costs of an inquiry could be significant and Council Staff will continue to provide periodical project updates, should Council elect to proceed with this initiative. The expectation is that the above budget bid may need to be updated once clarification from the Commission on the expectation of the level of consultation and timeframes, particularly an Administrative Proposal, are provided.

A further update regarding costs associated with progressing Council’s Boundary Reform proposal(s) will be provided in the report to be presented to Council at its April 2020 Meeting.

COMMUNITY PLAN

Objective 1.1: Maintain a clearly defined township, one which is distinct from neighbouring areas

Objective 1.2: Build a local community that is proud of Gawler

Objective 2.1: Physical and social infrastructure to service our growing population and economy

Objective 2.2: Growth to be sustainable and respectful of cultural and built heritage

Objective 2.3: The local environment to be respected

Objective 2.4: Manage growth through the real connection of people and places

Objective 3.4: Gawler to be an inclusive and welcoming community

Objective 5.2: Be recognised as a ‘best practice’ Local Government organisation

Objective 5.3: Deliver ongoing effective and efficient services, including support for regional collaboration

12.4 COUNCIL BOUNDARY CHANGE PROPOSAL - BOUNDARIES COMMISSION RESPONSE

RESOLUTION 2020:02:COU051

Moved: Cr C Davies

Seconded: Cr D Hughes

That Council:-

1. Notes that in accordance with Council Resolution 2019:11:COU421 the Stage 1 Boundary Change Proposal was submitted to the Boundaries Commission on 4 December 2019.
2. Notes the correspondence received from the Boundaries Commission as provided in Attachment 1 which supports Council's proposal to proceed with further investigations regarding possible boundary reform.
3. Notes the correspondence received from neighbouring Councils as provided in Attachments 2 and 3.
4. Notes the decision from The Barossa Council, made 18 February 2020, identifying that it has chosen not to proceed with a Stage 2 General Proposal at this time despite being advised by the Commission that it could proceed with this proposal.
5. Confirms its intention to strategically progress with its proposed Boundary Reforms in demonstration of its commitment to delivering services to its communities of interest.
6. Requests Council Staff to write to the Commission seeking clarification on the Commission's statement that Council may wish to consider the option of referring an Administrative proposal to the Commission where proposed boundary changes are minor administrative matters, this clarification to specifically address:
 - a. Whether the areas identified by Council as potentially Administrative in nature (being Reid, Uleybury and the smaller section of Kalbeeba) would indeed be Administrative in the opinion of the Commission;
 - b. The appropriate level of consultation considered acceptable for an Administrative Proposal in comparison to a General Proposal.
 - c. The expected timeframe for determinations on Administrative Proposals in comparison with General Proposals.
7. Authorises the Mayor and Chief Executive Officer to continue discussions with Light Regional Council, The Barossa Council and City of Playford regarding Council's intention to pursue boundary reform.
8. Notes that, due to the need to seek clarification from the Boundaries Commission, community consultation regarding the further development of Council's boundary reform proposal(s) is now expected to occur in the second half of 2020 and that this provides time from other key Council consultations (e.g. Annual Budget, Community Plan, Heritage DPA and Essex Park Masterplan) that are planned to occur during the last quarter of the 2019/20 financial year.
9. Requests Council Staff to provide an update report to Council incorporates the following:
 - a. Clarification received from the Commission regarding what is/is not Administrative in nature.
 - b. An updated communications and consultation plan that further details the activities and associated costs required to develop Council's Stage 2 General Proposal, and any Administrative Proposals that may be undertaken.
10. Authorises the Mayor to respond to the correspondence received from Light Regional Council:
 - a. Confirming that Council lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019;
 - b. Confirming that Council has received advice from the Boundaries Commission that it may progress to a Stage 2 General Proposal;
 - c. Informing that Council is progressing with its Boundary Reform considerations;
 - d. Advising that Town of Gawler rejects Light Regional Council's Alternative Proposal;

-
- e. Noting that the boundary change process will be a long term process; and
 - f. Advising that Council is supportive of progressing a regional vision project in partnership with Light Regional Council, The Barossa Council, Adelaide Plains Council, Regional Development Australia Barossa Gawler Light Adelaide Plains and other regional partners and that since this regional vision project is not contingent on any boundary changes it can be progressed regardless of Boundary Reform considerations.

CARRIED

12.5 GAWLER BUSINESS DEVELOPMENT GROUP QUARTERLY REPORT

RESOLUTION 2020:02:COU052

Moved: Cr P Koch

Seconded: Cr K Goldstone

That Council notes the Gawler Business Development Group's Quarterly Report for October to December 2019.

CARRIED UNANIMOUSLY

12.6 PLANNING AND DESIGN CODE - PHASE 3 PUBLIC CONSULTATION - COUNCIL SUBMISSION

RESOLUTION 2020:02:COU053

Moved: Cr P Little

Seconded: Cr D Hughes

That Council: -

1. Notes the Planning and Design Code – Phase 3 Public Consultation – Council submission report.
2. Notes the analysis document of the Planning and Design Code pertinent to the Town of Gawler.
3. Adopts the submission prepared concerning phase 3 urban areas of the Planning and Design Code including further commentary related to minimum allotment frontages.
4. Authorises the Mayor and CEO to finalise Council's submission and send to the Department of Planning Transport and Infrastructure and the State Planning Commission.
5. Notes that Minister Knoll has approved a bill to remove the deadline of 1 July 2020 for full implementation of the Planning and Design Code and is proposing to replace it with a date to be Gazetted by proclamation.
6. Notes it is now anticipated that the Planning and Design Code, and the full Planning, Development and Infrastructure Act 2016, will be proclaimed to commence in regional South Australia in July 2020, and across metropolitan Adelaide in September 2020. This is a three-month postponement from the original dates scheduled by the Department of Planning Transport and Infrastructure.
7. Notes that this extension in time is not anticipated to result in a further period of consultation on the Planning and Design Code.
8. Notes that the Mayor has written to the State Planning Commission requesting extra time to complete public consultation for the impending Local Heritage Transition Development Plan Amendment, should the postponement of the Planning and Design Code occur.
9. Notes the letter prepared by Council's Assessment Panel providing feedback concerning the draft Planning and Design Code.

CARRIED

Item 37

OFFICE OF THE MAYOR

Gawler



Contact: Mayor Karen Redman

Ref: KR:kd
CR20/13955

Town of Gawler

43 High Street

Gawler East SA 5118

PO Box 130

Gawler SA 5118

Phone: (08) 8522 9211

Fax: (08) 8522 9212

council@gawler.sa.gov.au

gawler.sa.gov.au

27 February 2020

Mayor Bill O'Brien
Light Regional Council
PO Box 72
KAPUNDA SA 5373

B, 71,
Dear Mayor O'Brien

Re: Boundary Reform

I am writing in response to your letter dated 16 December 2019 with regard to Boundary Reform, providing Town of Gawler with an update of Light Regional Council's resolution from its December Council Meeting on this matter.

Light Regional Council's resolutions contained in the letter included:

- A formal invitation to Town of Gawler to pursue the Regional Vision (Part 2), redirecting resources to that objective and to withdraw or defer any boundary reform proposals to the Boundaries Commission; and
- Highlighting the possibility of Light Regional Council submitting a counter proposal being Light's Alternative proposal.

I can confirm that Town of Gawler lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019 and has since received advice from the Commission that it may progress to a Stage 2 General Proposal. I understand that the Boundaries Commission has provided Light Regional Council, The Barossa Council and the City of Playford with official notification of this as Councils affected by our Stage 1 submission.

In consideration of the advice received from the Boundaries Commission, Council has resolved to progress with its Boundary Reform Proposal, consequently I am writing to inform you that Town of Gawler:

- Is progressing with its Boundary Reform considerations;
- Rejects Light Regional Council's Alternative proposal which includes extending Light Regional Council's boundary to include Willaston;
- Is, in principle, supportive of progressing a Regional Vision project in partnership with Light Regional Council, The Barossa Council, Adelaide Plains Council, Regional Development Australia Barossa Gawler Light, Adelaide Plains and other regional partners; and

- That since the Regional Vision project is not contingent on any boundary changes Town of Gawler feels it can be progressed regardless of Boundary Reform considerations.

I would welcome further discussions with you on any of the above matters.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

Item 38

Contact: Henry Inat
Ref: HI:kd
Cc20/15336

5 March 2020

Mr Bruce Green
Chair
South Australian Local Government Boundaries Commission
GPO Box 2329
ADELAIDE SA 5001

Town of Gawler
43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
Phone: (08) 8522 9211
council@gawler.sa.gov.au
gawler.sa.gov.au

Dear Mr Green

Re: Potential Boundary Proposal - Request for Clarification.

Thank you for your letter dated 3 March 2020 advising that Town of Gawler could proceed to submit a General Proposal to the Commission if it wishes to do so, based on the information provided in Council's Stage 1 Boundary Change Proposal (as shown in Map 1 attached).

The letter also indicated that some of the Areas identified in the Stage 1 Proposal were considered to be minor administrative matters in nature and that Council may consider removing these Areas from the General Proposal and instead include them in an Administrative Proposal, thereby streamlining the process with regard to those areas.

Council at its Meeting held on 25 February 2020 resolved to continue its boundary reform investigations and thereby to seek clarification on key points within the Boundary Commission's letter to assist in strategically progressing the matter.

With regards to the minor administrative matters, Council Staff, in consultation with the Office of Local Government, have reviewed the Areas of interest to define which identified Areas would be minor administrative matters. Council seeks further clarification from the Commission that the Areas and the rationale behind this categorisation as shown in the table below meet with the intent of Section 30 of the Act and Guideline 2.

Administrative Proposal(s)		
Area	Rationale	Proposal
Reid Map Ref: 2	<ul style="list-style-type: none">• A section of Reid falls into the Light Regional Council (LRC)• Current boundary traverses Paternoster Road multiple times placing section within the ownership of ToG and other sections in LRC• Historically ToG has maintained Paternoster Road within both LGA's	<ul style="list-style-type: none">• Seek to realign the boundary to the Gawler Bypass placing all of Reid into Town of Gawler• Council is already undertaking minor operational works in this area anyway for efficiency of operations therefore service levels would not change to the community.

<p>Uleybury Map Ref: 3</p>	<ul style="list-style-type: none"> • Current Council boundary intersects 4 properties • One property has 2 sections of their property intersected by the boundary • A further 2 parcels of land which operate as one property and owned by the one property owner are separated by the current boundary, however the owner is the Minister for the Environment and Conservation. • Properties which intercept multiple council boundaries can create inefficiencies as well as frustration for residents who are paying two Council rates in two Council areas. Also undertaking permission for development must also be undertaken with 2 councils and in some instances this can be elevated to the State Government for assessment. A boundary change as suggested would remove the frustrations for residents. 	<ul style="list-style-type: none"> • The majority of Uleybury lies within Playford Council • Council suggests that Bentley Road and Adams Road forms the new Boundary extending to the South to the intersection with Smith Road. • Due to a driveway extending from a property in Playford Council through to ToG just moving the boundary based on property lines would result in a very narrow strip of land being a driveway access extending between two residences in ToG. • This change may provide efficiency gains in servicing this locality with a further 23 properties moving into the Playford Council area.
<p>Kalbeeba (related to Springwood Development) Map Ref: 4</p>	<ul style="list-style-type: none"> • A small section of Kalbeeba, currently located in the Barossa Council area, is currently zoned residential and when developed will hold approx. 130 allotments forming part of the new Springwood Estate Development. • The current boundary separates a small section of the residential development area despite being owned by the same landholder forcing the developer to deal with 2 councils for the development • It is understood that the Barossa Council's willingness to shift this section of land to ToG is part of the reason the Barossa Council has been reluctant to enter into 	<ul style="list-style-type: none"> • The current boundary separates a small section of the overall residential development area that comprises the Springwood Development therefore inclusion of this section in the ToG is proposed. • The Barossa Council has authorised its CEO to commence discussions with ToG in regards to a potential boundary adjustment.

	<p>infrastructure deeds with the ToG and Springwood Communities.</p> <ul style="list-style-type: none"> From an overall governance perspective, it would be beneficial for this development to sit within one LGA and ToG is best positioned for this with considerable infrastructure and resource investment (i.e. Gawler East Link Road) already being undertaken to support the development into the future. Inclusion of this area into the ToG would most likely result in better use of resources, efficient development management and will result in a single point of service for residents and commercial operators. 	
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Council initially sought clarification from the Office of Local Government on which areas identified in Council's Stage 1 Proposal were considered administrative in nature, which included the following statement.

"It appears from an initial review that the Council's identified areas are aligned with suburb boundaries, rather than allotment boundaries. The Commission does not consider the realignment of a Council boundary with a suburb boundary to be an administrative matter, as it is common for suburbs to cross council boundaries. However, a boundary change may be considered to be an administrative proposal if the change moves the boundary to prevent the intersection of a suburb, but its primary purpose is to move the boundary from intersecting properties."

This led Council Staff to question if Areas identified that proposed a boundary realignment to move a boundary to prevent the intersection of a suburb, whilst not being the full intention of the guidelines for an administrative proposal could actually be considered as such. For Example:

Area	Rationale	Proposal
Bibaringa Map Ref: 5	<ul style="list-style-type: none"> A majority of Bibaringa sits in the Playford Council with only 4 properties being in the ToG council area The current boundary intersects 1 property Properties which intercept multiple council boundaries can create inefficiencies as well as frustration for residents who are paying two Council rates in two Council areas. Also undertaking permission for 	<ul style="list-style-type: none"> The majority of Bibaringa is in the Playford Council Council proposal would seek to realign the boundary to Bentley Road

	<p>development must also be undertaken with 2 councils and in some instances this can be elevated to the State Government for assessment. A boundary change as suggested would remove the frustrations for resident(s).</p> <ul style="list-style-type: none">• If the proposal for Uleybury (23 properties) and Bibaringa (4 properties) were to become fully within the Playford Council area this may provide service efficiencies in that locality.	
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Council also seeks further clarification from the Commission on three other aspects with regards to developing any future proposals, being:

- Whether Administrative Proposals able to be bundled within the one Proposal or whether Council needs to submit a separate Administrative Proposal for each boundary change area proposed as Administrative in nature.
- The appropriate level of consultation considered acceptable for an Administrative Proposal in comparison to a General Proposal and whether it is acceptable to undertake the consultation for both types of proposal at the same time.
- The expected timeframe for determinations on Administrative Proposals in comparison with General Proposals.

I understand that Council Staff have sought a meeting with Alex Hart to discuss these matters further.

If the Commission could afford Council further clarity on these matters, thereby allowing Council to progress with confidence to conducting broad Community Consultation it would be much appreciated.

Kind regards

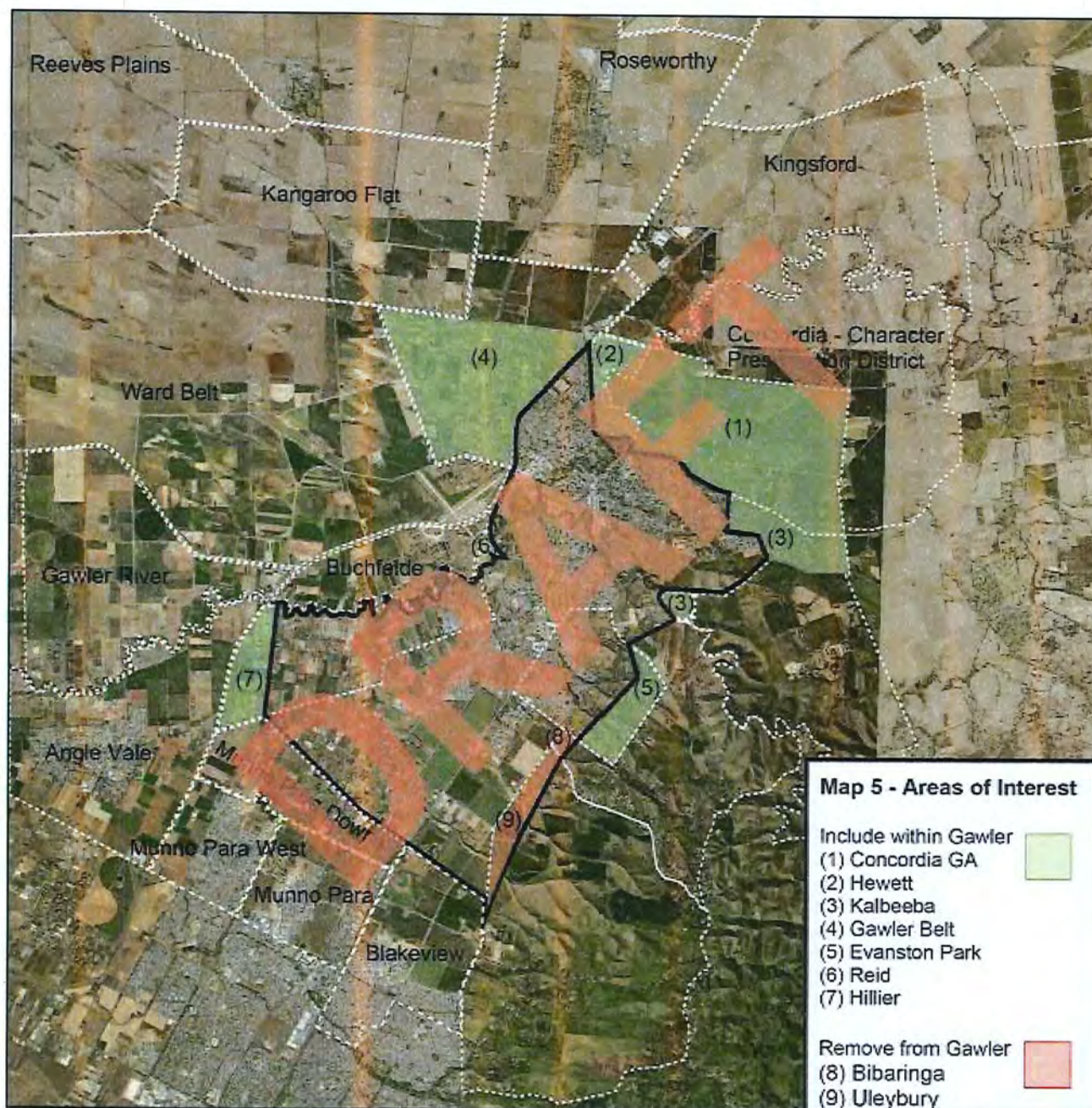


Henry Inat
Chief Executive Officer

Direct line: (08) 8522 9221
Email: Henry.Inat@gawler.sa.gov.au

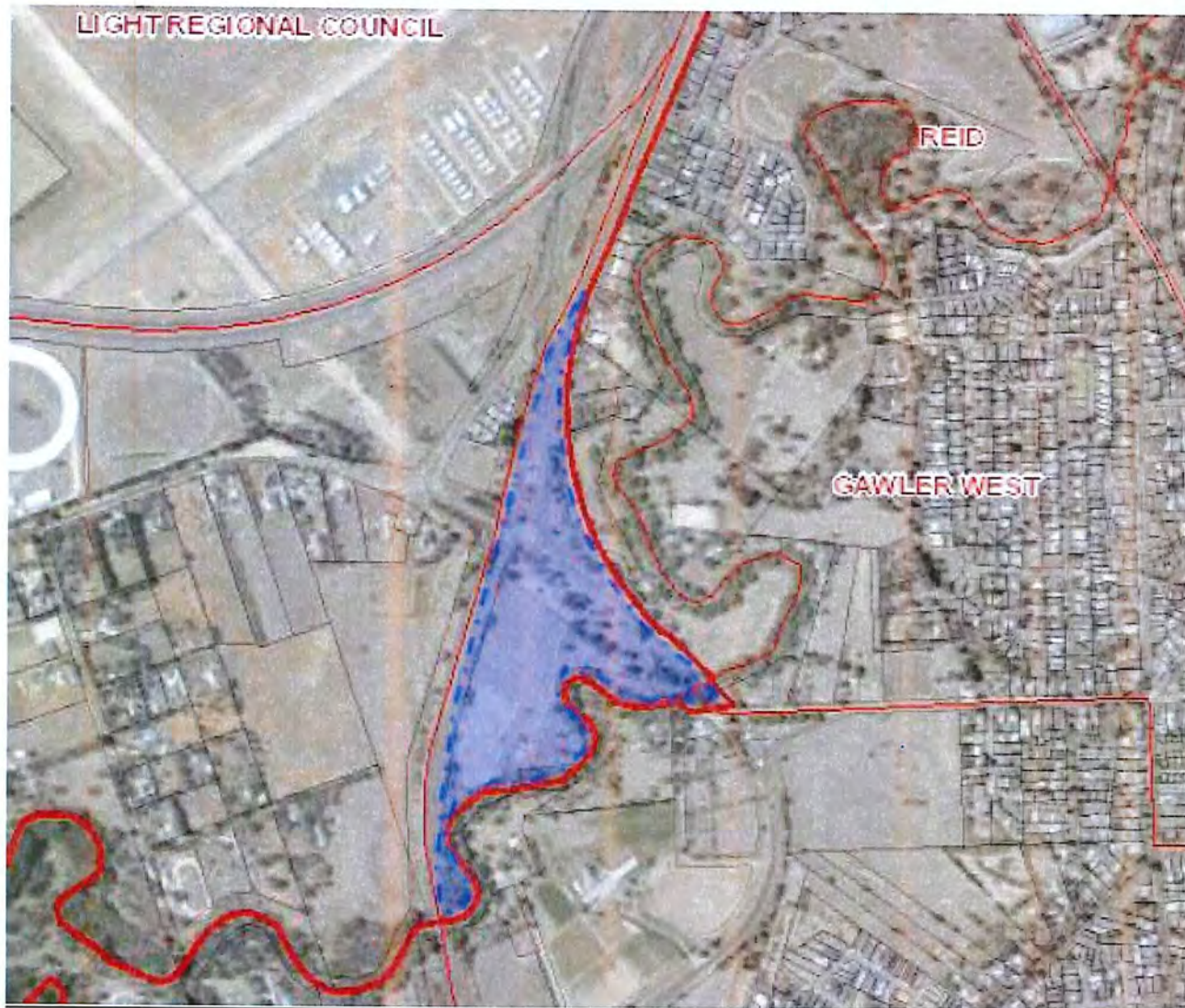
Map 1

All areas identified in Town of Gawler Stage 1 Proposal – Both General and Administrative matters



Map 2 Reid

Include the remaining area of Reid suburb which is located in the Light Regional Council (highlighted in purple above) in the Town of Gawler.



Map 3 Uleybury

Remove the small area of Uleybury which is located in the Town of Gawler and transfer this land to the City of Playford.



Map 4 Kalbeeba

Include the small portion of Kalbeeba related specifically to the Springwood Development in the Town of Gawler area – Barossa Council are supportive of this action.



Map 5 Bibaringa

Remove the small area of Bibaringa from the Town of Gawler and transfer this land to the City of Playford.



Item 39

OFFICE OF THE MAYOR

Contact: Mayor Karen Redman

Ref: KR:kd
CR20/18039

12 March 2020

Mayor Mark Wasley
Adelaide Plains Council
PO Box 18
Mallala, SA 5502

Dear Mayor Wasley,

Re: Boundary Reform

I am writing to provide you with a further update with regard to the matter of Boundary Reform.

I can confirm that Town of Gawler lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019 and has since received advice from the Commission that it may progress to a Stage 2 General Proposal. I understand that the Boundaries Commission has provided Light Regional Council, The Barossa Council and the City of Playford with official notification of this as Councils affected by our Stage 1 submission.

In consideration of the advice received from the Boundaries Commission, Council has resolved, at its meeting held on the 25 February 2020, to progress with its Boundary Reform Proposal, consequently I am writing to inform you that Town of Gawler:

- Is progressing with its Boundary Reform considerations;
- Rejects Light Regional Council's Alternative proposal which includes extending Light Regional Council's boundary to include Willaston;
- Is, in principle, supportive of progressing a Regional Vision project in partnership with Light Regional Council, The Barossa Council, Adelaide Plains Council, Regional Development Australia Barossa Gawler Light, Adelaide Plains and other regional partners; and
- That since the Regional Vision project is not contingent on any boundary changes Town of Gawler feels it can be progressed regardless of Boundary Reform considerations.

I would welcome further discussions with you on any of the above matters.

Kind regards

Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

Item 40

OFFICE OF THE MAYOR

Gawler



Contact: Mayor Karen Redman

Ref: KR:kd
CR20/18038

19 March 2020

Mayor Glenn Docherty
City of Playford
12 Bishopstone Road
DAVOREN PARK SA 5113

Town of Gawler
43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
Phone: (08) 8522 9211
council@gawler.sa.gov.au
gawler.sa.gov.au

Glenn
Dear Mayor ~~Docherty~~

Re: Boundary Reform

I am writing to provide you with a further update with regard to the matter of Boundary Reform.

I can confirm that Town of Gawler lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019 and has since received advice from the Commission that it may progress to a Stage 2 General Proposal. I understand that the Boundaries Commission has provided Light Regional Council, The Barossa Council and the City of Playford with official notification of this as Councils affected by our Stage 1 submission.

In consideration of the advice received from the Boundaries Commission, Council has resolved, at its meeting held on the 25 February 2020, to progress with its Boundary Reform Proposal, consequently I am writing to inform you that Town of Gawler:

- Is progressing with its Boundary Reform considerations;
- Rejects Light Regional Council's Alternative proposal which includes extending Light Regional Council's boundary to include Willaston;
- Is, in principle, supportive of progressing a Regional Vision project in partnership with Light Regional Council, The Barossa Council, Adelaide Plains Council, Regional Development Australia Barossa Gawler Light, Adelaide Plains and other regional partners; and
- That since the Regional Vision project is not contingent on any boundary changes, Town of Gawler feels it can be progressed regardless of Boundary Reform considerations.

I would welcome further discussions with you on any of the above matters.

Kind regards

Karen Redman
Mayor

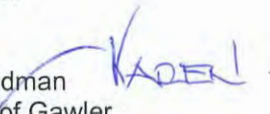
Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

Item 41



FROM THE OFFICE OF THE MAYOR

20 March 2020

Ms Karen Redman 
Mayor Town of Gawler
PO Box 130
GAWLER SA 5118

Via Email: mayor@gawler.sa.gov.au

Dear Mayor Redman

I refer to your correspondence of 27 February 2020 where you advised that the Town of Gawler *"is progressing with its boundary reform considerations"* (from Stage 1 to Stage 2).

On behalf of Light Regional Council, I again respectfully ask that you defer or withdraw your boundary reform aspirations and redirect your resources and efforts towards the delivery of a Regional Vision.

Light Regional Council has taken the view that our scarce resources ought to be applied to regional growth initiatives as a priority and not be utilised in a process which merely adjusts boundaries between Councils.

We are currently facing unprecedented 'headwinds' created by various setbacks, namely:-

1. US-China Trade Tensions;
2. Drought;
3. Bush fires; and
4. Now COVID-19

Collectively, we need to do all that we can to stimulate our economy in order to save businesses, jobs and our communities' standard of living. All economic commentators are forecasting a global recession that will adversely impact on Australia, South Australia and our region. The Regional Vision package (Draft) is designed to take measures to progressively address these economic impacts. Accordingly, I again ask that you shift your policy stance away from boundary adjustments and towards regional initiatives designed to stimulate our economy.

Your early response to this request would be appreciated as I have instructed Council's Chief Executive Officer to report on this matter at the Tuesday, 28 April 2020 meeting of Council.

Yours sincerely


Mayor Bill O'Brien

Postal Address:

PO Box 72, Kapunda, South Australia 5373

Telephone: (08) 8525 3200

Email: light@light.sa.gov.au

Website: www.light.sa.gov.au

Principal Office

93 Main Street, Kapunda, SA 5373

Branch Office

12 Hanson Street, Freeling, SA 5372

Item 42

Doc ID: 424001 and 423983

21 April 2020



FROM THE OFFICE OF THE MAYOR

Mr Michael Lange
Mayor
The Barossa Council

Via email: BLange@barossa.sa.gov.au

Dear Mayor Lange

Boundary Reform

I write to advise you that Council's Chief Executive Officer will be reporting to the Light Regional Council's next meeting (28 April 2020) on Boundary Reform.

As you are aware, the Light Regional Council has been encouraging the Town of Gawler to defer or withdraw their boundary expansion aspirations in favour of delivering a Regional Vision in response to the difficult economic times which lay ahead.

On 20 March 2020, Mayor Redman was again asked to responsibly consider this request, yet to no avail (see copy of letter attached).

Light Regional Council's Chief Executive Officer has now reviewed the situation and has advised me that he will be presenting a Structural Reform alternative which will have the effect of redistributing the Town of Gawler to the Barossa Council, the City of Playford and the Light Regional Council (see Map attached).

A copy of the Chief Executive Officer's presentation will be included in the Agenda posted on the Council's website on Friday, 24 April 2020.

I bring this matter to our attention in the interest of open and transparent governance.

Yours sincerely,

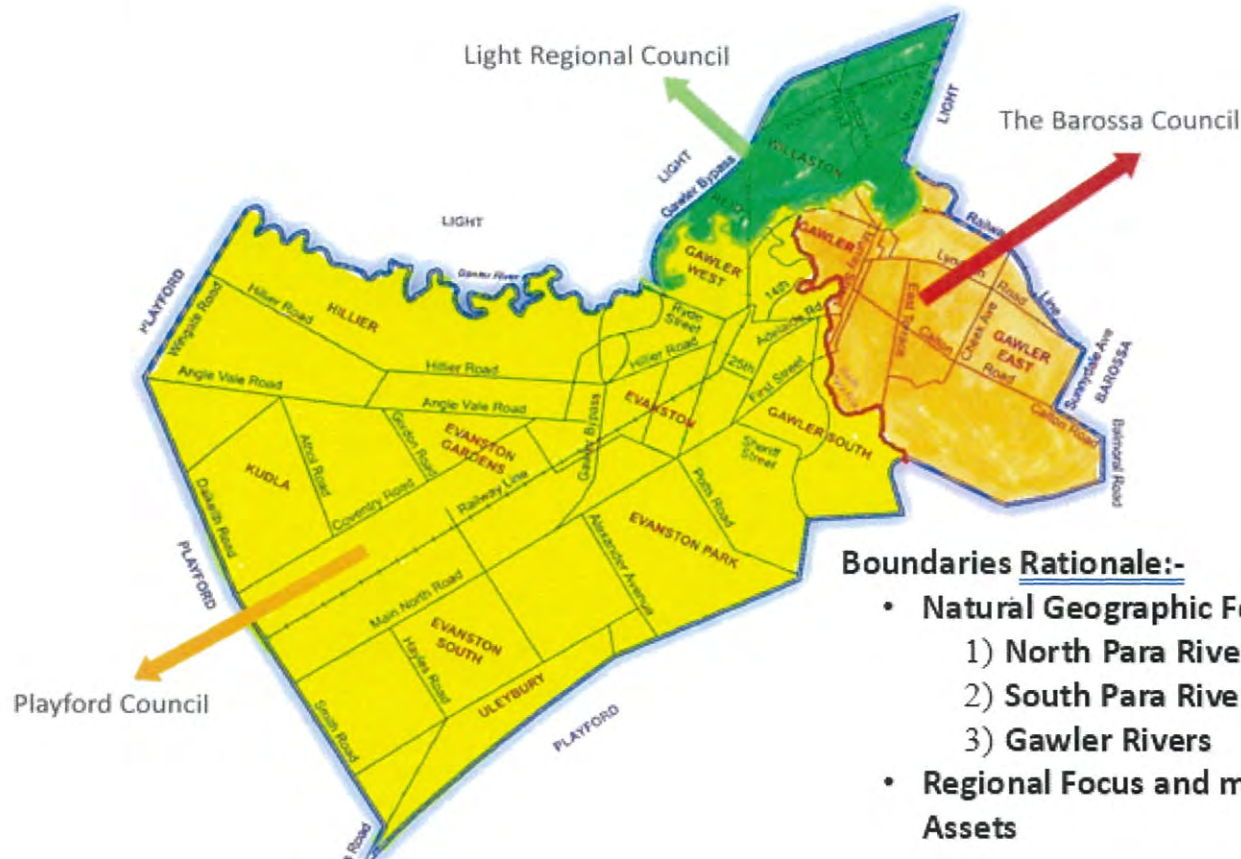


Bill O'Brien
Mayor

Cc

Enc.

Redistribution of Gawler Council – Structural Reform



Boundaries Rationale:-

- **Natural Geographic Features**
 - 1) North Para River
 - 2) South Para River
 - 3) Gawler Rivers
- **Regional Focus and more productive use of Gawler's Assets**

Water

COPY



FROM THE OFFICE OF THE MAYOR

20 March 2020

Ms Karen Redman
Mayor Town of Gawler
PO Box 130
GAWLER SA 5118

Via Email: mayor@gawler.sa.gov.au

Dear Mayor Redman

I refer to your correspondence of 27 February 2020 where you advised that the Town of Gawler "is progressing with its boundary reform considerations" (from Stage 1 to Stage 2).

On behalf of Light Regional Council, I again respectfully ask that you defer or withdraw your boundary reform aspirations and redirect your resources and efforts towards the delivery of a Regional Vision.

Light Regional Council has taken the view that our scarce resources ought to be applied to regional growth initiatives as a priority and not be utilised in a process which merely adjusts boundaries between Councils.

We are currently facing unprecedented 'headwinds' created by various setbacks, namely:-

1. US-China Trade Tensions;
2. Drought;
3. Bush fires; and
4. Now COVID-19

Collectively, we need to do all that we can to stimulate our economy in order to save businesses, jobs and our communities' standard of living. All economic commentators are forecasting a global recession that will adversely impact on Australia, South Australia and our region. The Regional Vision package (Draft) is designed to take measures to progressively address these economic impacts. Accordingly, I again ask that you shift your policy stance away from boundary adjustments and towards regional initiatives designed to stimulate our economy.

Your early response to this request would be appreciated as I have instructed Council's Chief Executive Officer to report on this matter at the Tuesday, 24 April 2020 meeting of Council.

Yours sincerely

Mayor Bill O'Brien

Postal Address:

PO Box 72, Kapunda, South Australia 5373

Telephone: (08) 8525 3200

Email: light@light.sa.gov.au

Website: www.light.sa.gov.au

Principal Office

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Branch Office

12 Hanaco Street, Freeling, SA 5372

Light Regional Council ABN: 35 455 841 525

Item 43

Doc ID: 423983

21 April 2020



FROM THE OFFICE OF THE MAYOR

Mr Glen Docherty
Mayor
Playford City Council

Via email: MayorDocherty@playford.sa.gov.au

Dear Mayor Docherty

Boundary Reform

I write to advise you that Council's Chief Executive Officer will be reporting to the Light Regional Council's next meeting (28 April 2020) on Boundary Reform.

As you are aware, the Light Regional Council has been encouraging the Town of Gawler to defer or withdraw their boundary expansion aspirations in favour of delivering a Regional Vision in response to the difficult economic times which lay ahead.

On 20 March 2020, Mayor Redman was again asked to responsibly consider this request, yet to no avail (see copy of letter attached).

Light Regional Council's Chief Executive Officer has now reviewed the situation and has advised me that he will be presenting a Structural Reform alternative which will have the effect of redistributing the Town of Gawler to the Barossa Council, the City of Playford and the Light Regional Council (see Map attached).

A copy of the Chief Executive Officer's presentation will be included in the Agenda posted on the Council's website on Friday, 24 April 2020.

I bring this matter to our attention in the interest of open and transparent governance.

Yours sincerely,

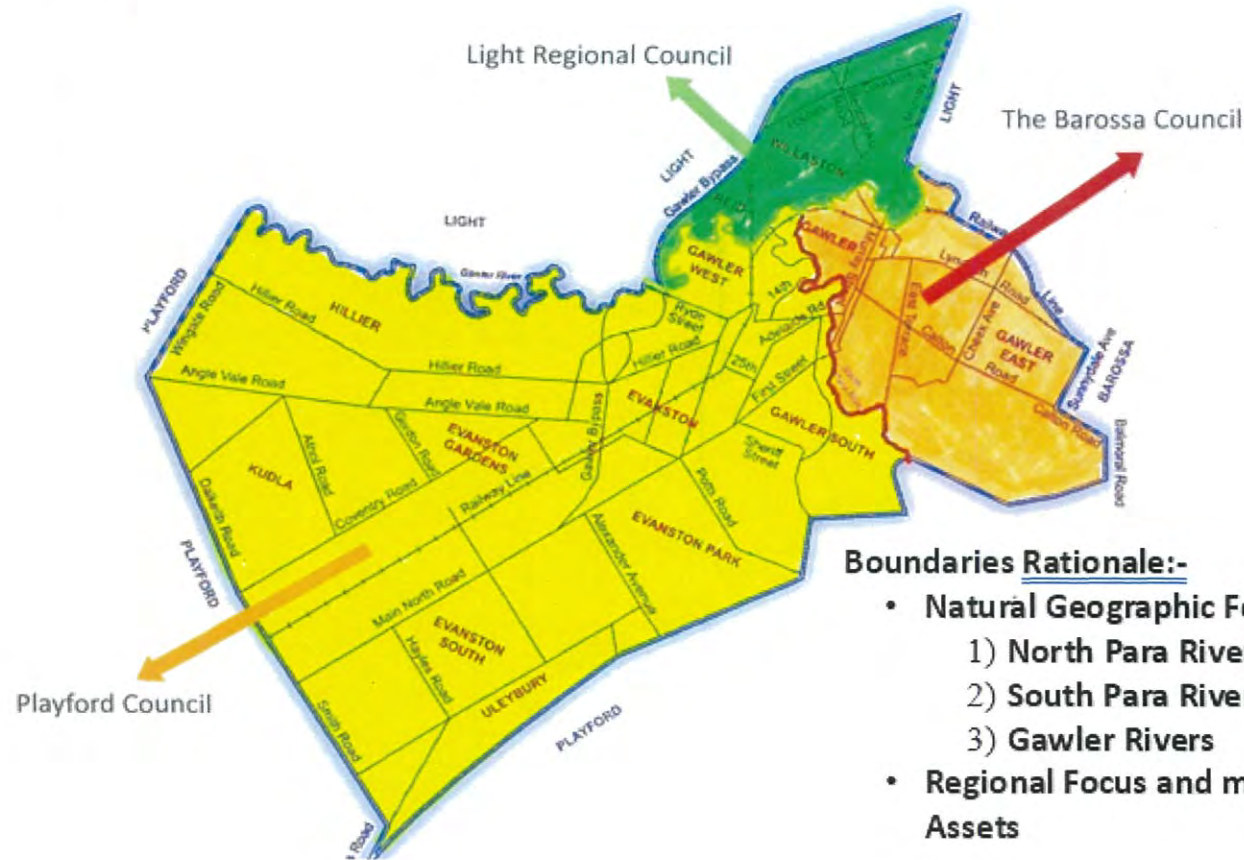


Bill O'Brien
Mayor

Cc

Enc.

Redistribution of Gawler Council – Structural Reform



Boundaries Rationale:-

- **Natural Geographic Features**
 - 1) North Para River
 - 2) South Para River
 - 3) Gawler Rivers
- **Regional Focus and more productive use of Gawler's Assets**

Water

COPY



FROM THE OFFICE OF THE MAYOR

20 March 2020

Ms Karen Redman
Mayor Town of Gawler
PO Box 130
GAWLER SA 5118

Via Email: mayor@gawler.sa.gov.au

Dear Mayor Redman

I refer to your correspondence of 27 February 2020 where you advised that the Town of Gawler "is progressing with its boundary reform considerations" (from Stage 1 to Stage 2).

On behalf of Light Regional Council, I again respectfully ask that you defer or withdraw your boundary reform aspirations and redirect your resources and efforts towards the delivery of a Regional Vision.

Light Regional Council has taken the view that our scarce resources ought to be applied to regional growth initiatives as a priority and not be utilised in a process which merely adjusts boundaries between Councils.

We are currently facing unprecedented 'headwinds' created by various setbacks, namely:-

1. US-China Trade Tensions;
2. Drought;
3. Bush fires; and
4. Now COVID-19

Collectively, we need to do all that we can to stimulate our economy in order to save businesses, jobs and our communities' standard of living. All economic commentators are forecasting a global recession that will adversely impact on Australia, South Australia and our region. The Regional Vision package (Draft) is designed to take measures to progressively address these economic impacts. Accordingly, I again ask that you shift your policy stance away from boundary adjustments and towards regional initiatives designed to stimulate our economy.

Your early response to this request would be appreciated as I have instructed Council's Chief Executive Officer to report on this matter at the Tuesday, 24 April 2020 meeting of Council.

Yours sincerely

Mayor Bill O'Brien

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Light Regional Council ABN: 55 455 841 525

Item 44

Ref: BC:TS
Doc ID: 425483



29 April 2020

FROM THE OFFICE OF THE MAYOR

Ms Karen Redman
Mayor
Town of Gawler
Via Email: mayor@gawler.sa.gov.au

Dear Karen

Re: **Boundary Reform – Resolution of Council 28 April 2020**

I refer to previous correspondence in this matter and in particular my letter to you of 20 March 2020 wherein I requested that you defer or withdraw your boundary reform aspirations and redirect your resources and efforts towards the delivery of a Regional Vision. To date I have not received a response from you to this correspondence.

On 28 April 2020, the Light Regional Council's Chief Executive Officer, Brian Carr, reported to the Council's meeting on Boundary Reform and at that meeting the following resolution was passed as set out below. The attached Map – Appendix 13.1G is from the Agenda Report of that meeting:-

"13.1.1 Boundary Proposals - Update

- 1. That the presentation from the Chief Executive Officer titled Boundary Proposals – "Update" be noted and supported.*
- 2. That Light Regional Council acknowledge and appreciate the decision by The Barossa Council (18.2.20) not to undertake a formal (stage 2) general submission on boundary reform in favour of other Regional priorities at this time.*
- 3. That Light Regional Council express its disappointment of the Town of Gawler's decision (25.2.20) to progress its boundary reform proposals to Stage 2 despite several requests for them to withdraw or defer in the interest of progressing the Regional Vision.*
- 4. That Light Regional Council considers the decision by the Town of Gawler to proceed to be insular and self-serving and not in the Region's economic interests particularly given the recent adverse economic impacts to Australia and our Region due to China-US Trade Conflicts, bushfires, drought and now the emerging effects of COVID-19; demanding a positive Regional response as being articulated in the draft Regional Vision by the Councils of Adelaide Plains, Barossa and the Light Regional Council*

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5. *Given that the Town of Gawler has decided to proceed with its flawed boundary proposals, the Chief Executive Officer of the Light Regional Council is instructed to lodge a (Stage 1) submission to the Boundaries Commission proposing "Regional Structural Reform" in support of the Regional Vision.*
6. *The 'Regional Structural Reform' proposal from Light Regional Council to divide the Local Government area under the jurisdiction of the Gawler Council between The Barossa Council, City of Playford and Light Regional Council applying the natural water courses of North and South Para and Gawler Rivers as logical boundaries (see Map – Appendix 13.1G of the Agenda Report)*
7. *That Light Regional Council considers the 'Regional Structural Reform' package by redeploying the assets and resources currently under the jurisdiction of the Town of Gawler will generate Regional opportunities, enhance efficient and effective Regional decision-making and create a more productive use of the Town of Gawler's assets and resources in the interest of the entire Region.*
8. *That Light Regional Council emphasise that this proposal is to support the residents and ratepayers of the current Town of Gawler, as the Town of Gawler and its heritage will continue and remain a significant feature of the Region's fabric; whilst its local government jurisdiction will be spread over 3 Councils; Playford, Barossa and Light Regional Council, providing efficiencies and productivity in the communities and Region's interest."*

Yours sincerely,

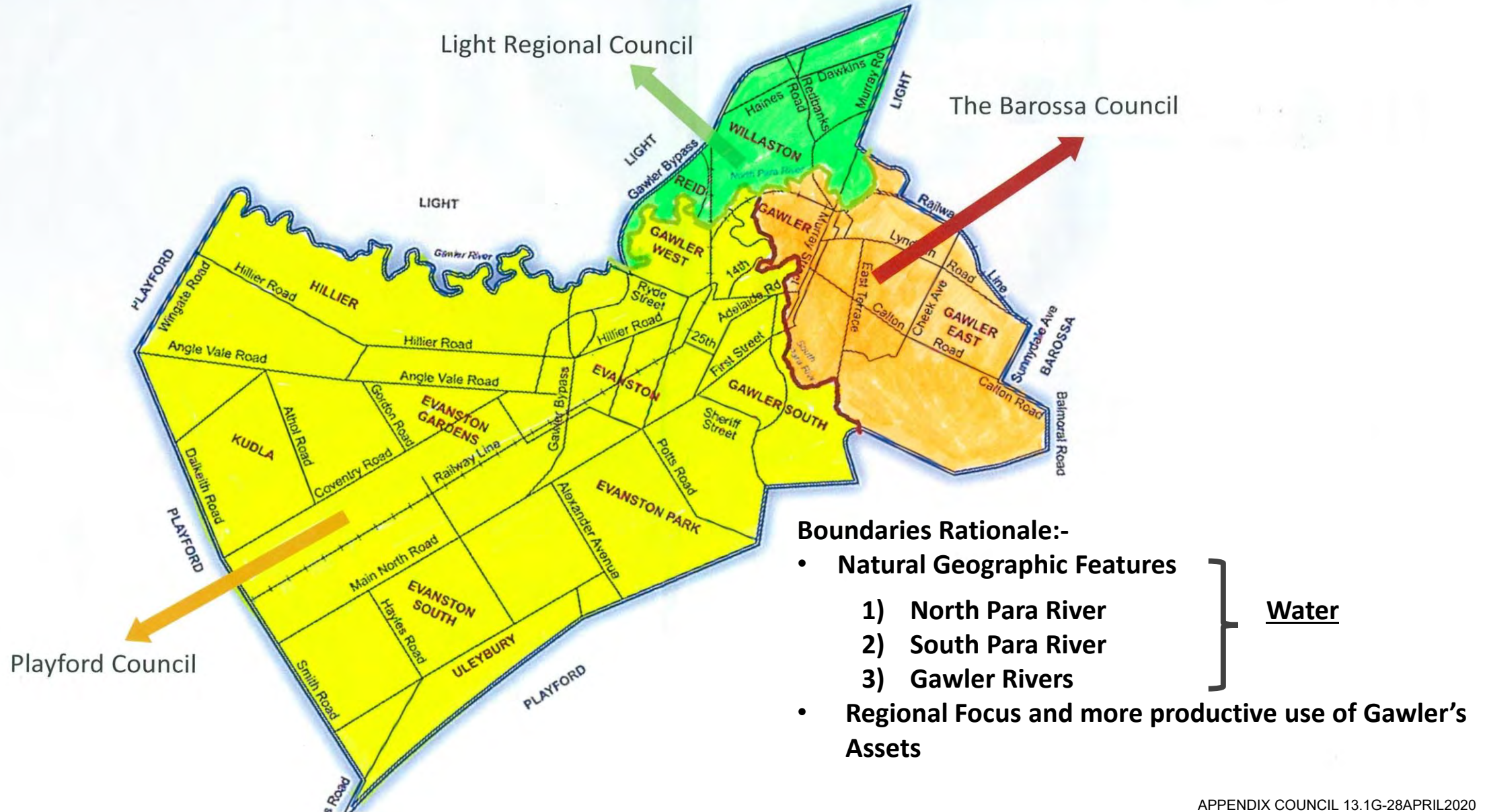


Bill O'Brien
Mayor, Light Regional Council

Cc: Mr Henry Inat – CEO Town of Gawler
RDA-Barossa Chair, Mr Ivan Venning and CEO, Ms Anne Moroney

Enc. Map – Appendix 13.1G from Agenda Report 28.4.20

Redistribution of Gawler Council – Structural Reform



Boundaries Rationale:-

- Natural Geographic Features
 - 1) North Para River
 - 2) South Para River
 - 3) Gawler Rivers
- Regional Focus and more productive use of Gawler's Assets

Water

Item 45

Light Regional Council puts forward new boundary reform proposal...

GOODBYE GAWLER?

ELLOUISE CRAWFORD

A BOLD proposal to abolish Gawler Council is the latest escalation in the ongoing stoush over local government boundaries.

Light Regional Council has endorsed a submission to the State Boundaries Commission that would see the existing suburbs of Gawler be taken under the guidance of itself, as well as neighbours Playford and Barossa councils.

Gawler Council as an entity would cease to exist as part of the

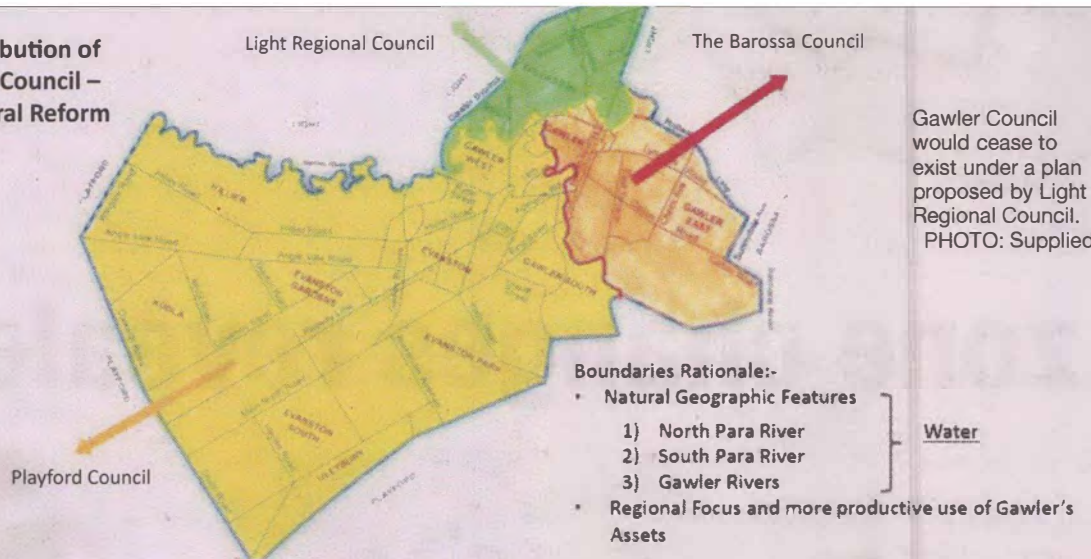
plan, which Light Regional Council chief executive Brian Carr said would see a more productive use of Gawler's assets.

Mr Carr made a presentation to elected members at last week's Light Regional Council meeting, in direct response to Gawler Council's own, ongoing, push to take in Hewett, Gawler Belt and Reid.

In it he flagged the repositioning of Gawler's main street as the 'Gateway to the Barossa', and the conversion of the \$16 million civic centre to a 'regional headquarters'.

Continued on page 4

Redistribution of Gawler Council – Structural Reform



Boundary submission 'illogical', says mayor

ELLOUISE CRAWFORD

GAWLER Council has hit-back at its neighbour over a plan that would have it dissolved, calling it "illogical" and an "emotional knee-jerk reaction".

In response to Light Regional Council's submission to the State Boundaries Commission, Gawler Mayor Karen Redman said council failed to see how it would service the Gawler community.

"Splitting the main business district into three different council areas would not serve Gawler's status as a regional centre or promote any

kind of cohesive nature economically nor support our rapidly growing local area's functionality and servicing," she said.

"It's quite an illogical notion. This proposal sadly reflects how little LRC knows about our community."

In a prepared statement to *The Bunyip*, Ms Redman goes on to further claim Light Regional's proposal is "not based on evidence, financial modelling, research, community impact or even real or perceived connection to community".

"The Town of Gawler is more than happy to assist LRC who seem lost in the dark with a muddled proposal that is based on emotion rather

than evidence, let alone addressing the required criteria of the Boundaries Commission," she said.

"Boundary reform has been on our community's agenda for many, many years.

"It should come as no surprise to anyone with any knowledge of our region.

"Leadership is about tackling the tough issues and I'm very proud that my council has the strength and vision to take this on.

"I would urge LRC to embrace leadership and have an intelligent, objective conversation that's based on evidence, not emotion, so we can all go forward together."

Goodbye Gawler?

Continued from front page

"The Main Street of Gawler has been problematic for years warranting a fresh approach in regional context rather than being presided over by a dysfunctional council," he said.

A motion, passed 9-1, expressed disappointment in the Town of Gawler's decision to progress its own "flawed" boundary reform proposal to the second stage, despite several requests for it to withdraw or defer in the interest of progressing a regional vision.

"Light Regional Council considers the decision by the Town of Gawler to proceed to be insular and self-serving and not in the region's economic interests, particularly given the recent adverse economic impacts to Australia and our region," it moved.

"Light Regional Council emphasises that this (new) proposal is to support the residents and ratepayers of the current Town of Gawler, as the Town of Gawler and its heritage will continue and remain a significant feature of the region's fabric; whilst its local government jurisdiction

will be spread over three councils... providing efficiencies and productivity in the communities and region's interest."

Light Regional Mayor Bill O'Brien told *The Bunyip* the submission had been well thought-out and was in support of its existing ratepayers.

"Our council made it very very clear they are not going to sit on their hands and wait for someone else to make the decision on the future of parts of our region," he said.

"We know it's our duty to protect and I think that is the only proper and right thing to do."

Gawler Council voted in February to progress its own proposal with the Boundaries Commission, which would also see it also take in Kalbeeba and the Concordia Growth Area (currently Barossa Council), and portions of Evanston Park and Hillier that belong to Playford Council.

Sections of Bibaringa and Uleybury, currently controlled by Gawler Council, would be ceded to Playford Council.

Item 46

OFFICE OF THE MAYOR

Gawler



Town of Gawler Administration Centre

43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
Phone: (08) 8522 9211
council@gawler.sa.gov.au
gawler.sa.gov.au

Contact: Mayor Karen Redman

Ref: KR:kd
CC16/772: CR20/29351

7 May 2020

Mayor Bill O'Brien
Light Regional Council
PO Box 72
KAPUNDA SA 5373

Email: bobrien@light.sa.gov.au

Dear Mayor O'Brien

Re: Boundary Reform

I write in response to your recent correspondence which references the following:

1. That the Town of Gawler withdraw or defer its boundary reform considerations and instead
2. Council focus on the Regional Vision Package (draft) which is being proposed by Light Regional Council (LRC)
3. LRC advises the Town of Gawler of their Boundary Reform resolution made on 28 April 2020.

In our February 2020 letter to you, Council was able to clarify that we are proceeding with our Boundary Reform considerations. Of interest, at our February Council meeting, Council also rejected LRC's alternative proposal which at that stage referenced the annexation of Willaston, an area as old as Gawler and intrinsically connected to our town through the original Finniss and Co Special Survey in 1839.

Since then, LRC has resolved to go down an unfortunate pathway with your stage one proposal, titled: 'Regional Structural Reform' which proposes to break Gawler up across three Council areas.

Despite this, Council has clearly indicated that it would, in principle, be open to working collaboratively on any important regional opportunity. Light Regional Council references a Regional Vision which we assume would include Gawler, yet we note that the Town of Gawler has not received any formal briefing on this vision. Having not provided any opportunity for us to engage it is surprising to see projects for our town included in the Regional Vision without any discussions with the Town of Gawler on the matter. I think this is unfortunate and not in the spirit of open dialogue, indeed, one could argue it reflects a rather paternalistic view of how to communicate effectively. Council would however, welcome a briefing as was requested almost 6 months ago at the Regional Mayors/CEOs get together held on 4 December 2019.

Council is aware that there have been briefings with State Government Ministers regarding your Regional Vision and note, with disappointment, that the Town of Gawler has not been invited to provide relevant information for these briefings or participate in the briefings. This is a concern if such a project is truly to be embraced by the entire region.

Without being party to the discussions that Light Regional Council is having with other areas of Government and/or private enterprise with respect to its Regional Vision, it is difficult for the Town of Gawler to contribute to the project or assess what importance it may have for our community.

In reference to your regional opportunity regarding water, Council has for a long time seen flood mitigation as a priority, so it's our view that projects such as those identified by the Gawler River Floodplain Authority are of critical importance to the region for obvious reasons. This is even more important now, particularly given the effects of Climate Change, the fact both your Council and ours have declared a climate emergency, and the need to put these types of projects front and centre.

It's quite surprising that this issue, from what we can gather, is not seen as a priority in your Regional Vision, given your leadership on climate change.

Recent events should also be incorporated into any future discussions regarding the proposed Regional Vision. The economic impacts of COVID-19 on the world economy are likely to impact heavily on South Australia and our region. No doubt, with the economic impact predicted, all Councils will need to assess the effect on our sector, regions and local communities and direct resources and funding to promote as much economic stimulus as possible, leveraging any opportunities that may arise.

The Town of Gawler is no exception as it continues to respond to this unprecedented situation. Therefore, Council is open to regional discussions on opportunities to support and stabilise the economy.

It's important to stress that investigating the appropriateness of Local Government boundaries does not prevent us from engaging with our regional partners and delivering the required economic stimulus opportunities that will see the region stabilise and rebound from bushfires, drought and the Coronavirus pandemic. It's most important we continue to engage with each other on regional opportunities so I am hopeful that inclusive conversations can be had in this space.

Notwithstanding our strong opposition to your Boundary Reform proposal, titled, 'Regional Structural Reform', I reiterate that Town of Gawler stands ready to work collaboratively with all neighbouring Councils to navigate the upcoming economic challenges that are being felt as a consequence of the Coronavirus pandemic that has come on the back of the recent bushfires and ongoing drought.

Boundary reform for Gawler is not a new idea. Our community has been having this discussion for many, many years. It was highlighted in our very first strategic plan in the early nineties so it should come as no surprise at all that Council is endorsing this process. It is what our community wants and as you have said many times, Mayor O'Brien, we are here for our community and act on their behalf.

As authentic regional economic outcomes are not contingent on any boundary changes, the Town of Gawler respectfully request a full and comprehensive briefing on your Regional Vision project. This briefing is essential so my Council can be included in the conversation and adequately consider such a proposal.

I look forward to your response on these matters, and as always, happy to discuss, so we can go forward with initiatives that we can collectively agree on.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

cc: Mayor Glenn Docherty, Playford Council
Mayor Bim Lange, Barossa Council
Ms Anne Moroney, CEO, Regional Development Australia Barossa, Gawler,
Light and Adelaide Plans
Mr Bruce Green, Chair, Boundaries Commission
Hon Stephan Knoll, Minister for Transport, Infrastructure and Local Government,
Minister for Planning

Item 47

[REDACTED]

From: Henry Inat
Sent: Monday, 11 May 2020 12:59 PM
To: 'DPTI.BoundariesCommission@sa.gov.au'
Subject: Boundary Reform - Clarification sought on consultation matter & meeting request

Attention: Mr Bruce Green
Chair: SA Boundaries Commission

Good Morning Bruce

As you may be aware my staff and I met with Alex Hart, Tom Rossini and Phil Ilee on Tuesday to discuss Town of Gawler's Boundary Change proposal and working through to a Stage 2 submission. We discussed correspondence that was forwarded to the Boundaries Commission on 6 March 2020, which Council had yet to receive a response to. It seems, unfortunately, that the letter may have been caught up in your internal mail system, so we have since forwarded a copy by email.

As you can appreciate, with no precedents to refer to and with both parties feeling their way seeking the best outcome for the community, the process poses significant challenges for us, being the first Council in South Australia to undertake it.

The guidelines are quite broad in their statements and leave a lot of scope for interpretation, which we understand was done on purpose to allow the Commission to be flexible, however as the first cab off the rank further guidance and clarity is needed to ensure that we are delivering in our Stage 2 Proposal, exactly what the Boundaries Commission requires to allow an appropriate assessment of the proposal. Our further concern is overstepping or doubling up on the work of any further investigation thereby paying for the work to be undertaken twice due to the Commission having to undertake their own fully independent investigation.

Therefore, Council would like to seek further clarification on the level of Community Consultation required to prepare its Stage 2 Proposal whilst avoiding duplication of effort and cost.

Guideline 3 provides the statement *"Provide evidence that appropriate consultation has taken place with the community"* and whilst it provides further points of clarity around providing letters received supporting or opposing, details of public meetings and media articles etc it does not provide a real indication of what extent of consultation is deemed "appropriate".

Council's consultation approach is flexible depending on the type of consultation that will be effective but regularly includes:

- Consultation advertised in local newspaper, on Council digital platforms (social media, App and Website)
- Undertake a community forum to discuss and consult on the matter, allowing community input into a project/proposal or feedback
- Provide information via facebook and website (Your Voice Gawler portal) for community to provide feedback, ask questions or answer surveys etc
- Display points in all Council operated buildings being: Gawler Administration Centre, Gawler Civic Centre, Gawler sport and Community Centre, Evanston Gardens Library
- Letter box drop to affected residents

For the Boundary reform matter Council is looking at the value of doing all of the above (when Covid-19 Restrictions allow such a level of consultation) however we also believe there might be some value in engaging an independent

professional marketing research company to undertake a consultative survey. This would provide statistically valid data with a low % of inaccuracy.

In this scenario where Council needs to reach beyond its current LGA borders, we feel this needs to be done effectively and sensitively (more information on why sensitivity is required is provided below) but also with a level of independence so that the Community and our neighbouring Councils can have confidence in the results and reduce the media storm of claims of Town of Gawler skewing data in the manner by which it undertook its consultation. Council is considering funding this independent consultative survey however, as Town of Gawler is the initiator of the boundary reform proposal, Council understands that it will be responsible for the costs of the Commission's investigation (if the matter progresses that far) as well. It is also understood that the Commission's investigation will need to undertake extensive community consultation (funded by the initiator) and that previous consultation reports garnered by the initiator may not be able to be used by the Commission for this purpose. The result of this process is potentially forcing the initiator of a Boundary Reform proposal to pay for the same (or very similar) consultation processes twice – once in developing the Stage 2 Proposal and again if the Commission is engaged to undertake the full investigation.

For that reason Town of Gawler asks if it is possible for the Boundaries Commission to undertake the independent consultative survey to assist in informing Council's Stage 2 General Proposal? Council would fund the consultative survey but the Commission would engage the company to undertake the survey thereby removing any claims that Town of Gawler skewed the consultation data to meet its objectives and enabling the results of this work to be used as part of the response to the full investigation conducted by the Commission in the event that the process goes that far as well.

We fully understand this might be an unusual request but as the pioneers of this process we want to ensure the consultation provides the most accurate reflection of where our true community of interest begins and ends and so we are looking at all options that might offer this outcome.

As discussed with Alex and the Team on Tuesday, there have been some recent unfortunate developments from the Light Regional Council in response to Gawler's boundary reform considerations and this is why greater sensitivity when reaching outside of our current LGA is needed.

Light Regional Council (LRC) were of course incensed that Town of Gawler would progress its boundary reform proposal to bring Hewett and parts of Reid and Gawler Belt under its LGA and were previously touting an "Alternative Proposal" that saw Light extend to the river taking Willaston and merging with the Barossa to become a new Council and Town of Gawler take Concordia and Kalbeeba. It now seems that as of their Ordinary Meeting held on the 28th April 2020 LRC CEO has chosen to attack Gawler Council, accusing it of being dysfunctional and insular, with a flawed proposal and presenting numerous unfortunate media articles as part their agenda item on boundary reform attacking the Town of Gawler Council and its Administration.

The LRC Council resolution indicates that LRC intend to progress its own boundary change proposal which is its right, but is abandoning its previous "Alternative Proposal" it had been flagging to instead adopt a position which was nominated by one persons comment on a Bunyip Newspaper Facebook pole, to use the rivers intersecting Gawler as the new boundary, splitting Gawler LGA into Light, Playford and Barossa Councils and dissolving Town of Gawler.

Town of Gawler rejects the derogatory manner in which LRC is conducting itself in its response to the Town of Gawler's proposal and does not believe their new proposal has any credibility when reviewed against the Section 26 principles for Boundary Reform but of course that is for the Commission to assess if LRC do progress to lodging an actual proposal with the Commission.

However with Light Regional Council deciding to play this scenario out in the media in a rather unsavoury fashion by attacking my organisation I believe it would be worthwhile for the Mayor and Myself to meet with yourself and/or the Commission as a whole to discuss the road ahead. If you are happy to meet with us to discuss the road ahead for Town of Gawler please contact my office at your earliest convenience to arrange a time that suits all.

In closing I advise that Town of Gawler is preparing a report to its 23 June Ordinary Council Meeting to update Council Members on the project and provide further details on how we will progress the matter. It would be extremely helpful to have a response to the above matters and the matters contained in our previous correspondence provided to your office by early June in time to inform this report, however we understand if more time is needed to consider our requests in these uncharted waters.

I thank you for your time and consideration.

Kind Regards

Henry Inat | Chief Executive Officer

Town of Gawler | 43 High Street Gawler East | PO Box 130 | Gawler SA 5118

Ph 8522 9276 | [REDACTED]

www.gawler.sa.gov.au

Item 48

Ref: BC:TS
Doc ID: 426987



18 May 2020

FROM THE OFFICE OF THE MAYOR

Ms Karen Redman
Mayor
Town of Gawler
Via Email: mayor@gawler.sa.gov.au

Dear Karen

Re: **Boundary Reform**

I refer to Light Regional Council's correspondence to The Town of Gawler dated 20 March 2020 (see attached), its resolution of 28 April 2020 regarding 'Regional Structural Reform' (see attached) and your response to both of those matters on 7 May 2020.

As you have noted in your letter both councils share a view in relation to boundary adjustments however Light Regional Council has taken the view that it is structural reform required and not just simply moving some 'lines' on a map that is loosely aligned to where people might currently shop. I am comfortable with the approach that Light Regional Council is pursuing and comfortable that it is a different approach to the Town of Gawler's. Either way the matter will now be considered by the Boundaries Reform Commission and will be adjudicated in due course.

I would also like to reiterate that Council's Chief Executive Officer has assured me that in no way will these differing pathways interfere with the strong regional collaboration that currently exists between the Mid-Murray Council, The Barossa Council, Adelaide Plains Council and the Town of Gawler. The gains and benefits that have been shared by all councils is evident and must and will continue.

You have also questioned the draft Regional Vision (Plan) that is currently being discussed within our region. This Plan was first presented to the RDA Barossa Gawler Light Adelaide Plains Inc Board on 14 August 2019 by Light Regional Council's Chief Executive Officer in his capacity as an RDA Board Member. The RDA immediately recognised the value of a Regional Vision and has since undertaken a substantial body of work aligning with the Regional Road Map and game changer strategies that would have seen a once in a generation investment into economic prosperity, but with the impact of COVID-19 is now more likely to be economic recovery.

While I commend my Council's CEO for his visionary and courageous approach to pitching this Plan, it is a plan for the region and is now a plan that all RDA member councils need to provide input to for it to have true regional success. The Town of Gawler was again encouraged to have regard and input to the plan at the CEO/Mayors forum held on 2 December 2019 but to date has been noticeably silent on participating or including projects of regional significance. I am sure that there are many worthwhile projects that the Town of Gawler is considering and I urge you and your council to engage and participate in the Plan otherwise you would be doing a great disservice to your ratepayers and risk leaving the Gawler area languishing for years to come.

Since the meeting of 2 December 2019, the Light Regional Council has continued to assist the RDA Barossa Gawler Light Adelaide Plains Inc Board with a water re-use project being led by a **private sector consortium** and the compilation of **shovel ready economic projects** in response to the economic impacts as outlined in my correspondence to you of 20 March 2020.

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Light Regional Council has referenced the Oscar Project at Seppeltsfield including the sealing of Gerald Roberts Road and the Kidman Project in Kapunda, connecting Seppeltsfield, Kapunda and Anlaby with a heritage narrative as typical **shovel ready** projects. Similarly, the Adelaide Plains Council has submitted the \$27m Gawler River Floodplain Authority project (Northern Floodway) into the **shovel ready** projects draft plan.

To assist you with your deliberations I refer to the following information that has been previously provided to you post the Mayors/CEO's meeting held on the 2 December 2019:

- Notes taken at the meeting of 2/12/19;
- Light Regional Council's resolution of 10/12/19; and
- Regional Vision Powerpoint

I trust that all of this information clarifies the pathway that Light Regional Council and the RDA are well advanced on.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Bill O'Brien', with a long horizontal line extending from the end of the signature.

Bill O'Brien
Mayor, Light Regional Council

Cc: CEO Town of Gawler
Chair and CEO RDA-Barossa Gawler Light Adelaide Plains Inc
Mayor and CEO The Barossa Council
Mayor and CEO Adelaide Plains Council
Mayor and CEO Playford Council
Mayor and CEO Mid Murray Council
Elected Members Light Regional Council
Boundaries Commissioner
Minister Knoll

Encl: Ltr The Town of Gawler dated 20 March 2020
Resolution LRC Council 28 April 2020 'Regional Structural Reform'

12.5 GENERAL MANAGER, ECONOMIC DEVELOPMENT

12.5.1 **Economic Development Panel, Terms of Reference Amendment**

Consensus Motion:

Moved Cr Grain

Seconded Cr Zeller

1. That the Light Regional Council receives the report titled "Economic Development Panel, Terms of Reference Amendment";
2. That, taking into account Council's authorisation provided at the 24 March 2020 Council meeting, and with reference to clause 6 "Meetings", sub-clauses 6.1, 6.2 and 6.3 of the Light Regional Council Economic Development Panel Terms of Reference, the Terms of Reference be amended by the addition of a new sub-clause as follows;

Sub-clause 6.11 – Emergency Meeting Procedure

In recognition of a declared public emergency event or of a significant risk management threat, the Committee may meet through telephone or other electronic means as allowed by virtue of section 90(7a) of the Local Government Act 1999 so long as the meeting is conducted in a place that is open to the public save for separate exclusion as determined by section 90(2) of the Act. Following the determination of the conclusion of the event or threat, the Committee may choose upon the ratification of the Council, to continue to meet in accordance with the above provisions of the Act.

CARRIED

13. POLICY REPORTS FOR DECISION

13.1 CHIEF EXECUTIVE OFFICER

13.1.1 **Boundary Proposals - Update**

Moved Cr Grain

Seconded Cr Kennelly

1. That the presentation from the Chief Executive Officer titled *Boundary Proposals – "Update"* be noted and supported.
2. That Light Regional Council acknowledge and appreciate the decision by The Barossa Council (18.2.20) not to undertake a formal (stage 2) general submission on boundary reform in favour of other Regional priorities at this time.
3. That Light Regional Council express its disappointment of the Town of Gawler's decision (25.2.20) to progress its boundary reform proposals to Stage 2 despite several requests for them to withdraw or defer in the interest of progressing the Regional Vision.
4. That Light Regional Council considers the decision by the Town of Gawler to proceed to be insular and self-serving and not in the Region's economic interests particularly given the recent adverse economic impacts to Australia and our Region due to China-US Trade Conflicts, bushfires, drought and now the emerging effects of COVID-19; demanding a positive Regional response as being articulated in the draft Regional Vision by the Councils of Adelaide Plains, Barossa and the Light Regional Council
5. Given that the Town of Gawler has decided to proceed with its flawed boundary proposals, the Chief Executive Officer of the Light Regional Council is instructed to lodge a (Stage 1) submission to the Boundaries Commission proposing "Regional Structural Reform" in support of the Regional Vision.

6. The 'Regional Structural Reform' proposal from Light Regional Council to divide the Local Government area under the jurisdiction of the Gawler Council between The Barossa Council, City of Playford and Light Regional Council applying the natural water courses of North and South Para and Gawler Rivers as logical boundaries (see Map – *Appendix 13.1G* of the Agenda Report)
7. That Light Regional Council considers the 'Regional Structural Reform' package by redeploying the assets and resources currently under the jurisdiction of the Town of Gawler will generate Regional opportunities, enhance efficient and effective Regional decision-making and create a more productive use of the Town of Gawler's assets and resources in the interest of the entire Region.
8. That Light Regional Council emphasise that this proposal is to support the residents and ratepayers of the current Town of Gawler, as the Town of Gawler and its heritage will continue and remain a significant feature of the Region's fabric; whilst its local government jurisdiction will be spread over 3 Councils; Playford, Barossa and Light Regional Council, providing efficiencies and productivity in the communities and Region's interest.

CARRIED

Cr Zeller called for a **Division:**

For: Cr Mosley, Cr Lewis, Cr Kennelly, Cr Frankcom, Cr Close, Cr Rohrlach, Cr Reichstein, Cr Grain and Cr Mitchell.

Against: Cr Zeller

Mayor O'Brien adjourned the meeting to allow for 10 minute break at 7:38pm.
At 7:50pm the meeting was reconvened.

13.1.2 Covid-19 Council Rating Policy Ratepayer Support

Moved Cr Kennelly
Seconded Cr Grain

That Council, acknowledging the impact of the significant Public Health Emergency event known as COVID-19 (Coronavirus), offers the following support options for ratepayers who have suffered hardship by virtue of the event:

1. Council will REMIT ALL FINES AND INTEREST on outstanding rates and rates arrears to ALL RATEABLE ASSESSMENTS in the council area added in accordance with the Local Government Act 1999 from the period commencing with the Declaration of the Major Emergency by the State Coordinator for South Australia, that is 22 March 2020, and concluding on 31 December 2020 (inclusive);
2. For those ratepayers who have suffered hardship by virtue of the COVID-19 event, Council will POSTPONE THE PAYMENT OF THE COUNCIL RATES INSTALMENTS due in June and September 2020 quarters, until the due date for the payment of the December 2020 quarter rates instalment..
3. Council will SUSPEND ALL DEBT COLLECTION ACTIVITIES to and including 31 December 2020.
4. Council will prepare its draft 2020/2021 Annual Business Plan and Budget based on a NO INCREASE (0%) TO THE RATE-IN-THE-DOLLAR levied against each land use category utilised for the purposes of raising council general rates;
5. Further, in relation to the draft 2020/2021 Annual Business Plan and Budget, Council will NOT INCREASE THE PER UNIT COMMUNITY WASTEWATER MANAGEMENT SCHEME ANNUAL

Item 49

Contact: Mr H Inat

Ref: HI:js
CC16/772

Town of Gawler Administration Centre

43 High Street

Gawler East SA 5118

PO Box 130

Gawler SA 5118

Phone: (08) 8522 9211

council@gawler.sa.gov.au

gawler.sa.gov.au

25 May 2020

Mr Brian Carr
Chief Executive Officer
Light Regional Council
PO Box 72
KAPUNDA SA 5373

Dear Brian

RE: BOUNDARY REFORM – REQUEST FOR ASSET INFORMATION

I write to you in the interests of Council's boundary reform considerations. As you are aware, Town of Gawler is progressing towards preparing a "Stage 2 General Proposal" to the South Australian Local Government Boundaries Commission for their investigation and further consideration.

Town of Gawler also notes as per correspondence from Mayor O'Brien, dated the 29 April 2020, and subsequent letter received on the 18 May 2020, that in response to Town of Gawler's unwillingness to defer or withdraw its boundary reform considerations Light Regional Council has recently resolved to progress your own Stage 1 Proposal to the Boundaries Commission.

Whilst we do not support your proposed boundary changes, we are keen to consider boundary reform collectively including the sharing of relevant information between Councils to assist with respective investigations. The sharing of information would allow each Council to undertake more detailed investigations on their communities' behalf prior to lodging their respective Stage 2 proposals and allow a greater transparency for the communities involved.

In this spirit and in the knowledge that the Boundaries Commission will ultimately require the same information, as part of their own investigations, we are requesting relevant electronic data from your asset management system not publically available in your asset management plans. The extracts of data we are interested in are for the Light Regional Council areas outlined on the attached draft Map 5; specifically Area 2 – Hewett, Area 4 - Portion of Gawler Belt and Area 6 – Portion of Reid.

The asset management system information we are requesting would entail; asset description, asset condition and financial data (including replacement cost, useful life, remaining life, install date etc) for the following assets:

- Transport infrastructure (eg. roads, footpaths, kerb and gutter, traffic control devices etc)
- Stormwater infrastructure (eg. pits, pipes, culverts, detention/retention basins, stormwater quality devices)
- Open space (eg. parks, gardens, public furniture, fencing, cemeteries, sporting areas, erosion control on river banks, plus any tree management plans and roadside vegetation plans)
- Electrical (eg. street lighting, open space and other lighting, CCTV)
- Council Buildings & Structures
- Service Levels and recurrent costs for maintenance of roads, buildings, storm water and open spaces

It would also be of assistance if you could provide copies of any long term management plans for any infrastructure in these areas which highlight proposed renewals/upgrades, new infrastructure and any backlog of works.

Town of Gawler staff would be happy to meet with your relevant staff to discuss the above in more detail and also any information that your Council may seek from Town of Gawler.

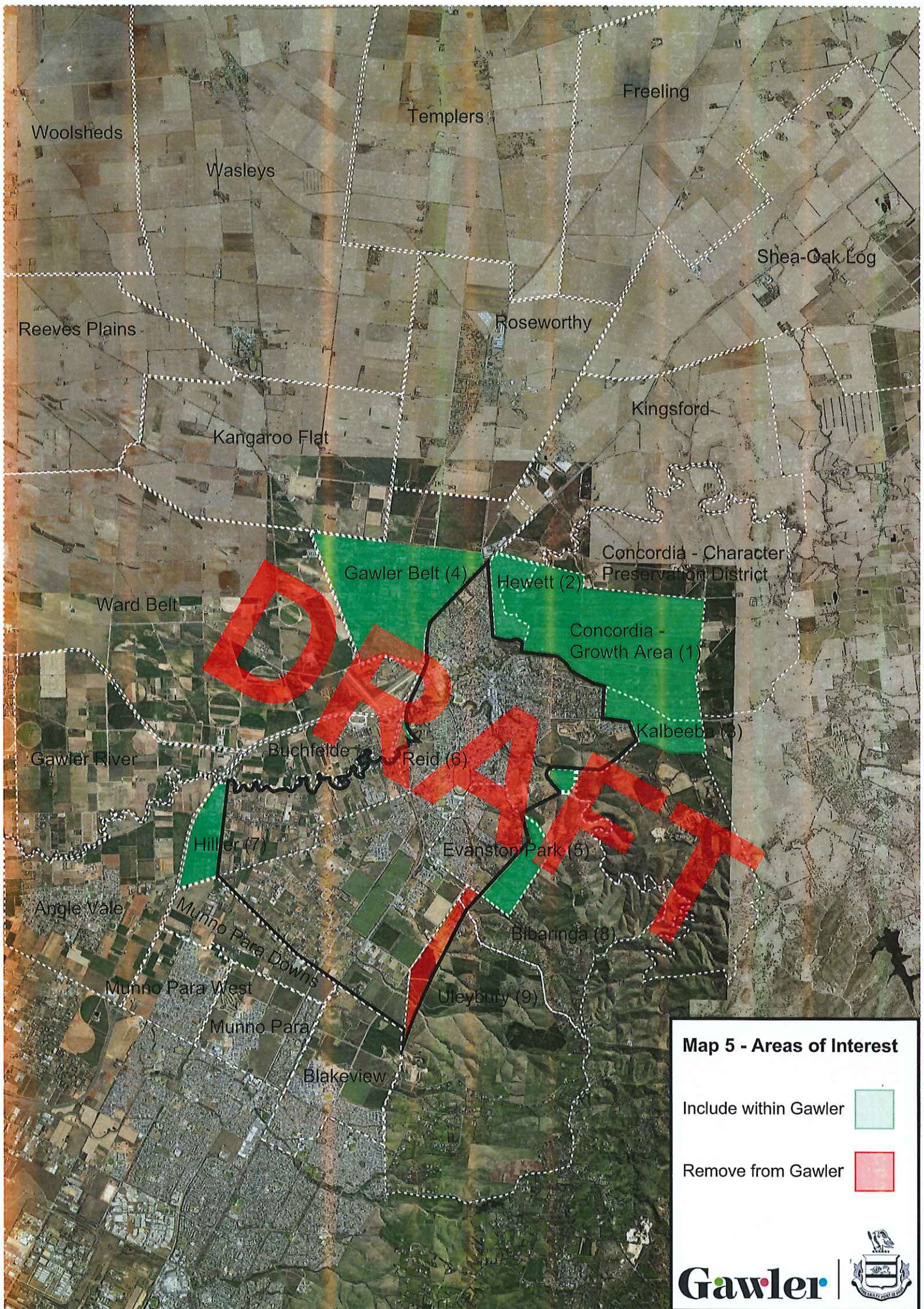
Thank you for your consideration of this matter.

Yours faithfully



Henry Inat
Chief Executive Officer

Direct line: (08) 8522 9221
Email: henry.inat@gawler.sa.gov.au



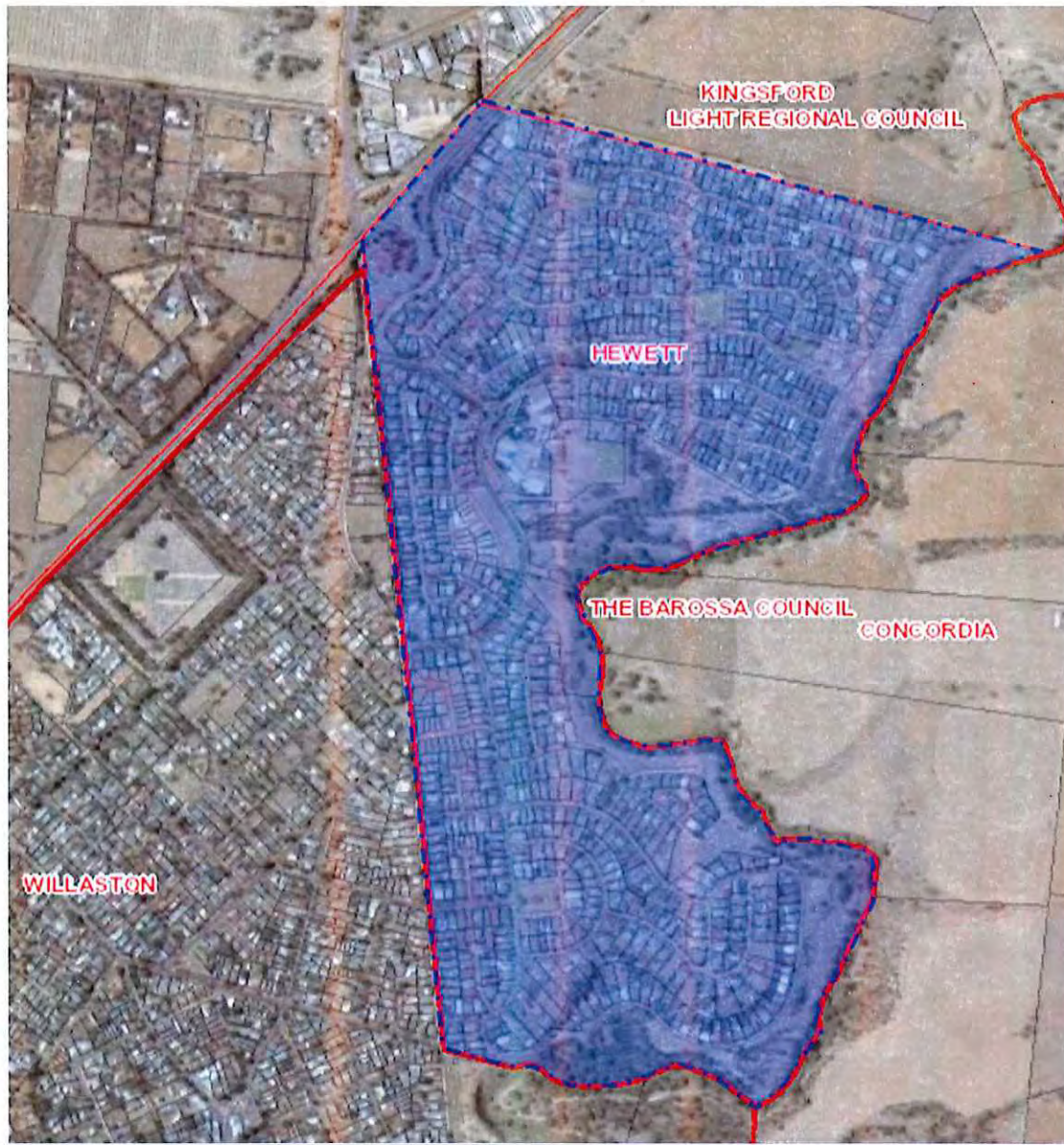
Map 5 - Areas of Interest

Include within Gawler 

Remove from Gawler 

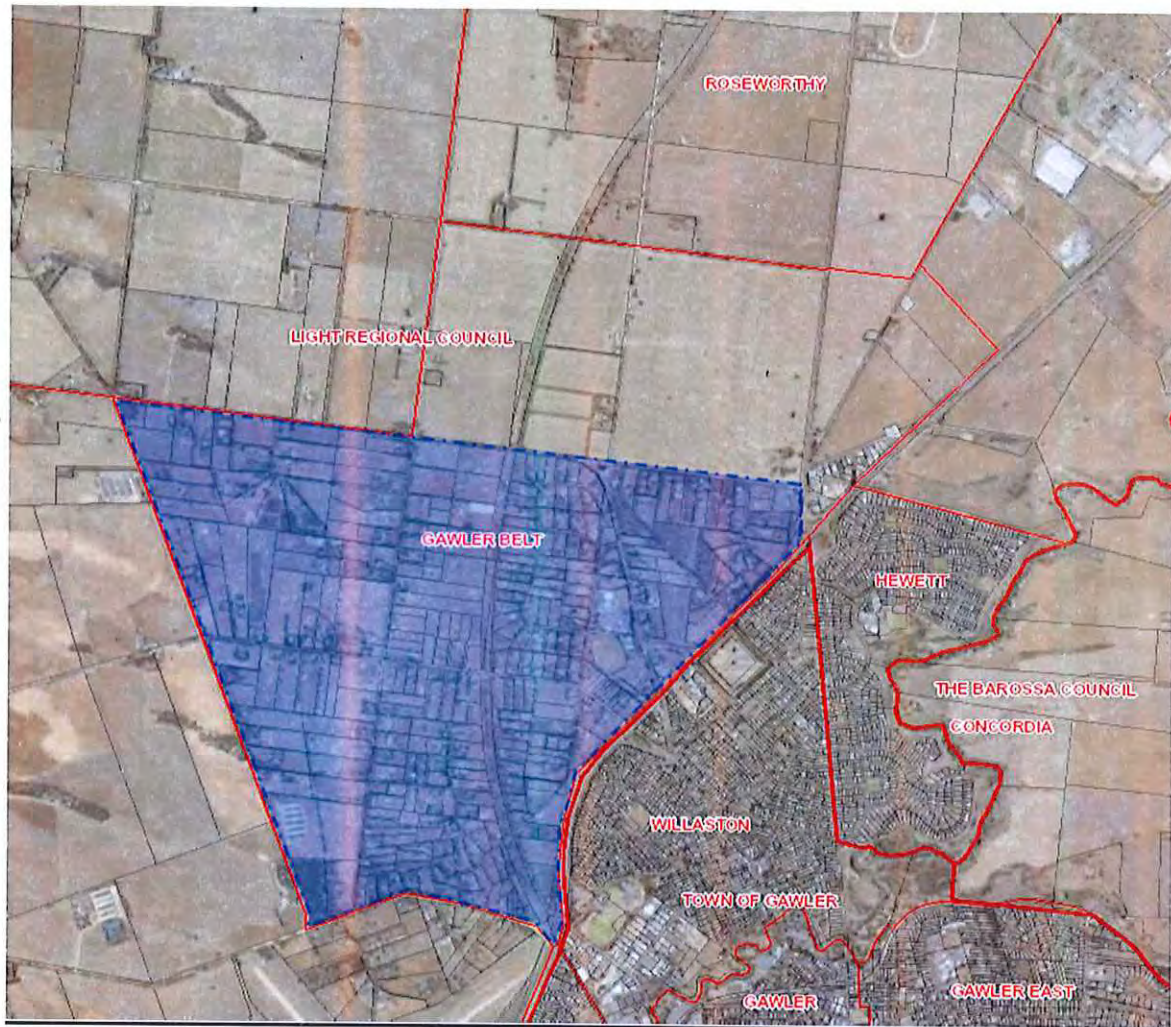
AREA (2) HEWETT

Area of interest - highlighted in purple



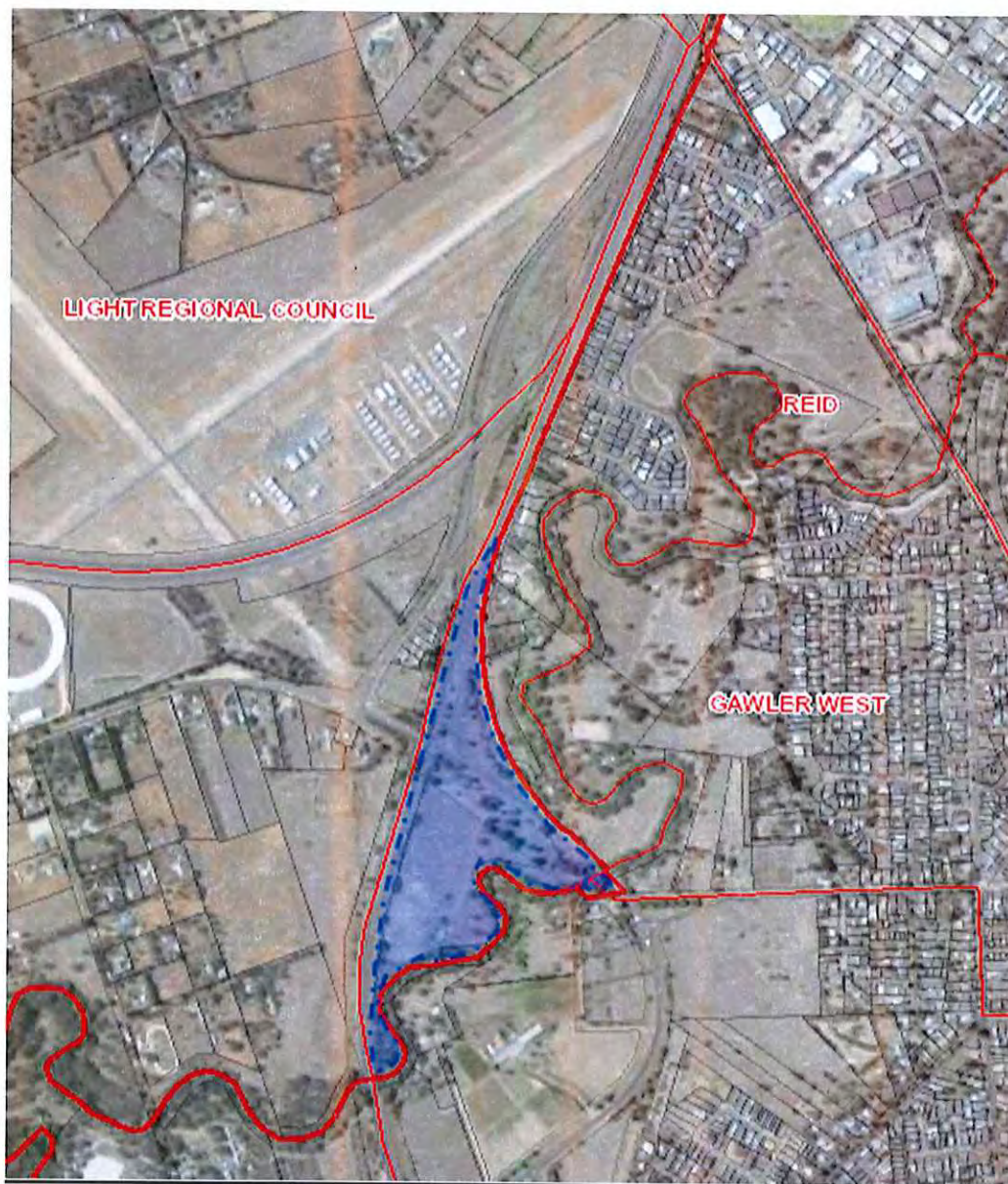
AREA (4) GAWLER BELT

Area of interest - highlighted in purple



AREA (6) REID

Area of interest - highlighted in purple



Contact: Mr H Inat

Ref: HI:js
CC16/772

Gawler



Town of Gawler Administration Centre

43 High Street
Gawler East SA 5118
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council@gawler.sa.gov.au
gawler.sa.gov.au

25 May 2020

Mr Martin McCarthy
Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355

Dear Martin

RE: BOUNDARY REFORM – REQUEST FOR ASSET INFORMATION

I write to you in the interests of Council's boundary reform considerations. As you are aware, Town of Gawler is progressing towards preparing a "Stage 2 General Proposal" to the South Australian Local Government Boundaries Commission for their investigation and further consideration, as per our letter to Mayor Lange dated 19 March 2020 and shared correspondence more recently on 7 May 2020.

Town of Gawler appreciates The Barossa Council's participation in previous discussions with regard to boundary reform considerations across the region and notes that your own boundary reform considerations have been "deferred" awaiting the outcome and an understanding of the costs imposed in regard to the Town of Gawler's Proposal.

Moving forward we are keen to continue to consider boundary reform collectively including the sharing of relevant information between Councils to assist with effective consultation and investigations. The sharing of information would allow each Council to more fully assess boundary changes as a result of more detailed investigations on their communities' behalf and allow greater transparency for all the communities involved.

In this spirit and in the knowledge that the Boundaries Commission will ultimately require the same information, as part of their own investigations, we are requesting relevant electronic data from your asset management system not publically available in your asset management plans. The extracts of data we are interested in are for The Barossa Council areas outlined on the attached draft Map 5; specifically Area 1 – proposed Concordia area (in terms of existing assets) and Area 3 - Portion of Kalbeeba including a section of Springwood.

The asset management system information we are requesting would entail; asset description, asset condition and financial data (including replacement cost, useful life, remaining life, install date etc) for the following assets:

- Transport infrastructure (eg. roads, footpaths, kerb and gutter, traffic control devices etc)
- Stormwater infrastructure (eg. pits, pipes, culverts, detention/retention basins, stormwater quality devices)

- Open space (eg. parks, gardens, public furniture, fencing, cemeteries, sporting areas, erosion control on river banks, plus any tree management plans and roadside vegetation plans)
- Electrical (eg. street lighting, open space and other lighting, CCTV)
- Council Buildings & Structures
- Service Levels and recurrent costs for maintenance of roads, buildings, storm water and open spaces

It would also be of assistance if you could provide copies of any long term management plans for any infrastructure in these areas which highlight proposed renewals/upgrades, new infrastructure and any backlog of works.

Town of Gawler staff would be happy to meet with your relevant staff to discuss the above in more detail and also any information that your Council may seek from Town of Gawler.

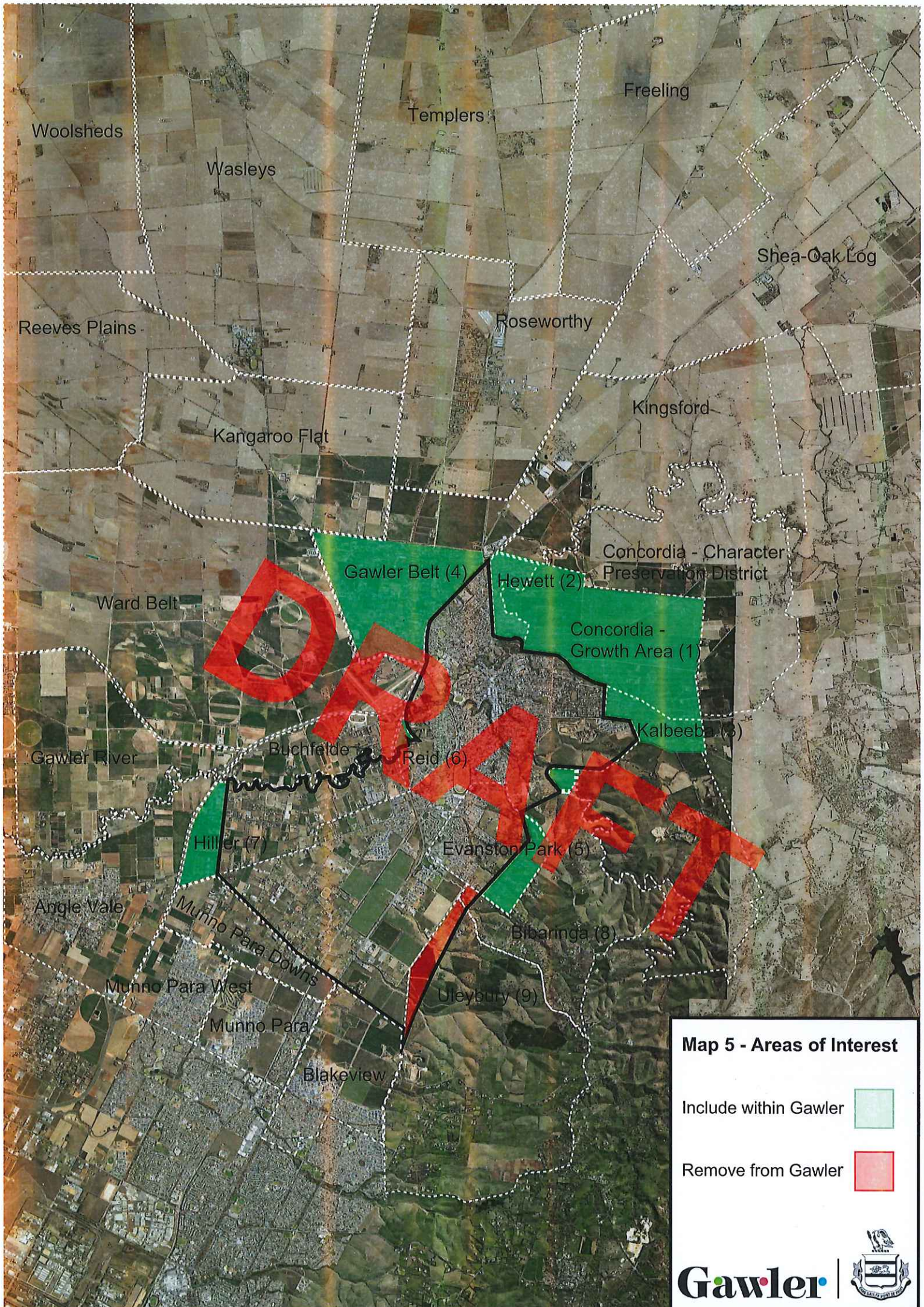
Thank you for your consideration of this matter.

Yours faithfully



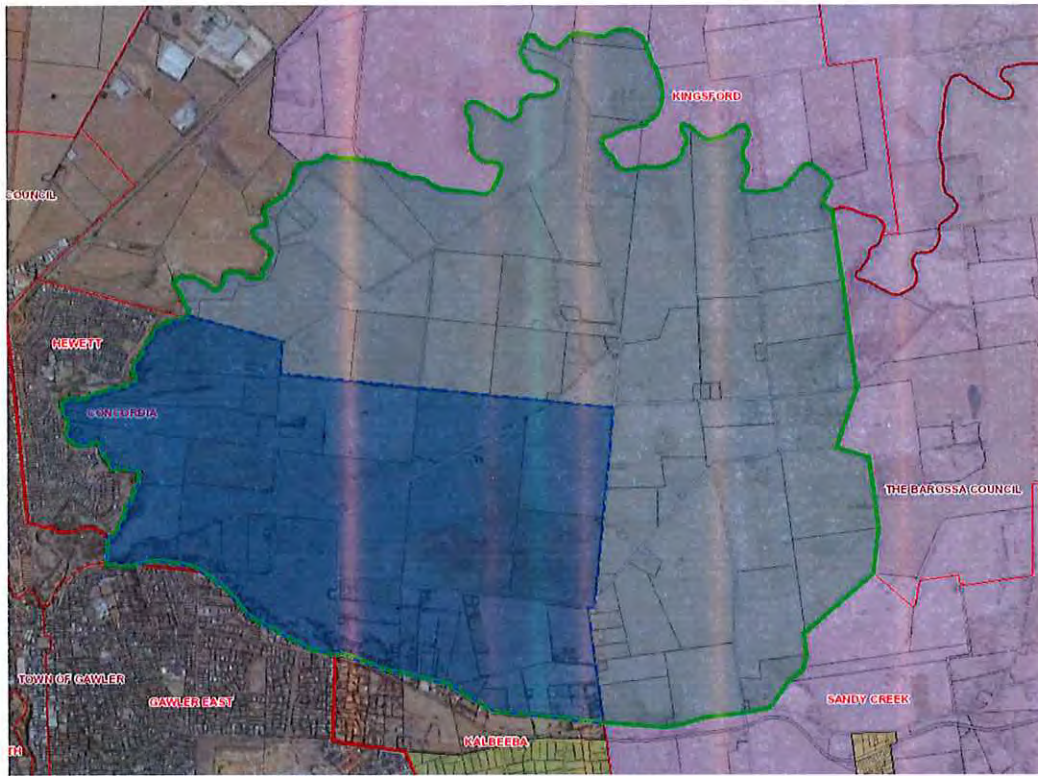
Henry Inat
Chief Executive Officer

Direct line: (08) 8522 9221
Email: henry.inat@gawler.sa.gov.au



AREA (1) CONCORDIA

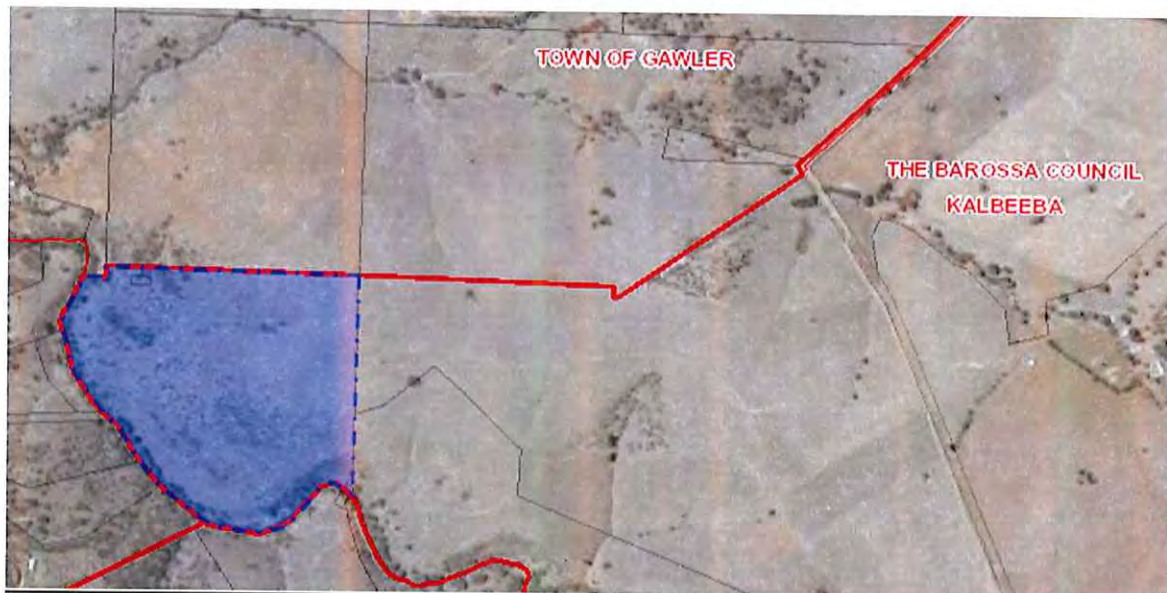
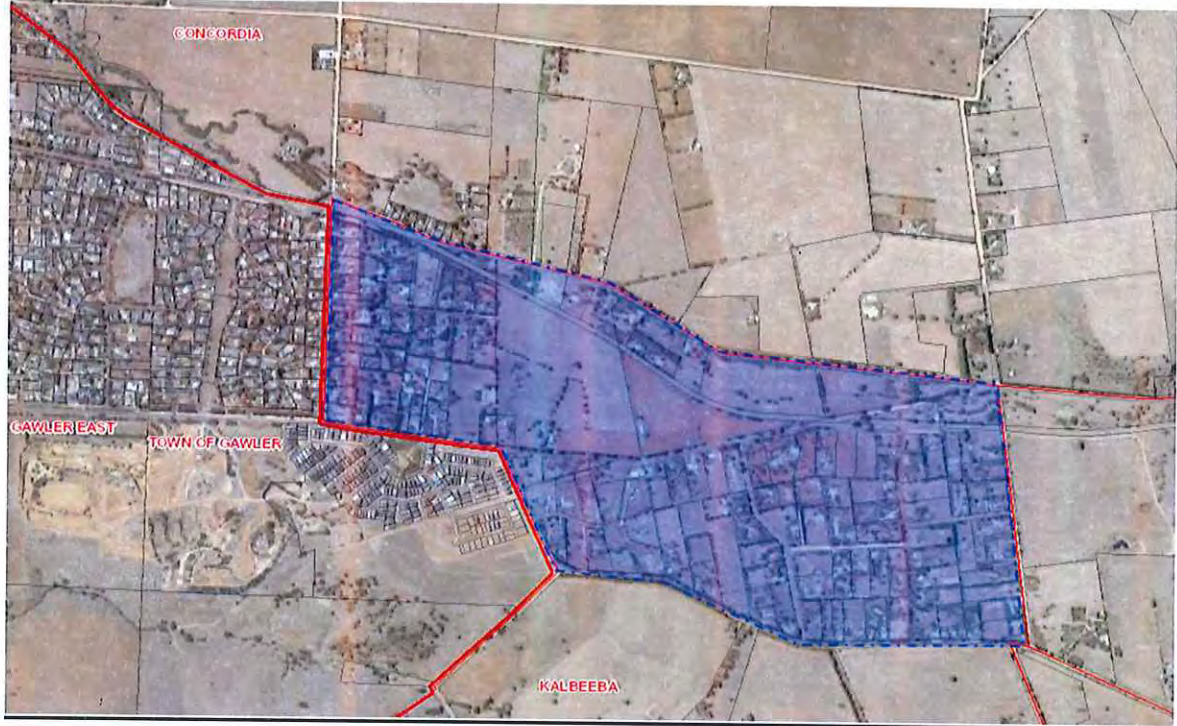
Area of interest - highlighted in blue



AREA (3) KALBEEBA

Area of interest - highlighted in purple

Includes two areas from within the suburb of Kalbeeba. These areas include the northern sections which are currently zoned for Rural Living as well as a portion of land which is in fact a part of the Springwood Development in Gawler East.



Contact: Mr H Inat

Ref: HI:js
CC16/772

Town of Gawler Administration Centre

43 High Street

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25 May 2020

Mr Sam Green
Chief Executive Officer
City of Playford
12 Bishopstone Road
DAVOREN PARK SA 5113

Dear Sam

RE: BOUNDARY REFORM – REQUEST FOR ASSET INFORMATION

I write to you in the interests of Council's boundary reform considerations. As you are aware, Town of Gawler is progressing towards preparing a "Stage 2 General Proposal" to the South Australian Local Government Boundaries Commission for their investigation and further consideration, as per our letter to Mayor Docherty dated 19 March 2020 and shared correspondence more recently on 7 May 2020.

Town of Gawler has been providing City of Playford with regular updates as we progress our boundary reform considerations and our Mayor Karen Redman has sought to engage with City of Playford on the matter. To date we have not had a response from City of Playford however acknowledge you may be waiting further developments in this space.

I am reaching out in the hope of having a full and open discussion with yourself and perhaps Mayor Docherty on this matter as we are keen to consider boundary reform collectively including the sharing of relevant information between Councils to assist with effective consultation and investigations. The sharing of information would allow each Council to more fully assess boundary changes as a result of more detailed investigations on their communities' behalf and allow greater transparency for all the communities involved.

In this spirit and in the knowledge that the Boundaries Commission will ultimately require the same information, as part of their own investigations, we are requesting relevant electronic data from your asset management system not publically available in your asset management plans. The extracts of data we are interested in are for the City of Playford areas outlined on the attached draft Map 5; specifically Area 5 – Evanston Park and Area 7 - Hiller.

The asset management system information we are requesting would entail; asset description, asset condition and financial data (including replacement cost, useful life, remaining life, install date etc) for the following assets:

- Transport infrastructure (eg. roads, footpaths, kerb and gutter, traffic control devices etc)
- Stormwater infrastructure (eg. pits, pipes, culverts, detention/retention basins, stormwater quality devices)

- Open space (eg. parks, gardens, public furniture, fencing, cemeteries, sporting areas, erosion control on river banks, plus any tree management plans and roadside vegetation plans)
- Electrical (eg. street lighting, open space and other lighting, CCTV)
- Council Buildings & Structures
- Service Levels and recurrent costs for maintenance of roads, buildings, storm water and open spaces

It would also be of assistance if you could provide copies of any long term management plans for any infrastructure in these areas which highlight proposed renewals/upgrades, new infrastructure and any backlog of works.

Town of Gawler staff would be happy to meet with your relevant staff to discuss the above in more detail and also any information that your Council may seek from Town of Gawler.

I would like to emphasise that I believe it would be helpful to meet and discuss boundary reform considerations and the process Town of Gawler has committed to on behalf of its Community. If you are happy to meet with myself to discuss the road ahead please contact my office at your earliest convenience to arrange a time that suits all.

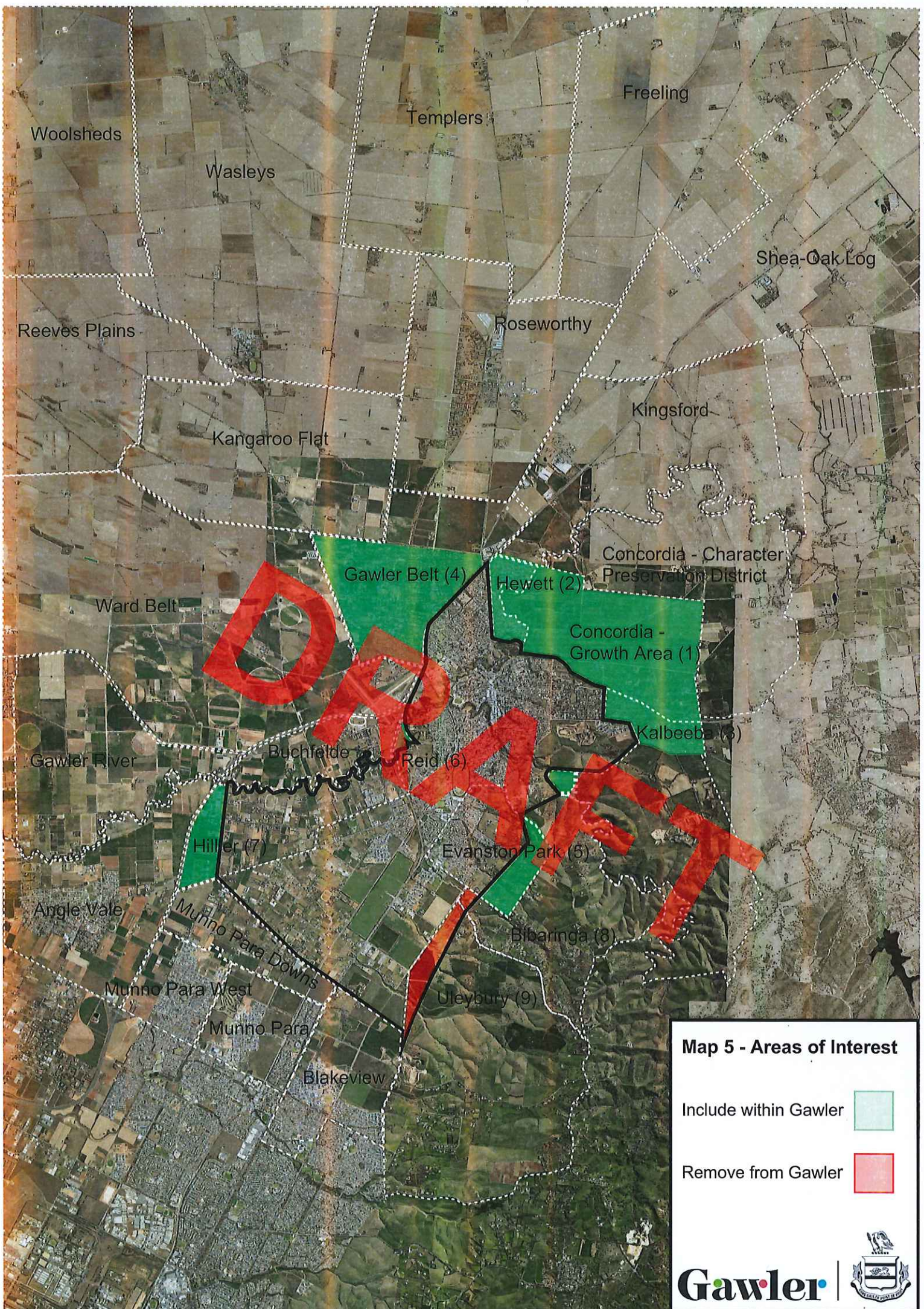
Thank you for your consideration of this matter.

Yours faithfully



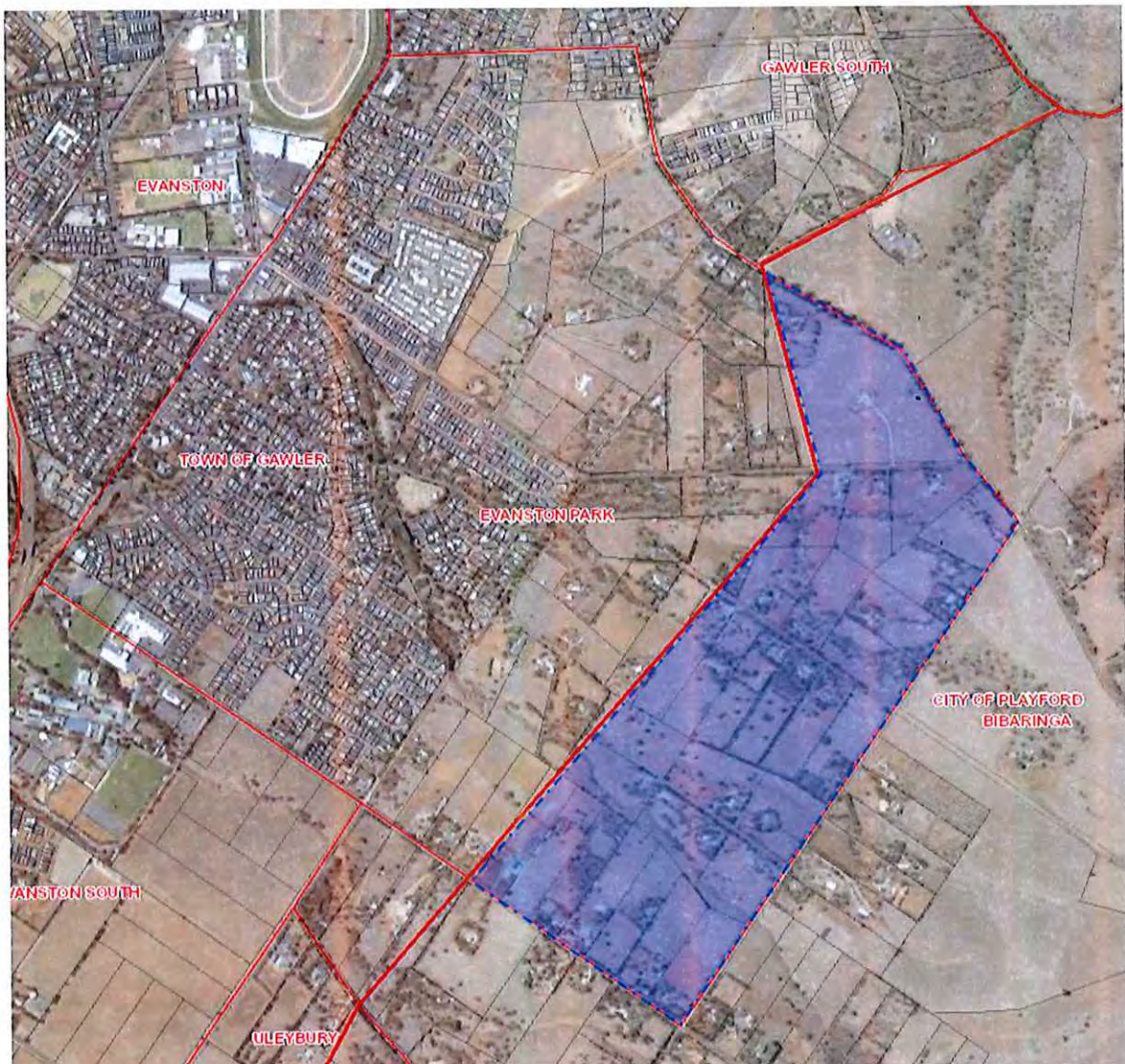
Henry Inat
Chief Executive Officer

Direct line: (08) 8522 9221
Email: henry.inat@gawler.sa.gov.au



AREA (5) EVANSTON PARK

Area of interest - highlighted in purple



AREA (7) HILLIER

Area of interest - highlighted in purple



Item 50

Ref: BC:ts
Doc ID: 429993



11 June 2020

Mr Henry Inat
Chief Executive Officer
Town of Gawler
PO Box 130
GAWLER SA 5118

Via Email: Henry.Inat@gawler.sa.gov.au

Dear Henry

Boundary Reform

Reference is made to your letter dated 25 May 2020 (received 29.5.20) wherein you seek access to *"electronic data from Council's asset management system not publicly available in Council's asset management plans"*.

I confirm that Light Regional Council has recently lodged a Stage 1 Proposal with the Boundaries Commission and are currently awaiting a favourable response to proceed to Stage 2 from the Commission.

With that in mind and in the knowledge that the Boundaries Commission or its investigators will seek relevant information from councils affected by these proposals at the appropriate time, I consider your request to be premature, potentially an unnecessary cost and thus unwarranted in the anticipated circumstances.

Accordingly, I advise that until such time as a response is received from the Commission, Council is not in a position to accede to your request.

Yours sincerely,

Brian Carr
Chief Executive Officer

Item 51

From: [Henry Inat](#)
To: [David Barrett](#); [Kirsty Dudley](#)
Cc: [Sam Dilena](#); [Tracie Hanson](#)
Subject: FW: Asset data request
Date: Tuesday, 16 June 2020 05:37:57 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Dear all fyi.

Henry Inat | Chief Executive Officer
Town of Gawler | 43 High Street Gawler East | PO Box 130 | Gawler SA 5118
[REDACTED]
www.gawler.sa.gov.au

From: Henry Inat
Sent: Tuesday, 16 June 2020 5:37 PM
To: 'Martin McCarthy' <mmccarthy@barossa.sa.gov.au>
Cc: Mayor Lange <MLange2@barossa.sa.gov.au>; Matt Elding <melding@barossa.sa.gov.au>
Subject: RE: Asset data request

Martin, thank you for your response. Look forward to receiving the information once you are able to provide.

Regards

Henry Inat | Chief Executive Officer
Town of Gawler | 43 High Street Gawler East | PO Box 130 | Gawler SA 5118
[REDACTED] | [REDACTED]
www.gawler.sa.gov.au

From: Martin McCarthy <mmccarthy@barossa.sa.gov.au>
Sent: Tuesday, 16 June 2020 7:12 AM
To: Henry Inat <Henry.Inat@gawler.sa.gov.au>
Cc: Mayor Lange <MLange2@barossa.sa.gov.au>; Matt Elding <melding@barossa.sa.gov.au>
Subject: Asset data request

Hi Henry

Thanks for the letter seeking significant asset management and financial data. I confirm receipt.

Right now we are in a major restructure of our asset system and implementation of connectivity to our digital reforms along with implementing new software and processes for real time asset management in the field. With significant customer and efficiency improvements. This is coupled with end of financial year.

I will get the data you seek but I am not going to remove staff from these processes at present for this administrative purpose. Council have instructed that we have higher value work at present that boundary reform as outlined in our correspondence. I cannot predict the time with the data will be available but it will be after we complete end of financial year work and complete the restructure and digitisation processes at least 6-8 week away.

Kind regards
Martin
Martin McCarthy
Chief Executive Officer
T: [REDACTED]

Image removed by sender.



Image removed by sender.



The Barossa Council | 43-51 Tanunda Road | PO Box 867 NURIOOTPA SA 5355

T: 08 8563 8444 | F: 08 8563 8461 | www.barossa.sa.gov.au | [Visit us on Facebook](#)

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Item 52

Mr Henry Inat
Chief Executive Officer
Town of Gawler
PO Box 130
GAWLER SA 5116

Dear Mr Inat,

Thank you for your letter dated 5 March 2020 and your email of 11 May 2020 requesting clarification on a number of matters relating to Administrative Boundary Proposals and the Boundaries Commission's (the Commission's) expectations for community consultation for General Proposals.

I understand that you and staff from the Town of Gawler (the Council) recently met with the Office of Local Government (OLG) to discuss a number of matters that you have raised in your letter and that this meeting provided some clarity to the Council regarding a number of these matters.

In the Commission's consideration of the Council's potential proposal (Stage 1), the Commission suggested that the Council may wish to consider the option of referring an Administrative proposal to the Commission where proposed boundary changes are minor administrative matters.

The Commission also advised the Council that Section 30 of the *Local Government Act 1999* (the Act) provides a simplified pathway for the consideration of boundary change proposals that are administrative in nature. This specifically includes a proposal 'to correct an anomaly that is, in the opinion of the Commission, generally recognised e.g. where the boundary intercepts one or more privately owned properties'.

Potential Administrative Proposal

I note that the Council has provided a table that outlines areas for which Council seek clarity on whether they could be considered as part of an Administrative Proposal. I can confirm, that the proposal in its current form, does not include areas that the Commission would considered to be administrative.

However, as advised through previous correspondence between OLG and the Council, the Commission has determined that aspects of the Council's proposed 'reform areas' could be considered to be administrative in nature.

As previously advised, some parts of the Council's identified areas 8 and 9 could be considered to be administrative in nature as the current council boundary appears to dissect private landowner's properties. These could be considered to be an anomaly under Section 30 of the Act.

In order for such areas to be considered in an administrative proposal the anomaly would need to be, in the Commission's view, 'generally recognised'. In determining its view, the Commission would take into account if the anomaly was recognised by the Town of Gawler, the City of Playford and the property owner(s).

However, the Council would need to amend its proposal, so that areas such as 8 and 9 do not propose a boundary realignment with a suburb boundary, but propose a boundary change to ensure that council boundaries do not divide private land.

The Council may wish to develop an Administrative proposal that included a number of boundary changes in the one proposal. The Commission would not expect the Council to refer separate proposals for each Administrative matter.

Timeframes for Administrative Proposals

As no two proposals will be the same and the level of consultation or investigation will differ between proposals, the Commission is not in a position to provide timeframes for the determination of either Administrative or General Proposals.

Community Consultation requirements for Administrative Proposals

In regard to the Commission's requirement for consultation on Administrative Proposals, these requirements are broadly outlined in the Commission's Guideline 2.

To provide some clarity on this matter, it is important to remember that Administrative Proposals are considered to be recognised anomalies between affected councils and the property owner(s).

Therefore, the Commission would expect the Council to consult with these relevant parties. It would be appropriate to include information regarding these discussions and confirmation that all parties recognise that an anomaly exists with the Council's current boundary.

If the Council decides to progress with an Administrative Proposal, the consultation on these proposed changes could be included in the Council's broader consultation for its General Proposal.

Community Consultation requirements for General Proposals

The Commission has given significant consideration to the Council's request of 11 May 2020 seeking clarification on community consultation requirements for a General Proposal.

As a result, the Commission has formed the view that Guideline 3 does not provide sufficient clarity for councils when considering undertaking community consultation for a General Proposal.

For this reason, the Commission has amended Guideline 3 (attached) to provide clarity on community consultation requirements.

You will note that the amendments to Guidelines 3 now place greater emphasis on a 'calendar of events' rather than the need to provide evidence of 'appropriate consultation' with the community. This reflects the Commission's view that it is not appropriate for initiating councils to undertake extensive consultation on the boundary changes that it is proposing, given the difficulties that an initiating council may have in consulting communities not within their area, and, more importantly, the limitations in consulting on a proposal that has not yet been investigated, and would therefore not be in a position to include all information about the impact of the proposed boundary changes on all who would be affected by the change.

It is more appropriate and more effective for the Commission to undertake this engagement as part of its investigation, which of course it must do in accordance with both the *Local Government Act 1999* and its own Guidelines.

However, the Commission notes that it is reasonable that an initiating council would undertake community consultation that is necessary to determine whether it should proceed with a proposal to the Commission. Guideline 3 therefore clarifies that a council should provide

evidence of key council decisions, announcements, notices, details of any public meeting(s), press articles and any correspondence received in support or objection to the Council's proposal.

Further, Councils should give consideration to Attachment 2 of Guideline 3, which provides a number of questions that Councils may wish to consider when formulating a general proposal. These questions, along with the Section 26 principles, guide the Commission in balancing various council and community interests.

In regards to the Council's request for the Commission to undertake community consultation on behalf of the Council, the Commission has determined that as an independent body, the Commission is not in a position to undertake consultation on behalf of a Council. As noted above, if the Commission decides to investigate a proposal it will undertake consultation in line with Guideline 9, which will include the design of a specific engagement plan in consultation with affected Councils.

I also note that you have requested to meet with the Commission, however, at this stage, the Commission is of the view that discussions at officer level are more appropriate at this stage of the process.

I trust that this information is of assistance to you. If you have further questions, please contact Mr Thomas Rossini in the Office of Local Government on 7109 7443, or thomas.rossini@sa.gov.au.

Yours sincerely



Bruce Green

Chair, SA Local Government Boundaries Commission

22 December 2020

Item 53














11 OFFICER REPORTS

11.1 BOUNDARY REFORM PROPOSAL UPDATE

Record Number: CC20/57;IC20/389

Author(s): Henry Inat, Chief Executive Officer

Previous Motions: Council, 28/05/2019, Resolution: 2019:05:COU207; Council, 10/09/2019, Resolution: 2019:09:COU353; Council, 26/11/2019, Resolution: 2019:11:COU421

- Attachments:**
1. **Stage 2 - Boundary Reform Communication and Consultation Plan - July 2020 Council report** 
 2. **Boundary Reform Overview Map - Stage 1 Proposal -September 2019.PDF** 
 3. **Letter to Boundaries Commission - seeking clarification on administrative matters and more.** 
 4. **Response from Local Govt Boundaries Commission re clarification for Town of Gawler** 
 5. **Correspondence between Councils Feb - June 2020** 
 6. **Copy of Letter to Mayor O'Brien from Mr Ivan Venning - Chair of RDA BGLAP** 
 7. **Boundary Change Discussion Paper - DRAFT CR20/50881** 
 8. **Light_Regional_Council_-
_Stage_1_Potential_Proposal_boundary_reform** 
 9. **Letter from Local Government Boundaries Commission to Light Regional Council- Notification of assessment of Light Regional Council's Stage 1 - July 2020 Boundary Reform proposal** 
 10. **Letter from Local Government Boundaries Commission to Affected Councils -Light Regional Council Stage 1 Boundary Reform Proposal** 
 11. **Email - Clarification sought on consultation matter & meeting request to Local Government Boundaries Commission from CEO Henry Inat** 
 12. **Request from ToG to all 3 Affected Councils for Asset Data** 
 13. **Responses - Asset Data request - Light Regional Council and Barossa Council** 

OFFICER'S RECOMMENDATION

That Council:-

1. Notes that advice received from the Boundary Commission's Office indicates that none of the Communities of Interest captured in the Council's proposed Boundary Reforms are to be considered administrative therefore Council is to proceed with the proposed boundary changes as a consolidated General Proposal.
2. Notes that Council has received clarification from the Boundaries Commission in regards to the level of consultation required in Stage 2 of the Boundary Change Proposal process.
3. Notes that as a result of Town of Gawler's request for clarification on the level of consultation required for a Stage 2 General Proposal submission, the Boundaries Commission has amended Council Boundary Change Proposal - Guideline No. 3 Submitting a General Proposal to the Commission. The Boundaries Commission recognised that an expectation for Councils to consult beyond their Local Government Area presented unique challenges therefore the impost on Councils to engage with Communities of Interest which are not within their current Local Government Area has been removed. Likewise the expectation to provide information

regarding how affected Councils addressed the proponent's Boundary Change Proposal has also been removed from Guideline 3.

4. Adopts the updated Consultation and Communications Plan which has been updated since previously provided to Council and supported in principle under resolution 2019:11:COU421.
5. Approves the commencement of the Stage 2 Public Consultation phase as proposed in the Consultation and Community Plan with a 6 week consultation period occurring throughout September and October 2020.
6. Approves the Boundary Reform Discussion Paper which will be used as a key communication piece during the Public Consultation phase to be undertaken as part of the development of the Stage 2 General Proposal.
7. Notes that Light Regional Council submitted a Stage 1 Proposal to the SA Boundaries Commission for consideration and that the Commission determined that the Light Regional Council submission did not align with the Section 26 Principles for Boundary Change and therefore has advised that "a general proposal as outlined in the potential proposal cannot be referred for consideration."
8. Notes that the South Australian Boundaries Commission has provided correspondence to Town of Gawler, City of Playford and Barossa Council, as affected Councils under the Light Regional Council's Stage 1 Proposal for Boundary Change, to advise of the Commission's response provided to Light Regional Council in regards to their failed submission.
9. Notes that the Town of Gawler boundary reform proposal is the only Council proposal in South Australia to be progressing to a Stage 2 submission.

SUMMARY

This report provides Council with the following:

1. An update regarding its Boundary Reform project including outcomes of correspondence with the Boundaries Commission (Commission) that clarifies the type of Stage 2 Proposal to be developed (namely a General Proposal) and the level of community consultation that the Commission requires Council to undertake in developing its Stage 2 Proposal.
2. An updated Community Consultation and Communications Plan (**Attachment 1**) and request for approval to undertake the community consultation in accordance with this Plan.
3. A draft Boundary Reform Discussion Paper that is intended to be used as a key communication piece during the community consultation for Council's consideration.
4. An update regarding the Stage 1 proposal submitted to the Commission by Light Regional Council that sought to dissolve the Town of Gawler.

BACKGROUND

Town of Gawler submitted a Stage 1 Proposal for Boundary Change to the Boundaries Commission (Commission) in December 2019. The following Council boundary adjustments (reflected in the maps provided as **Attachment 2**) formed the basis of Council's Stage 1 Proposal.

Areas to be included in the Town of Gawler

- a. Area 1- Concordia Growth Area
- b. Area 2 - Hewett
- c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
- d. Area 4 – Portion of Gawler Belt
- e. Area 5 - Evanston Park
- f. Area 6 - Reid
- g. Area 7 – Hillier

Areas to be removed from the Town of Gawler;

- h. Area 8 – Portion of Bibaringa
- i. Area 9 – Portion of Uleybury

In February 2020 Council was advised by the Commission that it could proceed to develop and submit a Stage 2 Proposal for Boundary Change. An update report was provided to Council at its 25 February 2020 Ordinary Council Meeting where the following was resolved:

RESOLUTION 2020:02:COU051

Moved: Cr C Davies

Seconded: Cr D Hughes

That Council:-

1. *Notes that in accordance with Council Resolution 2019:11:COU421 the Stage 1 Boundary Change Proposal was submitted to the Boundaries Commission on 4 December 2019.*
2. *Notes the correspondence received from the Boundaries Commission as provided in Attachment 1 which supports Council's proposal to proceed with further investigations regarding possible boundary reform.*
3. *Notes the correspondence received from neighbouring Councils as provided in Attachments 2 and 3.*
4. *Notes the decision from The Barossa Council, made 18 February 2020, identifying that it has chosen not to proceed with a Stage 2 General Proposal at this time despite being advised by the Commission that it could proceed with this proposal.*
5. *Confirms its intention to strategically progress with its proposed Boundary Reforms in demonstration of its commitment to delivering services to its communities of interest.*
6. *Requests Council Staff to write to the Commission seeking clarification on the Commission's statement that Council may wish to consider the option of referring an Administrative proposal to the Commission where proposed boundary changes are minor administrative matters, this clarification to specifically address:*
 - a. *Whether the areas identified by Council as potentially Administrative in nature (being Reid, Uleybury and the smaller section of Kalbeeba) would indeed be Administrative in the opinion of the Commission;*
 - b. *The appropriate level of consultation considered acceptable for an Administrative Proposal in comparison to a General Proposal.*
 - c. *The expected timeframe for determinations on Administrative Proposals in comparison with General Proposals.*
7. *Authorises the Mayor and Chief Executive Officer to continue discussions with Light Regional Council, The Barossa Council and City of Playford regarding Council's intention to pursue boundary reform.*
8. *Notes that, due to the need to seek clarification from the Boundaries Commission, community consultation regarding the further development of Council's boundary reform proposal(s) is now expected to occur in the second half of 2020 and that this provides time from other key Council consultations (e.g. Annual Budget, Community Plan, Heritage DPA and Essex Park Masterplan) that are planned to occur during the last quarter of the 2019/20 financial year.*
9. *Requests Council Staff to provide an update report to Council incorporates the following:*
 - a. *Clarification received from the Commission regarding what is/is not administrative in nature.*
 - b. *An updated communications and consultation plan that further details the activities and associated costs required to develop Council's Stage 2 General Proposal, and any Administrative Proposals that may be undertaken.*
10. *Authorises the Mayor to respond to the correspondence received from Light Regional Council:*

- a. *Confirming that Council lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019;*
- b. *Confirming that Council has received advice from the Boundaries Commission that it may progress to a Stage 2 General Proposal;*
- c. *Informing that Council is progressing with its Boundary Reform considerations;*
- d. *Advising that Town of Gawler rejects Light Regional Council's Alternative Proposal;*
- e. *Noting that the boundary change process will be a long term process; and*
- f. *Advising that Council is supportive of progressing a regional vision project in partnership with Light Regional Council, The Barossa Council, Adelaide Plains Council, Regional Development Australia Barossa Gawler Light Adelaide Plains and other regional partners and that since this regional vision project is not contingent on any boundary changes it can be progressed regardless of Boundary Reform considerations.*

In accordance with resolution 6 above, Council Staff wrote to the Commission asking for further clarification on key elements of the process to be undertaken as part of the Stage 2 submission process (**Attachment 3**). It took some time to receive a comprehensive response to the matters raised with the Commission as the questions raised by Council caused the Commission to review its processes, procedures and guidelines prior to responding. A response from the Commission was received on 6 July 2020 (**Attachment 4**).

This report responds to resolution 9 above by providing an update report to Council incorporating:

- a) Clarification received from the Commission regarding what is/is not administrative in nature (**Attachment 4**).
- b) Indicative project activities (including community consultation) and timeframes to progress to a Stage 2 General Proposal including an updated Community Consultation and Communications Plan (**Attachment 1**).

The report also provides Council with:

1. Correspondence related to Council's Boundary Reform project received from neighbouring Councils and Town of Gawler's response (**Attachment 5**).
2. Correspondence received from Regional Development Australia Barossa, Gawler, Light and Adelaide Plains (RDA) related to the matter (**Attachment 6**).
3. A draft Boundary Reform Discussion Paper to be used as a key communication piece for the Community Consultation for its consideration (**Attachment 7**).
4. An update on Regional Boundary Reform submissions including Light Regional Council's (LRC) Stage 1 Proposal (**Attachment 8**) which was considered by the Commission on 11 June 2020 and the subsequent correspondence from the Commission to LRC detailing the assessment of its proposal (**Attachment 9**) and correspondence to affected Councils (**Attachment 10**).

COMMENTS/DISCUSSION

Boundary Reform Process and Project timelines

As previously reported to Council, the Boundary Reform process is new and has not been tested, however the process includes:

- Stage 1 – Submission of a Stage 1 Initial Proposal
- Stage 2 – Submission of a Stage 2 General Proposal (including formal community consultation) (To be clear this is where Council is currently at. Continuing to formulate a Stage 2 proposal to be released for public consultation and then submitted to the Commission if resolved by Council at a later date)
- Stage 3 – Investigation of General Proposal

Stage 3 will be unique to each council proposal and will be undertaken by the Commission if it chooses to accept and undertake an assessment of a Stage 2 General Proposal and determine to proceed to the investigation stage and the scope for same. Council has previously received correspondence from the Commission that confirms Council Administration's understanding of the process.

The following high level project schedule has been identified for Stages 1 and 2 of this project based on the assumption that Council will proceed pursuing boundary adjustments. Activities and timeframes are indicative only. These timeframes have been adjusted since last presented to Council to incorporate information provided by the Commission and to allow for the impacts of COVID-19 restrictions.

Please note, a number of Council decision/hold points have been built into the process going forward (as is illustrated below in red) and Consultation actions are in green.

Activity	Indicative timeframe
Update report to Council & Council decision to proceed to Stage 2	February 2020 (completed)
Update report to Council & Council decision to proceed with community consultation	July 2020
Stage 2 – Development and submission of a General Proposal	
Stakeholder consultation: (Aug - Oct) <input type="checkbox"/> Part 1 = Initial consultation seeking community comment and input on the Boundary Change Proposal and if residents support an independent body to review the Town of Gawler Local Government Area Boundary. This stage will inform Part 2 of Consultation. <input type="checkbox"/> Part 2 = Community and Stakeholder open forum (with Independent Facilitator) & consultation via website – Your Voice and communication schedule below etc (closing early October 2020).	July – Oct 2020
Special Council Meeting to consider feedback from stakeholder consultation	Nov 2020
Council consideration of Stage 2 Proposal	Dec 2020
Submission of Stage 2 Proposal to Boundaries Commission	Dec 2020 / Jan 2021
Advice received from Boundaries Commission, including high level quote for Stage 3 investigation (if applicable)	April 2021
Update report to Council and decision to proceed to Stage 3 (if applicable)	May 2021
Stage 3 – Investigation of General Proposal	
Activities and timeframes yet to be determined as they will be informed by the Commission's determination relative to Council's submitted Stage 2 Proposal. If Council chooses to proceed with Stage 3 then this Investigation will be undertaken independently and include stakeholder consultation and detailed financial analysis.	May 2021 onwards

It should be noted that for planning purposes and in consultation with the Commission, it has been assumed that any review/decision made by the Commission will take a minimum of 3 months, however due to the Town of Gawler Proposal being quite complex the Commission may choose to "break up" the Proposal to investigate in stages so the timeline may change significantly if this occurs.

Boundary Reform Proposal Progress and Next Steps

In accordance with Council Resolution 2019:11:COU421, Town of Gawler's Stage 1 Proposal for Boundary Change was submitted to the Commission on 4 December 2019.

The Commission met on 20 January 2020 to review this submission and, as reported to Council at its 25 February 2020 Ordinary Meeting, provided Council with approval to proceed with the development and submission of a Stage 2 Proposal.

The Commission noted in their response the:

1. *Significant work that Council has undertaken to develop its potential proposal, including the details of the Community of Interest and consideration of the section 26 principles and how these relate to the identified areas. (refer Council report 26 November 2019 for copy of the submission presented or).*
2. *Important role that the Council plays in providing services to a developing and expanding region and noted the potential significance of this proposal for the region.*

The Commission has provided Council with feedback regarding the initial proposal for consideration in the development of a General Proposal, providing the following advice:

1. *Due to the significant scope of this potential proposal, I bring your attention to Section 30 of the Act and Guideline 2 which outline a simplified pathway for consideration of boundary change proposals that are minor administrative matters. The Council may wish to consider the option of referring an Administrative proposal to the Commission where proposed boundary changes are minor administrative matters;*
2. *As set out in stage 2 of Guideline 3, if the Council wishes to refer a general proposal to the Commission, the Commission recommends that the Council strongly identify how the proposal links to the Section 26 principles. More specifically, the Council may wish to identify the cultural, heritage, shopping, community services, sporting or any other component that the Council identifies that in the Council's view form the social fabric of the area, for each discrete boundary change that the Council may propose;*
3. *The proposal should also include evidence of the consultation process undertaken by the Council with the community and key stakeholders in relation to the proposal. Although the Commission will undertake its own consultation if it decides to investigate a proposal, it is expected that the Council would undertake consultation with identified stakeholders and the community more widely.*
4. *As set out in Guideline 3, councils are required to—*
 - a. *Provide a balanced representation of the advantages and disadvantages of the proposal*
 - b. *Identify stakeholder groups, providing details of the interests and identity of each.*
 - c. *Discuss impacts of the proposal on each group, and record any significant opposition known to the applicant council or councils and the basis of this.*
5. *The Commission is aware that the Council has received correspondence from the Light Regional Council and businesses in opposition to the proposal. Details of this correspondence and any other significant opposition known to the Council should be included in the Council's proposal along with information about the support for the proposal.*

With regard to the Commission's correspondence, and particularly point 1 above – Administrative Matters, Council Staff provided an updated table presenting the 9 Areas (Communities of Interest) and how they might be delineated moving forward.

Point 6 of Resolution 2020:02:COU051 requested that Council Staff write to the Commission seeking clarification as to whether the specific areas identified by Council (shown in Table 1 below) as possibly administrative in nature, would indeed be Administrative in the opinion of the Commission as indicated by their correspondence.

Table 1: Areas identified with boundary changes that may be considered administrative in nature by Staff

Area 3	Kalbeeba - smaller section only
Area 6	Reid
Area 9	Uleybury

A letter was forwarded to the Commission seeking clarification on this matter on the 5 March 2020. In April 2020 Council had not received a response to this letter. Concerned by this delay, Council Staff contacted the Office of Local Government to set-up a meeting with Ms Alex Hart, Manager of the Office of Local Government. The meeting was convened on 5 May 2020 at which time Council Staff were advised that the letter sent of 5 March 2020 had not been received due to an issue with the internal mail system at the Commission. Consequently, a copy of the letter was forwarded to the Commission via email on 6 May 2020 (**Attachment 3**).

During the meeting with Ms Hart on 5 May 2020, Council Staff sought clarification regarding, in her opinion:

1. Whether the boundary changes Council sought in relation to the 3 Areas identified in Table 1 would be considered administrative matters
2. What would be deemed "An appropriate level of Consultation" required to develop Council's Stage 2 Proposal.

Through these discussions Council Staff became aware that to meet the requirements of an Administrative Proposal Council would need to address boundary reform in these 3 areas differently, using property boundaries only, not suburb/locality boundaries as the basis for change. This has been subsequently confirmed by correspondence received from the Commission (**Attachment 4**).

Alignment of Council's boundary to accommodate property boundary anomalies only was not Council's chosen approach in developing its initial Stage 1 Proposal. Council's Stage 1 Proposal was committed to uniting "Communities of Interest" therefore incorporating suburb/locality boundaries as the basis for change. Consequently it has been determined that none of the areas identified would be considered as administrative in nature, as shown in Table 2 below:

Table 2: Geographical Areas of Interest

Basis for Potential Boundary Change			
Geographical Area	Community of Interest	Urban Growth Area (General Proposal)	Administrative
Concordia	X	X	
Hewett	X	X	
Kalbeeba	X	X	
Gawler Belt	X	X	
Evanston Park	X	X	
Reid	X	x	
Hillier	X	X	
Bibaringa	X	X	
Uleybury	X	X	

It is recommended that Council continue to move forward in a strategic manner with a view to progressing to Stage 2 of the process being the Development and Submission of a General Proposal for all areas.

Discussions with the Office of Local Government have clarified that Council should submit one General Proposal, but that Proposal should be split into sections which would allow the Commission to break up the submission easily for the investigative process into specific areas of interest if it so desires. For example: Northern and Southern Boundary Change.

Regarding the development of the Stage 2 Proposal, under the original guidelines for Boundary Reform, Council was required to undertake “an appropriate level of consultation” entirely funded by Council. Council Staff noted that the Commission was required to undertake extensive community consultation as part of Stage 3 of the Boundary Reform Process, also entirely funded by Council. Therefore, Council Staff asked the Office of Local Government if it could clarify the extent of community consultation required to develop the Stage 2 Proposal to ensure that Council does not have to pay for the same consultation twice.

Noting that the Commission requires independently conducted consultation for the Stage 3 phase of the process, Council Staff asked whether the Commission would undertake the consultation required to develop Council’s Stage 2 Proposal on our behalf thereby creating the level of independence required to use the same consultation for Council’s Stage 2 General Proposal and for the Stage 3 Investigation.

The Office of Local Government requested that Council write to the Commission outlining its thoughts in this regard so that the Commission could consider a process forward. An email was sent to the Commission on 11 May 2020 (**Attachment 11**) accordingly.

As previously mentioned the process of Boundary Reform is new. Currently Town of Gawler, is the only Council in South Australia to be progressing to a Stage 2 submission, so there are no precedents to follow and the process has not been fully tested.

Due to the questions being posed by Town of Gawler, the Commission recognised that it needs to provide further clarity regarding the Boundary Reform Process than that provided for within the original guidelines, particularly with regards to what would be considered acceptable consultation. Therefore the Commission held a workshop on 11 June 2020 to review their processes and determine what “An appropriate level of Consultation” looks like and how consultations could be undertaken.

On 6 July 2020 the Commission provided Council with a response to both the letter dated 5 March 2020 and the email sent on 11 May 2020 from Council’s Chief Executive Officer (CEO), Henry Inat (**Attachment 4**).

The response from the Commission confirmed that:

- a) As per Table 2 (above), unless Council wished to change its approach to Areas 8 & 9 (Bibaringa & Uleybury respectively of the proposal), then none of the Stage 1 Proposal Geographical areas/ Communities of Interest would be considered administrative in nature.
- b) The Commission is not in a position to provide timeframes for the determination of either Administrative or General Proposals
- c) The Commission has given significant consideration to the Council’s request of 11 May 2020 seeking clarification on community consultation requirements for a General Proposal. As a result, the Commission has formed the view that Guideline 3 does not provide sufficient clarity for councils when considering undertaking community consultation for a General Proposal. For this reason, the Commission amended Guideline 3 (**Attachment 4**) to provide clarity on community consultation requirements.
- d) The amendments to Guidelines 3 now place greater emphasis on a ‘calendar of events’ rather than the need to provide evidence of ‘appropriate consultation’ with the community. This reflects the Commission’s view that it is not appropriate for initiating councils to undertake extensive consultation on the boundary changes that it is proposing, given the difficulties that an initiating council may have in consulting communities not within their area, and, more importantly, the limitations in consulting on a proposal that has not yet been investigated, and would therefore not be in a position to include all information about the impact of the proposed boundary changes on all who would be affected by the change.

- e) It is reasonable that an initiating council would undertake community consultation that is necessary to determine whether it should proceed with a proposal to the Commission. Guideline 3 therefore clarifies that a council should provide evidence of key council decisions, announcements, notices, details of any public meeting(s), press articles and any correspondence received in support or objection to the Council's proposal.
- f) The Commission has determined that as an independent body, the Commission is not in a position to undertake consultation on behalf of a Council. As noted above, if the Commission decides to investigate a proposal it will undertake consultation in line with Guideline 9, which the response provided represents significant changes to the expectations being placed on an Initiating Council through this process, as Council no longer needs to reach beyond their own Local Government Area (LGA) to consult with a proposed affected area, due to the significant challenges this represents. Members of the affected communities outside of the Initiating Council's LGA can still be allowed and encouraged to participate in any consultations undertaken during Stage 2 of the process but Council does not have to struggle to ensure it extensively consults outside of its own borders as this broader consultation will be undertaken by the Commission if the proposal proceeds to the Stage 3 Investigation. These changes to the consultation requirements will significantly reduce the cost of Council undertaking Stage 2 of this project, Staff estimate this constitutes a saving of approximately \$20,000 for Stage 2.

In response to the above, Council Staff have updated the Community Consultation and Communication Plan (**Attachment 1**) intended to be used to inform the development of Council's Stage 2 Proposal. An overview of the updated Plan is as follows:

- a) Consultation advertised in local newspaper, on Council digital platforms (social media, App and Website)
- b) Undertake a community forum(s) to discuss and consult on the matter, allowing community input into the proposal or feedback (number of forums yet to be determined ie may need more forums if numbers are limited due to social distancing requirements and community interest in the forums is high).
- c) Provide information via facebook (and or other social media platforms, eg You Tube) and website (Your Voice Gawler portal) for community to provide comment, ask questions or answer surveys
- d) Display points in all Council operated buildings being: Gawler Administration Centre, Gawler Civic Centre, Gawler sport and Community Centre, Evanston Gardens Library
- e) Letter box drop to ratepayers

A Draft Boundary Reform Discussion Paper (**Attachment 7**) has been created to act as a key communication piece for the Community Consultation aimed at raising awareness of Council's boundary reform aspirations but also to inform the Community about:

- a) Why Council is seeking change
- b) How a proposal for change can be made to the Commission – an independent body who would investigate the proposed changes and determine if any change should occur
- c) How Community Members can find out more and provide their comment on the matter.

To allow the project to progress in a timely manner this report seeks approval from Council to allow the draft Boundary Reform Discussion Paper to be finalised by the Mayor and CEO.

In an effort to further understand the financial implications of Council's Boundary Reform Proposal and inform the Stage 2 General Proposal, Council's CEO has written to neighbouring Councils affected by the proposal to seek further asset and infrastructure information, as would likely need to be provided to the Boundaries Commission when investigating the financial implications of a proposal. (**Attachment 12**).

Responses to these letters have been received from Light Regional Council, declining the request to share data and advising that data will only be provided if the proposal proceeds to the Stage 3 Investigation, and The Barossa Council, advising that data will be provided when resourcing allows (**Attachment 13**). At the time of writing this report, the City of Playford had not responded.

The responses received indicate that Council will only be able to undertake further financial analysis of its Boundary Reform Proposal if the Proposal progresses to the Stage 3 Investigation.

Regional Boundary Reform Proposal

Light Regional Council (LRC) has consistently corresponded with Council stating that it believes boundary reform is a distraction and has repeatedly requested that Town of Gawler withdraw or defer its Boundary Reform Considerations and instead pursue a regional project seeking to secure funding through a Regional Deal. In December 2020 LRC intimated that if Town of Gawler continued to progress its Boundary Reform considerations it would be “forced” to submit an alternative proposal to the Boundaries Commission.

Town of Gawler has consistently responded that it does not consider Boundary Reform a distraction and that Council can pursue both projects at once.

Originally LRC suggested their “Alternative Proposal” would be for LRC to amalgamate with Barossa under a new name, retain Hewett in its LGA and extend its southern boundary to include Willaston in its Local Government Area (LGA). Town of Gawler would ‘receive’ Concordia under that proposal.

However in a later letter from LRC Mayor Bill O’Brien dated 20 March 2020 (**Attachment 5**), being dissatisfied by Town of Gawler continuing to pursue its boundary reform considerations, LRC detailed its intent, if Town of Gawler did not withdraw or defer its Boundary Reform Proposal, to submit its own Stage 1 Proposal with a new idea provided by a random comment from a Hewett community member, taken from a Bunyip Newspaper Facebook poll as the basis to the new boundary proposal. This forms the basis of Light Regional Councils ‘structural reform’ proposition.

As Town of Gawler has not withdrawn from the Boundary Reform process, LRC’s Chief Executive Officer, Mr Brian Carr, presented an agenda item (link to agenda item via LRC website is provided for your information: <https://lgasa-web.squiz.cloud/?a=652051> from page 68 and including attachments 13.1A- 13.1G) and presentation, as an update to LRC Members at their meeting held on 28 April 2020. As a result of that agenda item and presentation LRC resolved the following:

13.1.1 Boundary Proposals - Update

Moved Cr Grain

Seconded Cr Kennelly

1. *That the presentation from the Chief Executive Officer titled Boundary Proposals – “Update” be noted and supported.*
2. *That Light Regional Council acknowledge and appreciate the decision by The Barossa Council (18.2.20) not to undertake a formal (stage 2) general submission on boundary reform in favour of other Regional priorities at this time.*
3. *That Light Regional Council express its disappointment of the Town of Gawler’s decision (25.2.20) to progress its boundary reform proposals to Stage 2 despite several requests for them to withdraw or defer in the interest of progressing the Regional Vision.*
4. *That Light Regional Council considers the decision by the Town of Gawler to proceed to be insular and self-serving and not in the Region’s economic interests particularly given the recent adverse economic impacts to Australia and our Region due to China-US Trade Conflicts, bushfires, drought and now the emerging effects of COVID-19; demanding a positive Regional response as being articulated in the draft Regional Vision by the Councils of Adelaide Plains, Barossa and the Light Regional Council*
5. *Given that the Town of Gawler has decided to proceed with its flawed boundary proposals, the Chief Executive Officer of the Light Regional Council is instructed to lodge a (Stage 1) submission to the Boundaries Commission proposing “Regional Structural Reform” in support of the Regional Vision.*

6. *The 'Regional Structural Reform' proposal from Light Regional Council to divide the Local Government area under the jurisdiction of the Gawler Council between The Barossa Council, City of Playford and Light Regional Council applying the natural water courses of North and South Para and Gawler Rivers as logical boundaries (see Map – Appendix 13.1G of the Agenda Report)*
7. *That Light Regional Council considers the 'Regional Structural Reform' package by redeploying the assets and resources currently under the jurisdiction of the Town of Gawler will generate Regional opportunities, enhance efficient and effective Regional decision-making and create a more productive use of the Town of Gawler's assets and resources in the interest of the entire Region.*
8. *That Light Regional Council emphasise that this proposal is to support the residents and ratepayers of the current Town of Gawler, as the Town of Gawler and its heritage will continue and remain a significant feature of the Region's fabric; whilst its local government jurisdiction will be spread over 3 Councils; Playford, Barossa and Light Regional Council, providing efficiencies and productivity in the communities and Region's interest.*

Correspondence from Mayor Bill O'Brien dated 29 April 2020 advising of the LRC's resolution to proceed to submitting a Stage 1 Proposal, Council's response from Mayor Karen Redman dated 7 May 2020 and a subsequent letter from Mayor Bill O'Brien dated 18 May 2020 (**Attachment 5**) are provided for Council's information.

LRC submitted a Stage 1 Proposal titled Structural Reform Potential Proposal (**Attachment 8**) to the Commission on 18 May 2020. Under LRC's Structural Reform proposal the new boundaries proposed would be the river corridors which meander through Gawler: meaning Playford would extend up to the South Para River, Barossa would extend up to the South and North Para Rivers and LRC would extend down to the North Para River – thereby dissolving Town of Gawler altogether.

The Commission assessed the LRC Structural Reform Proposal on 11 June 2020 and have since sent correspondence to LRC (**Attachment 9**) advising LRC that the Commission determined that:

- a) *The Council's potential proposal does not easily align with the section 26 principles*
- b) *The potential proposal does not address the broader concept of a 'community of interest' nor does it specifically identify common interests between the affected communities.*
- c) *It does not believe that additional work or information from the Council at this stage would assist in the progression of this proposal, and therefore advises that a general proposal as outlined in the potential proposal cannot be referred for consideration.*
- d) *It noted that the key objective of the potential proposal to enhance regional productivity, regional governance and regional economics. However, the Commission is of the view that the potential proposal does not sufficiently demonstrate that link between these objectives and the boundary changes that the potential proposal outlines.*
- e) *The Council would need to identify and demonstrate the cultural, heritage, shopping, community services, sporting or any other component that the Council identifies that in the Council's view, forms the social fabric of the affected areas.*
- f) *The Commission also expects that a potential proposal that is based on such significant changes to the boundaries of numerous councils should explicitly reference views from these councils.*
- g) *The initiating council is responsible for the costs associated with the investigation of any general proposal that the Commission determines to investigate that is initiated by councils. Your Council may wish to note at this point that the costs of the investigation for a proposal of the nature that you have put forward are likely to be very significant.*

The Commission has also written to affected Councils (**Attachment 10**) therefore, Town of Gawler, City of Playford and The Barossa Council received a summary of the assessment provided to LRC.

The LRC submission and the Commission's response letters to LRC and affected Councils are all publicly available on the Department of Planning, Transport and Infrastructure website: https://www.dpti.sa.gov.au/local_govt/boundary_changes

Regional Overview

As previously reported, and as noted in the correspondence from Mayor O'Brien, LRC have presented a high level regional vision to its Council Members and neighbouring Councils regarding developing a Strategic Regional Project by bundling the high value projects from each Council area (basically taken from the Regional Roadmap) and seeking funding through a Regional Deal.

Town of Gawler was not invited to the table to discuss the Regional Vision and submit its own priorities or feed into this Vision in any form despite requesting a formal briefing and opportunity to do so. LRC CEO, Mr Brian Carr, has presented this Regional Vision to State Government Ministers without Town of Gawler having any direct input or providing any details. This is concerning as, although Town of Gawler is willing to work with the region for economic and social outcomes, for this to occur such a Vision would need to be embraced by all parties, with all parties having strong input and leadership for their part of the region. This has not been the case and was raised with LRC in Mayor Karen Redman's letter dated 7 May 2020.

This issue of LRC promoting a regional vision which has not had appropriate input from the region has also raised concerns for the Board of Regional Development Australia Barossa Gawler Light Adelaide Plains (RDA) prompting a letter from Chair, Mr Ivan Venning, to Mayor Bill O'Brien dated 1 June 2020 (**Attachment 6**). Mr Venning's letter effectively admonishes LRC for the manner in which it is framing and referring to Light's Regional Vision and for LRC stating incorrectly that this has been discussed and worked on extensively at the RDA Board table during last year. Mr Venning notes in the correspondence that:

- a) At a Board meeting in the second half of 2019, Brian Carr as CEO of Light Regional Council and a Board member of RDA, tabled Light's "one page vision" for the region, comprising the regional map with a number of important potential investments noted against a background of existing growth industries.*
- b) A degree of confusion seems to have been created by a tendency to refer to this one page vision statement as a plan.*
- c) Detail on this vision statement was only made available to the RDA Board after the recent May 13th 2020 Board meeting in the form of a discussion paper with valuable insights and proposals that will be incorporated into the work RDA is undertaking on a Regional Roadmap and Recovery and Transformation Plan post the current economic crisis.*
- d) The dissent is that the RDA Board does not agree with the description of the one page vision map as a regional plan and one that others have ignored or failed to engage in.*

A copy of this correspondence was provided to:

- a) CEO Town of Gawler
- b) Mayor and CEO The Barossa Council
- c) Mayor and CEO Adelaide Plains Council
- d) Mayor and CEO Playford Council
- e) Mayor and CEO Mid Murray Council
- f) Boundaries Commissioner
- g) Minister Knoll

COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer
Manager Finance and Corporate Services
Manager Business Enterprises and Communications
Manager Infrastructure and Engineering Services

Manager, Development, Environment and Regulatory Services
 Manager Library and Community Services
 Strategic Infrastructure Manager
 Team Leader Development Services
 Strategic Planner
 Rates Officer
 Communications and Media Adviser
 Business Improvement and Internal Audit Coordinator
 Special Projects Officer

CONSULTATION (EXTERNAL TO COUNCIL)

Office of Local Government

Council Staff have consulted (via correspondence) with the following organisations in the preparation of this report:

- a. Boundaries Commission;
- b. Light Regional Council;
- c. The Barossa Council;
- d. City of Playford

At the 26 November 2019 Ordinary Council Meeting, Council approved in principle the Communication and Consultation Plan. This Plan has been updated as a result of the advice received from the Commission and provided for Council's information with this report.

POLICY IMPLICATIONS

Public Consultation Policy

RISK EVALUATION

Risk	
Identify	Mitigation
If Council don't proceed to stage 2 - Reputational	<p>Progressing to Stage 2 aligns with previous decisions</p> <p>Progressing allows Council to undertake broad community consultation and seek input from the broader community prior to deciding to submit a General Proposal.</p>
Progressing to Stage 2 General Proposal only – tying up smaller considerations in a longer/more costly process due to the complexity of the proposal	Undertake a General Proposal which provides a Northern Boundary Change and a Southern Boundary Change proposal to provide an opportunity for the Commission to easily break the proposal up if it requires.
Opportunity	
Identify	Maximising the Opportunity
Defining Gawler according to Community of Interest	<p>Ensuring Community of Interest is provided with an opportunity to be heard and provided with accurate information</p> <p>Providing the communities of interest with an opportunity to define, support and set their "hometowns" strategic direction and future investments.</p>

STATUTORY REQUIREMENTS

Local Government Act 1999

Local Government (Boundary Adjustment) Amendment Act 2017

FINANCIAL/BUDGET IMPLICATIONS

Future costs associated with this boundary reform project will include external consultations, staff resource allocations, and costs of the Commission's investigation should Council proceed to the Inquiry stage. Some of these costs are unable to be quantified at this time. However, it is anticipated that the majority of such costs (outside of staffing costs incurred to date) will be incurred in 2020/21 and 2021/22 financial years.

A budget bid has been prepared for consideration by Council for \$20,000 for FY 2020/21 for consideration during the annual budget deliberations and \$250,000 for FY 2021/22. As outlined above, the costs of an inquiry could be significant and Council Staff will continue to provide periodical project updates, should Council elect to proceed with this initiative.

It should be noted that Council will receive regular updates regarding the progression of its Boundary Reform project including costs associated with this progression.

COMMUNITY PLAN

Objective 1.1: Maintain a clearly defined township, one which is distinct from neighbouring areas

Objective 1.2: Build a local community that is proud of Gawler

Objective 2.1: Physical and social infrastructure to service our growing population and economy

Objective 2.2: Growth to be sustainable and respectful of cultural and built heritage

Objective 2.4: Manage growth through the real connection of people and places

Objective 3.4: Gawler to be an inclusive and welcoming community

Objective 5.2: Be recognised as a 'best practice' Local Government organisation

Objective 5.3: Deliver ongoing effective and efficient services, including support for regional collaboration

Cr Tooley reported on the Climate Reality model change and training just completed to 10,000 people. Jack Gill (GYAC) has applied to be a mentor.

MOTION

RESOLUTION 2020:07:COU252

Moved: Cr P Little

Seconded: Cr D Fraser

That the verbal reports be received and written reports be attached to the meeting Minutes.

CARRIED UNANIMOUSLY

11 OFFICER REPORTS

11.1 BOUNDARY REFORM PROPOSAL UPDATE

RESOLUTION 2020:07:COU253

Moved: Cr C Davies

Seconded: Cr P Little

That Council:-

1. Notes that advice received from the Boundary Commission's Office indicates that none of the Communities of Interest captured in the Council's proposed Boundary Reforms are to be considered administrative therefore Council is to proceed with the proposed boundary changes as a consolidated General Proposal.
2. Notes that Council has received clarification from the Boundaries Commission in regards to the level of consultation required in Stage 2 of the Boundary Change Proposal process.
3. Notes that as a result of Town of Gawler's request for clarification on the level of consultation required for a Stage 2 General Proposal submission, the Boundaries Commission has amended Council Boundary Change Proposal - Guideline No. 3 Submitting a General Proposal to the Commission. The Boundaries Commission recognised that an expectation for Councils to consult beyond their Local Government Area presented unique challenges therefore the impost on Councils to engage with Communities of Interest which are not within their current Local Government Area has been removed. Likewise the expectation to provide information regarding how affected Councils addressed the proponent's Boundary Change Proposal has also been removed from Guideline 3.
4. Adopts the updated Consultation and Communications Plan which has been updated since previously provided to Council and supported in principle under resolution 2019:11:COU421.
5. Approves the commencement of the Stage 2 Public Consultation phase as proposed in the Consultation and Community Plan with a 6 week consultation period occurring throughout September and October 2020.
6. Approves the Boundary Reform Discussion Paper which will be used as a key communication piece during the Public Consultation phase to be undertaken as part of the development of the Stage 2 General Proposal.
7. Notes that Light Regional Council submitted a Stage 1 Proposal to the SA Boundaries Commission for consideration and that the Commission determined that the Light Regional Council submission did not align with the Section 26 Principles for Boundary Change and therefore has advised that "a general proposal as outlined in the potential proposal cannot be referred for consideration."

8. Notes that the South Australian Boundaries Commission has provided correspondence to Town of Gawler, City of Playford and Barossa Council, as affected Councils under the Light Regional Council's Stage 1 Proposal for Boundary Change, to advise of the Commission's response provided to Light Regional Council in regards to their failed submission.
9. Notes that the Town of Gawler boundary reform proposal is the only Council proposal in South Australia to be progressing to a Stage 2 submission.

CARRIED

Cr Tooley called for a division:

The Mayor declared the vote set aside.

In Favour: Crs C Davies, D Fraser, K Goldstone, D Hughes, P Koch and P Little

Against: Crs B Sambell, N Shanks, I Tooley and J Vallelonga

CARRIED 6/4

The Mayor declared the motion CARRIED

11.2 STATUTES AMENDMENT (LOCAL GOVERNMENT REVIEW) BILL 2020

RESOLUTION 2020:07:COU254

Moved: Cr N Shanks

Seconded: Cr I Tooley

That Item 11.2 be deferred to a Special Council meeting to be advised.

CARRIED UNANIMOUSLY

At 8:08 pm, Cr Ian Tooley left the meeting.

At 8:09 pm, Cr Ian Tooley returned to the meeting.

11.3 LOCAL ROADS AND COMMUNITY INFRASTRUCTURE PROGRAM

RESOLUTION 2020:07:COU255

Moved: Cr D Hughes

Seconded: Cr P Little

That Council:-

1. Notes the Local Roads and Community Infrastructure Program Report
2. Notes the Town of Gawler is eligible to receive \$405,562 from the Australian Government Department of Infrastructure, Transport, Regional Development and Communications for the Local Roads and Community Infrastructure Program (LRCI) to assist delivery of community outcomes and economic stimulus.
3. Notes the Letter of Offer received from the Australian Government and due date of 31 July 2020 to accept the Grant Agreement and submit the Project Nomination forms.
4. Supports the nominated projects for the LRCI Program as detailed in this report toward the Installation of Shade Sails to Council Playgrounds (\$155,562) and extending the New Footpath Program (\$250,000).

Item 54



Town of Gawler is with Karen Redman - Mayor of Gawler at undefined.

Published by Donna Johnston · July 29 ·

*A link to this video is provided in the Calendar of Events

Mayor Karen Redman talks Boundary Reform with CEO Henry Inat

BOUNDARY REFORM

WITH
MAYOR, KAREN REDMAN
CEO, HENRY INAT



0:03 / 4:40



Item 55

Mayor plans LGA presidency run

SAM BRADBROOK

GAWLER Mayor Karen Redman believes she can provide a “fresh approach” to running the Local Government Association (LGA), as she seeks to become its president.

The LGA will elect its new president later this year, with Ms Redman notifying Gawler elected members last week she wished to be nominated for the position.

She is now relying on her chamber to choose her as their nominee, with a decision made at council’s ordinary meeting last night – held after *The Bunyip*’s print deadline.

Speaking to *The Bunyip*, Ms Redman said her background in health as a breast care nurse would help navigate the problems local government is set to face during, and after, the COVID-19 pandemic.

“I’ll bring a fresh approach to the leadership,” she said. “The LGA do fantastic work, but across the next two years because of what we’re going through around COVID-19 and also climate change.

“Anyone who works in health knows we are collaborative by nature and get things done, but we also care.

“That’s what I mean by a fresh approach. It’s not to say any previous leadership has been particularly bad.”

Tumby Bay Mayor Sam Telfer has been

LGA president for the past two years, with the position rotating between a metropolitan and regional representative every 24 months.

He has been the face of the sector’s opposition to rate capping and has worked with councils and the State Government to inform the latter’s local government reform agenda.

Ms Redman is currently chair of the Greater Adelaide Region Organisation of Councils, an LGA sub-committee, and a member of the LGA’s board of directors.

She said it was important female leaders felt comfortable to put themselves forward for leadership positions traditionally occupied by men.

“There’s not enough female leaders,” she said. “And when women do get to these positions there is a lot of pressure on them.

“When women don’t put themselves forward because ‘it’s all too hard’ or they don’t want to get attacked, then girls will never see role models they can aspire too.

“Given we’re 50 per cent of the population, it’s essential we put ourselves forward. I believe I can do a really good job.”



Gawler Mayor Karen Redman is relying on her council chamber’s backing to continue her run for the Local Government Association’s presidency. PHOTO: Sam Bradbrook

While there is precedent for a council to nominate someone for president from another local government organisation, Ms Redman confirmed she will drop out of the race if her own chamber declines to back her.

She said such a situation would be “disappointing”, but would accept it and “move on”.

“From a Gawler perspective, it’s an opportunity to have Gawler in the spotlight, but in a positive way,” she said.

Public consultation nears on boundary proposal

SAM BRADBROOK

THE community is expected to get its say on Gawler Council’s boundary expansion plans in September and October, despite costs associated with the move remaining unknown.

Council held its ordinary meeting last night – after *The Bunyip*’s print deadline – where elected members deliberated whether to proceed to a public consultation phase of its bold proposal to take a number of neighbouring suburbs into its jurisdiction.

It comes two weeks after the independent Boundaries Commission, responsible for judg-

ing council jurisdiction reform proposals, knocked back Light Regional Council’s (LRC) own reform bid which would have dissolved Gawler Council.

The motion presented last night, which includes provisions to begin public consultation for six weeks in September and October, is expected to pass along the same voting lines as previous boundary reform reports.

According to a report presented at last night’s meeting, the public consultation process is set to invite public submissions on the issue, as well as open community forums, letter box drops and an online information campaign.

Council staff have also draft-

ed a discussion letter, which was expected to be adopted last night.

The draft letter stated the cost to council to move forward with its proposal, and the possible effects on ratepayers moving into a new council are both unknown.

“This information will become clearer as we progress through the boundary reform process and council will evaluate the financial viability of each stage of the process once costs are known,” the letter read.

“This is a new process for the State Government and timeframes are unknown. However, it is a significant matter to consider and is expected to take some time, possibly one to two years.”

According to the report, Gawler Council’s proposal is the only in the state to progress to a “stage two” submission.

Gawler Mayor Karen Redman first introduced her boundary reform plans in May last year, with council quick to endorse them and begin the brand-new process of jurisdiction change.

Under the plan, Hewett and portions of Gawler Belt and Reid would join Gawler from LRC; the Concordia growth area and a portion of Kalbeeba would come from Barossa Council and slices of Hillier and Evanston Park would be taken from Playford Council.



Taylor & Forgie
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Your Story

A life story worth retelling

We help people through difficult times

Finding Your Family History through Taylor & Forgie Funerals...

We have been local family Funeral Directors in the northern areas for over 160 years and we are required to store historical records of families we have attended.

These records started with Births, Deaths and Marriages Registration requirements which necessitated we note occupations, next of kin and lots of other information.

Our records also have Cemetery plot locations and how many burials can take place there.

Did you know that Willaston Cemetery has several private Underground Mausoleums, which you enter via cement stairs?

For more information please contact Mark Forgie on 8522 1734.



8522 1734
15 Cowan Street, Gawler
(Main Office and Chapel)
98 Adelaide Road,
Gawler South (Chapel)

Trusted & Locally Family Owned

Item 56



Date:	4 August 2020	Embargo:	None
Pages:	2	Publication:	All local media

Town of Gawler Boundary Reform Update

The greater Gawler area is estimated to increase in population from its current size of more than 23,500 to up to 60,000 by 2040. Gawler currently provides facilities and services to an estimated 110,000 people living beyond the Town of Gawler council area.

Council submitted a Stage 1 Proposal for Boundary Change to the South Australian Boundaries Commission (Commission) in December 2019 requesting significant changes to Town of Gawler's boundaries with the intent of uniting the current and future Communities of Interest that comprise our true Gawler community.

The Commission reviewed the Stage 1 Proposal and provided Council with the green light to proceed with the development and submission of a Stage 2 Proposal. Importantly, when responding to the Stage 1 Proposal, the Commission acknowledged the significant work that Council undertook to develop its potential proposal, including the details of the Community of Interest and consideration of the guiding principles for boundary change and how these relate to the identified areas. It also noted the important role that the Council plays in providing services to a developing and expanding region and the potential significance of this proposal for the region.

Council is now proceeding to the first Community Consultation phase in the boundary change process in line with the Boundary Change Proposal Guidelines.

"Key to moving forward with Council's boundary change proposal is consultation with our community," said Mayor Redman. "It's important for us to understand where people feel connected to, what community means to them and whether they agree with the idea that, from a community, social, economic and environmental perspective, changing Gawler's boundaries just makes good sense."

Town of Gawler's Chief Executive Officer, Mr Henry Inat, said, "Gawler is one of the fastest growing local government areas in South Australia and the major service centre for the lower mid-north. We must make sure we're prepared for the pressures that accompany rapid population growth, including increased demand on infrastructure and services."

"Council's proposed boundary realignment is about making sensible decisions, being more efficient in the delivery of services such as managing parks and open spaces, roads and waste collection, and delivering sustainable business practices," continued Mr Inat.

"The time is right for Council to talk about boundary reform for Gawler, both in terms of coordinated urban growth for the region and so we can maintain our town, steeped in rich South Australian and local history," said Mayor Redman.

"Boundary reform will embrace communities where there is already a natural association with our town," continued Mayor Redman. "Council's proposal is not about putting other council areas at economic disadvantage. It is about being recognising that we are one community and leveraging this to be more efficient and facilitate greater investment and jobs for the region."

Public Consultation will be conducted **from late August to early October 2020**, including a community survey and community forum. More information regarding this consultation will be advertised within local newspapers and via Council's media channels soon. Interested people can find more information about the Boundary Change Proposal and stay connected with the future consultation process via Council's website <https://www.gawler.sa.gov.au/your-council/boundary-reform>.

Town of Gawler Official Media Release

Gawler



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PO Box 130, Gawler SA 5118
Tel: 08 8522 9211 • gawler.sa.gov.au
Email: council@gawler.sa.gov.au

Connect with Gawler:

Facebook: www.facebook.com/townofgawler Twitter: www.twitter.com/townofgawler

Instagram: [@townofgawler](https://www.instagram.com/townofgawler) You Tube: www.youtube.com/townofgawler

Gawler Connected Community App Download now from Google Play/App Store



ENDS

The media may make contact with Mayor Karen Redman on 0421 839 359

Item 57



Page 7 | Have your say: editor@bunyippress.com.au

Have your say on
boundary proposal

AT last week’s meeting, council endorsed a public consultation program to discuss boundary reform.

Some of you may be aware that council has been exploring changes to its boundaries and has submitted a proposal to the Boundaries Commission.

This independent commission makes the ultimate decision on this important matter and recently gave its endorsement for council to seek public comments and feedback on this important issue.

Boundary reform is not new. I note that in last week’s *Bunyip* there were references to this subject as much as 50 years ago. Indeed, in council’s first strategic plan in the mid-1990s, it was a key priority.

The Boundaries Commission has reviewed our stage one proposal and provided council with the green light to proceed with the development and submission of a stage two proposal. Importantly, when responding to the Stage 1 Proposal, the commission acknowledged the significant work that council undertook to develop its potential proposal, including the details of the ‘community of interest’ and consideration of the guiding principles for boundary change and how these relate to the identified areas. It also noted the important role that the council plays in providing services to a developing and expanding region and the potential significance of this proposal for the region.

It is now time for all of us to get involved in this conversation. There will be a range of opportunities to provide commentary, with community forums, surveys, letters, and social media all available for you to engage in this important matter.

Boundary reform is a step-by-step process with decisions about moving forward carefully considered. It’s not a quick process and neither should it be. The commission has set out a detailed process for councils to follow with seeking your views an important part of this process.

Public consultation will be conducted from late August to early October 2020. More information regarding this consultation will be advertised within local newspapers and via council’s media channels soon.

I therefore urge everyone to get involved

and have your say on this most important matter.

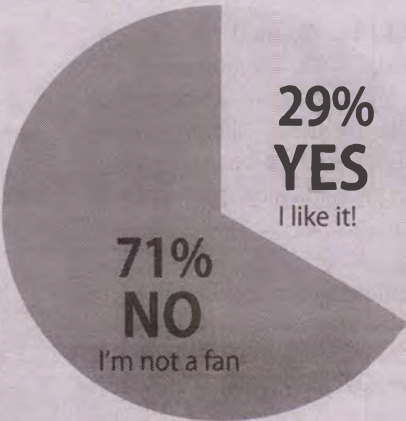
Gawler Mayor Karen Redman

facebook thoughts

Gawler Council completed the Walker Place portion of its \$2.2 million upgrade to the Julian Terrace precinct earlier this month.

Are you a fan of the upgrades?

BUNYIP POLL RESULTS



Peter Broelman: Looks quite good. Now to get rid of those eyesores on either side. Time for landlords to step up.

John Good: For Murray Street to run smoothly, the side streets on the Woolies side need to be closed and turned into walkways.

Mylene Grant: In my opinion, a total waste of money.

Pauline Barossa: It needs some shade, the trees will take years to grow enough to offer shade on a hot summer’s day.

Johnny Gee: Let’s be honest, less parks and a couple of park benches, what’s to like?

Donna Skoda: No – it should have been car free.

Item 58

'Hostile takeover' – Hewett survey shows resistance to boundary reform

SAM BRADBROOK

GAWLER Council is set to push on with its boundary reform plan, despite a survey of Hewett residents showing only one-in-10 want to become part of the expanded local government area.

The survey, conducted by Gawler councillor Nathan Shanks and Light Regional councillor Simon Zeller, saw the pair doorknocking across the suburb and asking residents "You are now a Light Council resident, would you like to be a Town of Gawler resident?"

Of the 107 responders, only 11 said they would like to become a Gawler Council ratepayer, while 78 were against the proposal.

A further 18 people were unsure or were unbothered which council they resided in, with the majority of those respondents saying they would reconsider if switching councils meant a change in service levels or rates.

Speaking during last week's Gawler Council meeting, Cr Shanks said while the pair failed to reach as many residents as they wanted, the

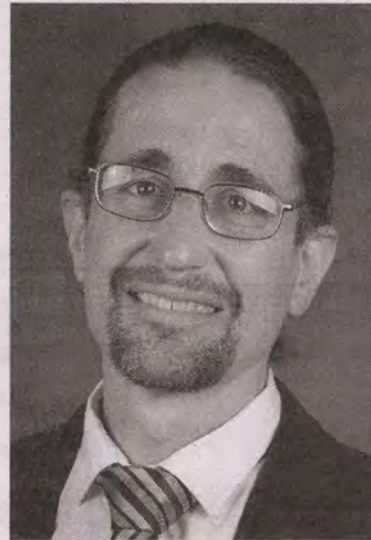


Nathan Shanks

results were a bad look.

"I'm wanting the community as a whole to be brought along with this journey and we've got neighbouring councils who are saying they feel blindsided," he said.

"We could've avoided that with just some simple surveys and a little more engagement, but instead what we've done is follow the Boundaries Commission process and thrown money at it.



Simon Zeller

"What people are questioning is now 'is this a money grab for council?' and 'is this in the best interests of the council or the community?'"

"We can around the table be talking about what each elected member feels, but with all due respect I'm not really interested in your opinion of it."

Speaking to *The Bunyip*, councillor Zeller expected Gawler Council and the commission to find similar

"I'm wanting the community as a whole to be brought along with this journey and we've got neighbouring councils who are saying they feel blindsided."

- NATHAN SHANKS

results to his survey.

"They (Hewett residents) like Light Regional Council," he said. "They like that we're a country council and they like their service levels."

"The other things which were clear as well is they had a problem with the functionality of Gawler Council."

"If the people want to be a part of Gawler then I'm all for that. But if they want to stay in Light, then I'm all for that too."

At the meeting, Gawler elected members voted to proceed to a public consultation phase of council's boundary reform proposal.

It will be the first time the public gets a say on the proposal and will be followed by independent consultation by the Boundaries Commission if Gawler's plan proceeds further.

The motion passed five-to-

four, with councillors Shanks, Brian Sambell, Ian Tooley and Jim Vallenga voting against proceeding.

Councillor Paul Little, in supporting boundary reform, said it was time for Hewett to come under Gawler Council's control.

"It's no secret I opposed building Hewett where it is when I was on council before and I've always supported, eventually, it coming under our town," he said.

"They (Hewett residents) use our postcodes and amenities... I don't think it will be much of an impost on them to be part of Gawler."

"I was involved in a realignment to Gawler from the (former) Munno Para (Council). I got a hell of a shock when I got my rates notice and suddenly I was in Gawler."

"At least Hewett residents are getting their chance to have a say."

Light Regional to prepare own consultation

ELLOUISE CRAWFORD

LIGHT Regional Council will undertake its own consultation with the residents of Hewett, Gawler Belt and Reid, as neighbour Gawler Council progresses a proposed realignment of local government boundaries.

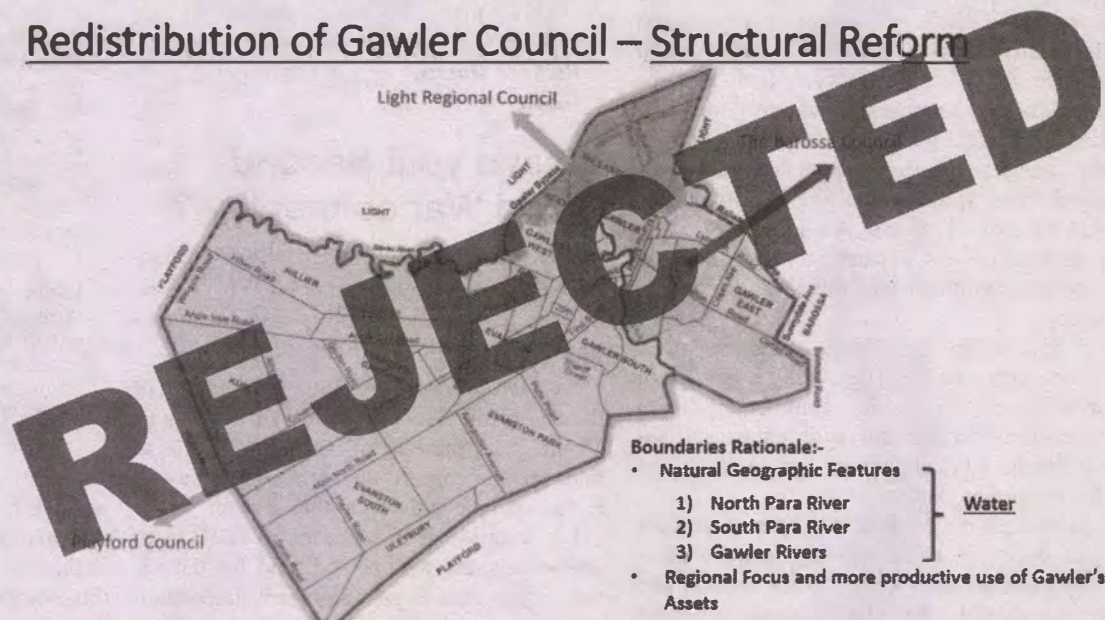
Elected members discussed the matter at a general council meeting last week, moving to design a consultation process that would best realise the opinions of its ratepayers.

It comes as Light Regional Council plans to meet with the Local Boundaries Commission after its own proposal, effectively resulting in the dissolution of Gawler Council, was rejected by its committee.

The meeting aims to gather a greater understanding of the boundary reform process and would discuss council's own 'comparative analysis' of the Commission's response to Light Regional's proposal and that of Gawler's.

A council report, with options going forward, will then be

Redistribution of Gawler Council – Structural Reform



brought back to Light Regional Council's August meeting.

As previously reported in *The Bunyip*, Light Regional Council was informed last month that its proposal – that would see the existing suburbs of Gawler be taken under the guidance of itself, as well as neighbours Barossa and Playford – would not be referred further for the Boundaries Commission's

consideration.

It was determined the proposal did not address the broader concept of a 'community of interest', nor specifically identify common interests between the affected communities.

Barossa and Playford Councils are also both subject to Gawler Council's own boundary realignment submission, with the council looking to take

Kalbeeba and the Concordia Growth Area from Barossa Council, and portions of Evanston Park and Hillier from Playford Council.

Under the plan sections of Bibaringa and Uleybury would be ceded to Playford Council.

Light Regional Council engaged a legal service in January, to provide advice relating to boundary reform, as needed.

Item 59

OFFICE OF THE MAYOR

Contact: Mayor Karen Redman

Ref: KR:kd
CR20/ 55557

5 August 2020

Mayor Bim Lange
The Barossa Council
PO Box 867
NURIOOTPA SA 5355

Gawler



Town of Gawler
43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
Phone: (08) 8522 9211
council@gawler.sa.gov.au
gawler.sa.gov.au

Bim,
Dear Mayor ~~Lange~~

Re: Boundary Reform

I am writing to provide you with a further update with regard to the matter of Boundary Reform.

As you are aware Town of Gawler lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019 and has since received advice from the Commission that it may progress to a Stage 2 General Proposal.

Council has been working with the Boundaries Commission to further understand the requirements for developing the Stage 2 General Proposal and considered a report on the matter at its 28 July 2020 Meeting where the following was resolved:

That Council:-

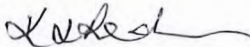
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4. Adopts the updated Consultation and Communications Plan which has been updated since previously provided to Council and supported in principle under resolution 2019:11:COU421.
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9. Notes that the Town of Gawler boundary reform proposal is the only Council proposal in South Australia to be progressing to a Stage 2 submission.

In accordance with point 5 in the above resolution, the public consultation on this matter is planned to commence on the 26 August 2020 and close on 7 October 2020. The Barossa Council is, of course, welcome to provide a submission during this consultation phase in relation to the Town of Gawler Boundary Change Proposal.

I would welcome further discussions with you on any of the above matters.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

Item 60

OFFICE OF THE MAYOR



Contact: Mayor Karen Redman

Ref: KR:kd
CR20/55568

5 August 2020

Mayor Glenn Docherty
City of Playford
12 Bishopstone Road
DAVOREN PARK SA 5113

Town of Gawler

43 High Street
Gawler East SA 5118

PO Box 130
Gawler SA 5118

Phone: (08) 8522 9211
council@gawler.sa.gov.au
gawler.sa.gov.au

Glenn,
Dear Mayor ~~Docherty~~

Re: Boundary Reform

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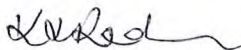
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9. Notes that the Town of Gawler boundary reform proposal is the only Council proposal in South Australia to be progressing to a Stage 2 submission.

In accordance with point 5 in the above resolution, the public consultation on this matter is planned to commence on the 26 August 2020 and close on 7 October 2020. City of Playford is, of course, welcome to provide a submission during this consultation phase in relation to the Town of Gawler Boundary Change Proposal.

I would welcome further discussions with you on any of the above matters.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

Item 61

OFFICE OF THE MAYOR



Contact: Mayor Karen Redman

Ref: KR:kd
CR20/55579

5 August 2020

Town of Gawler

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Gawler East SA 5118

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Gawler SA 5118

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Mayor Bill O'Brien
Light Regional Council
PO Box 72
KAPUNDA SA 5373

Bill,
Dear Mayor ~~O'Brien~~

Re: Boundary Reform

I am writing to provide you with a further update with regard to the matter of Boundary Reform.

As you are aware Town of Gawler lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019 and has since received advice from the Commission that it may progress to a Stage 2 General Proposal.

Council has been working with the Boundaries Commission to further understand the requirements for developing the Stage 2 General Proposal and considered a report on the matter at its 28 July 2020 Meeting where the following was resolved:

That Council:-

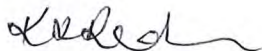
1. Notes that advice received from the Boundary Commission's Office indicates that none of the Communities of Interest captured in the Council's proposed Boundary Reforms are to be considered administrative therefore Council is to proceed with the proposed boundary changes as a consolidated General Proposal.
2. Notes that Council has received clarification from the Boundaries Commission in regards to the level of consultation required in Stage 2 of the Boundary Change Proposal process.
3. Notes that as a result of Town of Gawler's request for clarification on the level of consultation required for a Stage 2 General Proposal submission, the Boundaries Commission has amended Council Boundary Change Proposal - Guideline No. 3 Submitting a General Proposal to the Commission. The Boundaries Commission recognised that an expectation for Councils to consult beyond their Local Government Area presented unique challenges therefore the impost on Councils to engage with Communities of Interest which are not within their current Local Government Area has been removed. Likewise the expectation to provide information regarding how affected Councils addressed the proponent's Boundary Change Proposal has also been removed from Guideline 3.

4. Adopts the updated Consultation and Communications Plan which has been updated since previously provided to Council and supported in principle under resolution 2019:11:COU421.
5. Approves the commencement of the Stage 2 Public Consultation phase as proposed in the Consultation and Community Plan with a 6 week consultation period occurring throughout September and October 2020.
6. Approves the Boundary Reform Discussion Paper which will be used as a key communication piece during the Public Consultation phase to be undertaken as part of the development of the Stage 2 General Proposal.
7. Notes that Light Regional Council submitted a Stage 1 Proposal to the SA Boundaries Commission for consideration and that the Commission determined that the Light Regional Council submission did not align with the Section 26 Principles for Boundary Change and therefore has advised that "a general proposal as outlined in the potential proposal cannot be referred for consideration."
8. Notes that the South Australian Boundaries Commission has provided correspondence to Town of Gawler, City of Playford and Barossa Council, as affected Councils under the Light Regional Council's Stage 1 Proposal for Boundary Change, to advise of the Commission's response provided to Light Regional Council in regards to their failed submission.
9. Notes that the Town of Gawler boundary reform proposal is the only Council proposal in South Australia to be progressing to a Stage 2 submission.

In accordance with point 5 in the above resolution, the public consultation on this matter is planned to commence on the 26 August 2020 and close on 7 October 2020. Light Regional Council is, of course, welcome to provide a submission during this consultation phase in relation to the Town of Gawler Boundary Change Proposal.

I would welcome further discussions with you on any of the above matters.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

Item 62

Hands off Hewett

DEAR editor, in response to Councillor Paul Little's comments re: boundary reform in *The Bunyip* August 5, I strongly oppose Gawler Council taking over Hewett and surrounding suburbs.

I would like Mr Little to explain which amenities we (Hewett residents) supposedly use within Gawler Council? Public toilets, library, dog park?

I reside in Hewett and do not use any of these amenities, but do know of many residents from other suburbs that do come into the Town of Gawler to use them e.g. from Munno Para West, Davoren Park, Elizabeth, Roseworthy, and Barossa Valley. Do you think that they should also pay Gawler Council rates?

I do my shopping in Gawler, but if the Gawler residents are complaining about outsiders spending money within the Town of Gawler... then I am more than happy to spend my hard-earned money elsewhere, where it would be appreciated.

Just because we share the same post code (5118) doesn't mean we need to be in the Gawler Council boundary as a ratepayer.

It would probably be a cheaper exercise to change our post code than to keep using ratepayers' money to fight this boundary reform.

As Mr Little stated, Gawler Council had the opportunity years ago to have Hewett within its boundary, and refused. Now that Hewett is an established suburb, I feel Gawler Council wants to change boundaries so it can benefit financially from ratepayers, where once they were not interested.

I, as many Light Regional Council ratepayers, strongly support Light Regional Council taking over Gawler Council, as I believe from past experiences that LRC is far more strategic than Gawler Council. You only have to look at the past 18 months with the Gawler Council members' infighting against each other.

L & S Crisera,
Hewett

Item 63

19 August 2020

Ms Karen Redman
Mayor
Town of Gawler

via Email: mayor@gawler.sa.gov.au

Dear Mayor Redman,

Regional Vision

Reference is made to the Town of Gawler's Agenda report of Tuesday 28 July 2020 at Item 11.1 – *Boundary Reform Proposal Update*.

The following commentary in the report at page 16 is noted:

"(The) Town of Gawler was not invited to the table to discuss the Regional Vision and submit its own priorities or feed into this Vision in any form despite requesting a formal briefing and opportunity to do so. LRC CEO, Mr Brian Carr, has presented this Regional Vision to State Government Ministers without Town of Gawler having any direct input or providing any details. This is concerning as, although Town of Gawler is willing to work with the region for economic and social outcomes, for this to occur such a Vision would need to be embraced by all parties, with all parties having strong input and leadership for their part of the region. This has not been the case and was raised with LRC in Mayor Karen Redman's letter dated 7 May 2020."

Light Regional Council's Chief Executive Officer, Mr. Brian Carr, presented the Regional Vision (Plan) to the RDA Barossa Board, in his capacity as a Board Member, on 14 August 2019. The RDA Barossa recognised its value accordingly.

This initiative was again mentioned at the meeting held at the Town of Gawler between Mayors and Chief Executive Officers on 2 December 2019. The meeting notes (refer Attachment #1) circulated after this meeting do not record a request from the Town of Gawler for a subsequent formal briefing to the Town of Gawler. In fact, they record that you would support the Vision and remarked that it should be put to the RDA Barossa, which has occurred.

Light Regional Council subsequently formally invited The Barossa Council and the Town of Gawler to pursue the Regional Vision and redirect time and resources to this cause, thereby deferring or withdrawing their current respective boundary proposals, on 16 December 2019 (refer to Attachment #2).

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and Visitor Information Centre**
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**Freeling Public Library
and Customer Service Centre**
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Freeling SA 5372

**Planning and
Development Services**
12 Hanson Street
Freeling SA 5372

Operations Centre
11 Stephenson Street
Freeling SA 5372

On behalf of the Town of Gawler, you acknowledged this invitation in your correspondence dated 27 February 2020, advising that the Town of Gawler is, *"in principle, supportive of progressing a Regional Vision project in partnership with Light Regional Council, The Barossa Council, Adelaide Plains Council, Regional Development Australia Barossa Gawler Light, Adelaide Plains and other regional partners"*. It is noted that no request or requirement for a further briefing was made at this time (refer to Attachment #3).

Light Regional Council again respectfully requested that the Town of Gawler defer or withdraw its boundary reform aspirations and redirect its resources and efforts towards the delivery of a Regional Vision on 20 March 2020 (Attachment #4).

In your correspondence on behalf of the Town of Gawler dated 7 May 2020 (refer to Attachment #5), it is noted that you advised that the Town of Gawler had not been engaged by Light Regional Council on the Regional Vision and that the Town of Gawler would *"welcome a briefing as was requested almost 6 months ago at the Regional Mayors/ CEOs get together held on (2) December 2019"*. With respect, we've found no written record of a request prior to this and it had not been expressed in other correspondence on this matter received from the Town of Gawler since the 2 December 2019 briefing.

In any event, Light Regional Council has mentioned the 'Regional Vision' as its nominated strategic focus in correspondence to the Town of Gawler dated:

- 16 December 2019 (Attachment #2)
- 20 March 2020 (Attachment #4)
- 18 May 2020 (Attachment #6)

Material forwarded to you *"post the Mayors/CEO's meeting of 2 December 2019"* and referenced in my letter to you of 18 May 2020 (in response to your letter dated 7 May 2020), included the notes taken from the meeting held on 2 December 2019, Light Regional Council's resolution of 10 December 2019 and the 'Regional Vision' Powerpoint which provided background on this matter. The information requested has therefore been provided previously and could have been used as the basis for an agenda report by your Council.

To indicate that the Light Regional Council and its CEO have not provided the Town of Gawler with an opportunity to engage on this initiative is contrary to these facts.

Light Regional Council openly expressed that its focus is to pursue regional economic stimulus outcomes in-lieu of boundary reform as well as inviting other potential parties to join and submit "shovel-ready" projects for consideration in conjunction with this effort.

Light Regional Council notes that the Town of Gawler has endorsed an *'Investment Prospectus'* and the swimming pool project was mentioned at the meeting held on 2 December 2019.

From Light Regional Council's perspective, while noting that the Town of Gawler is open to being involved and considers that the Regional Vision and boundary reform can occur concurrently, Town of Gawler resources and interest have been focussed on boundary reform only. The Town of Gawler has not actively sought to be involved or engage with Light Regional Council on regional initiatives.

Light Regional Council remains focussed on the Regional Vision project and has advanced this accordingly, with support and encouragement from the RDA Barossa.



RDA Barossa

Light Regional Council also noted commentary in the Town of Gawler's Agenda report (28 July 2020) at Item 11.1 – *Boundary Reform Proposal Update* wherein an interpretation is provided that the RDA Barossa Chair, Mr. Ivan Venning (in a letter dated 1 June 2020):

"...effectively admonishes LRC for the manner in which it is framing and referring to Light's Regional Vision and for LRC stating incorrectly that this has been discussed and worked on extensively at the RDA Board table during last year."

In contrast, Light Regional Council understood the intent of this letter was to seek clarification from LRC as to its use of the word "Plan", as against what it should have been identified as "a Regional Vision".

As the Chair mentioned in his letter of 1 June 2020, detail on the vision statement was presented to the Board in the "form of a discussion paper **with valuable insights and proposals that will be incorporated into the work RDA is undertaking on a Regional Roadmap and Recovery and Transformation Plan post the current economic crisis**" thus acknowledging Light Regional Council's contribution towards the pursuit of economic recovery for the region (my emphasis).

Given the interpretation put forward by the Town of Gawler, Light Regional Council sought clarification which prompted Mr Venning to forward a letter verifying the "*genuine intent*" of his letter of 1 June 2020 (refer to Attachment #7).

Please note that I intend to table this correspondence and attachments at the Light Regional Council meeting on Tuesday 25 August 2020.

Yours faithfully,



Bill O'Brien
Mayor

CC Elected Members of the Town of Gawler and Light Regional Council
Mr. Ivan Venning – Chair, RDA Barossa

Enc.

Boundary Reform
Meeting held at the Town of Gawler offices
2 December 2019 at 1:00pm

Present:

Mayor Karen Redman – Town of Gawler (TOG)
Mayor Bill O'Brien – Light Regional Council (LRC)
Mayor Bim Lange – The Barossa Council (BC)
Mayor Dave Burgess – Mid Murray Council (MM)

Mr Henry Inat – CEO – Town of Gawler
Mr Brian Carr – CEO – Light Regional Council
Mr Martin McCarthy – CEO – The Barossa Council
Mr Ben Scales – CEO – Mid Murray Council
Ms Terry Savage – EA to CEO Light Regional Council

Mayor Redman opened the meeting by welcoming all present and provided an acknowledgment of the Kaurna people.

Mayor Bill O'Brien stated that the boundary reform proposals are a major distraction to everyone and that LRC would like to put forward a major Vision that would include BC, TOG, MM and The Adelaide Plains Council. (Copy of Vision map handed out)

It was noted that the Federal Government has a lot of money available for major projects and despite the boundary proposals, LRC would proceed with the Vision.

The initial Vision by LRC would be to seal Gerald Roberts Road (\$5m), the Seppeltsfield Oskar project (\$120m) and the Kidman project (\$25m). A regional airport was something else that could be included. Mayor O'Brien advised that these things are achievable and everyone around the room can be involved, there being room for more large projects. Eg TOG are looking at a new swimming pool.

Mayor O'Brien requested that the Boundary Reform proposals be postponed to enable the delivery of these projects.

Mayor O'Brien commenting that LRC has been accused of 'jumping the gun' re Boundary Reform. LRC was concerned about the action that has been taken. Not one person that Mayor O'Brien had met considered the Boundary Reform a good idea. People are telling LRC they want the Council to 'progress' and to get these distractions out of the way.

LRC would like to build on regional relationships and proceed with what is best for the residents and ratepayers.

Mayor Dave Burgess confirmed that he had written to the Minister to advise he would not be involved in any discussions; being present to merely hear the discussion.

Mayor Burgess:

The resolutions are about starting the conversation and then continuing the conversation – sitting down and working it through. There is enormous opportunity for Economic Growth, it is not all about wine, it's about the community.

Brian Carr:

If we had structural change, but linked it to a Regional Vision, more in keeping with what we are saying, instead of just a boundary here and a boundary there.

Martin McCarthy

Referencing the Economic Vision – we could all throw \$80m here and there. Cannot understand why LRC are spending so much of their time on Boundary Reform, it might die! BC are not putting any resources into it. It's for the community to have the conversation. We are not investing much time and money in to it.

Mayor O'Brien recalled that the Premier had said *"it is about the people and if the people don't want it, it won't happen"*.

Mayor Lange stated that BC have ample people saying they want Boundary Reform to happen to which Mayor O'Brien sought BC to provide proof of this in that LRC had received many letters and a petition to the contrary.

Mayor Lange referencing the GI existing boundary – broad acre farmers (ie Grocke and Linke) have tried to resolve matters.
Commented that Councils should stop the banter through the paper.

Mayor O'Brien stated that he was charged to reflect the community's thoughts, not his own.

Mayor Redman recalled that in 1995 the first Strategic Plan key priority was Boundary Reform.

Stating that she was representing TOG's community and would respect it if people didn't want Boundary Reform – the people of Gawler want it and everybody knows the TOG have development around their fringe.

Legislation allows TOG to lodge a proposal and it was not about attacking one particular Council. Stating that we can do Boundary Reform and the Vision.

There are 3 stages - If the Boundaries Commission support it TOG will go to the next stage.

Mayor Bill believes that Boundary Reform will stop the Economic Vision.
A Vision could be established that includes the TOG.

Mayor Redman was concerned that if TOG was to be part of the Vision the TOG should be shown on the map.

The TOG project would be Sport and Recreation; because TOG have previously missed out. Mayor Redman absolutely supports a united Vision and believes that Boundary Reform does not get rid of the Vision.

Congratulated LRC for presenting the Vision.

Mayor Redman mentioned - Part 26 should not affect the Economic viability of a Council. LRC have Roseworthy, which she considered would be successful.

Mayor Bill advised that 32% of LRC's rates would be missing and thereby 32% of staff resources will be missing.

Mayor Redman disputed those figures saying TOG say otherwise and that reports say LRC are viable.

Mayor O'Brien remarked that Roseworthy is yet to be developed – being possibly 10 years away.

Mayor Lange referenced Clause 26 – the Commission will have to work that out and that BC have put forward a high level submission.

Mayor Burgess mentioned that the Commission may come back asking for “more evidence” It is up to everyone present to prove what you are trying to achieve. Maybe go full circle with a massive re-structure.

Mayor Lange – looking at the 30 year Plans, Local Government is not going to look the same in 30 years.

Mayor O’Brien - We would be looking at Structural Reform, not Boundary Reform. Local Government needs to devise something true and real. Let it be a plan in place for the future.

Mayor Redman considers the Regional Planning Board has the solution to the Vision. Mentioned that she was not a fan of amalgamation.

Mayor Bill believes LRC would become unsustainable under these Boundary Reform proposals.

Mayor Burgess mentioned that there was nothing to say LRC can’t take over a chunk of the Barossa.

Mayor Lange made reference to the Barossa ‘Brand’.

Mayor Burgess remarked that because BC are a Local Government doesn’t mean they own the ‘Brand’ and that that would be a mistake.

Mayor Lange made reference to the Neville Linke land and that nothing has happened.

Brian Carr advised that LRC had dealt with the Linke matter but that it needed to be supported by the State.

Brian Carr – Barossa and Gawler have proposals. That renders LRC unsustainable for Roseworthy. Does LRC defend or argue against it? Or does LRC put forward an alternative? That is what LRC will need to do.

Mayor Burgess – Gawler are about to put in their submission. Barossa and then Gawler will continue.

Mayor Redman:

Advised that she had a mandate to proceed with Boundary Reform. TOG is doing it for the people. Mayor Redman believes TOG have done it respectfully.

Mayor Redman advised she would love to work on the Vision and commended LRC for the Vision and insofar as a Regional Airport “why stop at 1” (reference to Murray Bridge).

The TOG want to talk about health – the GPs are telling her that Gawler can cope. Health is not Local Government, but if TOG are going to be strategic we need to bring it all together.

Mayor O’Brien – LRC will drive this Vision anyway; advising that Rod Hook (Regional Co-ordinator) is on board.

Mayor Burgess – It’s about 3 Councils sitting down with the RDA and saying ‘what is the big picture’.

Mayor Redman: The Equine Centre and Racecourse are a real good mix.

Brian Carr:

LRC are putting its position in initially, if the current situation proceeds, it is made clear LRC will work against these proposals.

LRC have Roseworthy and the Equine Centre in front of it; Water Stage 1 of Regional Vision, Seppeltsfield and Kidman. LRC will be arguing; if you take 32% capacity, we can't deliver that. LRC will argue structural reform. LRC has got 2 choices. Go with what is happening or put alternative up. I think the Council will go with the alternative. As it has not been in front of the Chamber yet, only with Management I cannot say too much about it, but It is structural reform, not just local, it could be wider.

Mayor Redman questioned "Are we talking amalgamation" to which Brian Carr responded "Potentially".

Martin McCarthy advised that they had to debate it for the Council – put it on the table.

Brian Carr stated that "once you start moving boundaries, it becomes '*what about this one and then what about this one*'".

Brian Carr advised that the Mayor and he would go back to LRC, advise the Council what the current situation is; and LRC would either defend the position or go with the alternative.

Mayor Lange questioned "do you wait to hear back from the commission? when it's close, it needs to be resolved. Who knows, we may pull it! Or we might proceed! Go for it! (referencing alternative by LRC)

Mayor Bill stated that as far as LRC is concerned, the position from LRC has been unanimous.

Mayor Lange stated that BC's position is high level and that he was happy for everyone to put their ideas on the table.

Brian Carr stated that it is simple to illustrate that what is already on the table does not work. Does LRC defend or put up the Regional Vision?

Henry Inat remarked that if LRC put up their proposal, the Barossa Council would know where TOG are coming from.

Mayor O'Brien remarked that both councils (BC and TOG) were going to put in their proposals and that there was no benefit in having a meeting on what was already known.

Mayor Redman questioned Mr Carr as to what LRC's proposal to Elected Members was going to be; is it amalgamation?

Brian Carr stated that it had not been put to the Council yet, that it would go along the lines of "*Here are the proposals put by TOG and BC, the choice is to defend or to put up an alternative*". Mr Carr stated that the Elected Members of LRC had said "*we don't want to see the alternative until after the conversation on 2 December 2019 (today)*". Being appropriate.

Mayor Burgess referencing the idea of the 3 Councils going to the RDA to put forward the Vision; that everyone throws in their part/ideas; putting up a Big State Vision. Mid Murray's Vision being Murray Bridge.

Brian Carr advised that Tony Pasin and Rod Hook know about the Regional Vision and that the Premier is pushing for a Regional Deal.

Mayor Redman commented that Tenant Creek got \$ms in the Regional Deal. Advising that she was not able to make a decision outside of Council but a Regional Deal would be good and was keen to move this on in a partnership.

Mayor Burgess commented that whoever went first would create the domino effect.

Mayor Redman stated she would support the Vision

Mayor Lange stated he could see no reason not to support it and that Boundary Reform could be 2 years away; BC may be too busy to deal with it, doing everything else.

Brian Carr stated that LRC will have 2 options - Regional Deal including Structural Reform.

Mayor Redman remarked that the RDA could drive the Regional Deal and that they are very supportive. Mayor Redman believes it should be put to the RDA. Regional Deal would be with 3 tiers of government.

Brian Carr – if the 5 CEOs said 'let's populate this Vision', with Rod Hook we will get funding - \$3-\$5m out of the Federal Government to go after a big amount of money.

Mayor Redman remarked that that should be happening anyway and that the RDA was needed to drive this. Also remarking that it is a shame to put up that 4 councils amalgamate.

Mayor O'Brien commented that 4 Council's amalgamating was 'not close to the idea'.

Brian Carr advised that Mayor O'Brien could not put the alternative on the table as it had not been before the Council (LRC).

Mayor Redman remarked that TOG had done a lot of work, and that it was in the hands of the Boundaries Commission.

Mayor Burgess advised that the Mid Murray community will need to be consulted and questions "What is going to happen to Dutton?"

Brian Carr commented that once someone starts the process, you must expect a response.

Mayor Redman remarked that "We had to have the conversation".

Mayor Lange stated that if no-one reacted to the Government Reform what would the Government say?

Mayor O'Brien remarked that it must be understood "where we sit, we need to defend ourselves".

Mayor Lange stated that BC had done the sums, with TOG defending their case.

Mayor O'Brien said that it was regrettable that LRC are at the point of no return and have been forced to defend itself and will need to put forward its own submission.

Mayor Lange stated that LRC are entitled to do so and to "go for it!"

Martin McCarthy advised that BC has not made any decision other than to lodge its proposal at this point.

Brian Carr commented that 'Brand' has nothing to do with it.

Martin McCarthy responded saying "We believe it does".

Mayor Lange commented in relation to community views being for Boundary Reform - that people have "had the conversation with us", they are "not writing letters".

Mayor Lange remarked that the Commission says it is '*struggling to understand - with the new legislation - struggling with the whole concept*'.

Mayor O'Brien questioned whether anyone had spoken to Minister Knoll.

It was remarked from the table that "He is not getting involved".

Mayor Reman stated that the TOG had been respectful; advising LRC of what was in the TOG proposal beforehand – putting their cards on the table.

Brian Carr stated that "*as previously said - we can't put it on the table, it has not been before the Council*".

Mayor Redman thanked everyone for their attendance and the meeting concluded (approx. 3:00pm)

Doc ID: 11953

16 December 2019



FROM THE OFFICE OF THE MAYOR

Mayor Karen Redman
PO Box 130
Gawler SA 5118

KAREN

Dear Mayor Redman,

Thank you for taking time to meet with myself and CEO Brian Carr at the Gawler Civic Centre recently to discuss the Boundary Reform Submission your Council has prepared and submitted to the Boundaries Commission. We certainly appreciated the opportunity to discuss this and present our Council's Regional Vision, along with the invitation for your Council to join with us in pursuing this strategic vision.

Whilst I understand your Council has confirmed its decision to pursue this proposal we were provided with the opportunity to explain why we oppose this. Further, I thank you for taking time to listen to what we believe would be the consequences of these boundary changes, should the first stage of the process be approved by the Boundaries Commission.

Our Council has subsequently met and I provided an overview of our meeting. After considerable discussion the below resolution was passed at the Council meeting held on Tuesday, 10 December 2019:

Recommendation 1**Preferred Position – Status Quo**

Moved Cr Frankcom

Seconded Cr Rohrlach

1. That Council restate that its preferred position is to maintain the existing Council areas making up the Region and continue with the collaboration model for the following reasons:-

- The strong opposition from Hewett and Gawler Belt residents, the Seppeltsfield proprietor, Seppeltsfield Road Business Alliance, Whistler Wines and the residents of Greenock demonstrates a failure of the Section 26 test "of avoiding significant divisions within a community".
- To allow the Town of Gawler and The Barossa Council's proposals to proceed will have the impact of dismantling Light Regional Council which is not in the State's interest as it has been the main driver of economic stimuli for the entire Region.
- The proposals by the Town of Gawler and The Barossa Council significantly adversely impact on the capacity of Light Regional Council to continue its leadership role and regional economic development including the delivery of the Roseworthy Township Expansion.
- To this point, collaboration has been a strength of the region and the Light Regional Council would like to return to this supportive approach to enable regional opportunities and outcomes to be delivered at the earliest opportunity with the least amount of distraction.

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Light Regional Council ABN: 35 455 841 625

Recommendation 2

Defer/Withdraw and pursue Regional Vision

Moved Cr Frankcom

Seconded Cr Rohrlach

1. That Council write to The Barossa Council and the Town of Gawler formally inviting them to pursue the Regional Vision (Part 2) and redirect their time and resources to this cause, thereby deferring or withdrawing their current boundary proposals to the Boundaries Commission.
2. That, in order for the Regional Vision (Part 2) to be successfully pursued, the Collaboration Model be restored.
3. That it be noted that Light Regional Council will continue its pursuit of Regional Vision (Part 1) as these projects are 'shovel' ready.
4. That during the development of Regional Vision (Part 2) the Councils within the region give consideration to an appropriate Governance Structure to deliver the vision efficiently, effectively and equitably.
5. That The Barossa Council and the Town of Gawler be formally asked to respond to this invitation by no later than 28 February 2020.

CARRIED

Recommendation 3

Alternative in the Public Interest

Moved Cr Frankcom

Seconded Cr Rohrlach

1. That in the event that The Barossa Council and the Town of Gawler decline the invitation to defer or withdraw their Boundary Reform Proposals by 28 February 2020 AND/OR the Boundaries Commission decide to invite them to proceed to Stage 2 of the process, the Light Regional Council will be forced to consider submitting an Alternative structural reform package at Council's March meeting to the Boundaries Commission.
2. That in the public interest and in support of open and transparent government, Light Regional Council publish its Alternative (draft) on its website and send copies to The Barossa Council and the Town of Gawler, Mid Murray Council, Regional Development Australia Barossa etc, and the Adelaide Plains Council for their information.
3. That a brief update report be provided to Council at its January and February Ordinary meetings and a final report as to whether the Alternative (Draft) is to be formally lodged with the Boundaries Commission being presented to the March Ordinary meeting.

CARRIED

Light Regional Council has received overwhelming community support and there is a clear expectation that we will vigorously defend our current boundaries and that the status quo remains. Should you wish to discuss this matter please do not hesitate to contact me.

Yours sincerely,



Mayor Bill O'Brien

OFFICE OF THE MAYOR

Gawler



Contact: Mayor Karen Redman

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CR20/13955Town of Gawler
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27 February 2020

Mayor Bill O'Brien
Light Regional Council
PO Box 72
KAPUNDA SA 5373

Dear Mayor O'Brien
Re: Boundary Reform

I am writing in response to your letter dated 16 December 2019 with regard to Boundary Reform, providing Town of Gawler with an update of Light Regional Council's resolution from its December Council Meeting on this matter.

Light Regional Council's resolutions contained in the letter included:

- A formal invitation to Town of Gawler to pursue the Regional Vision (Part 2), redirecting resources to that objective and to withdraw or defer any boundary reform proposals to the Boundaries Commission; and
- Highlighting the possibility of Light Regional Council submitting a counter proposal being Light's Alternative proposal.

I can confirm that Town of Gawler lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019 and has since received advice from the Commission that it may progress to a Stage 2 General Proposal. I understand that the Boundaries Commission has provided Light Regional Council, The Barossa Council and the City of Playford with official notification of this as Councils affected by our Stage 1 submission.

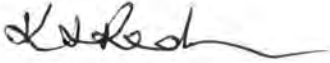
In consideration of the advice received from the Boundaries Commission, Council has resolved to progress with its Boundary Reform Proposal, consequently I am writing to inform you that Town of Gawler:

- Is progressing with its Boundary Reform considerations;
- Rejects Light Regional Council's Alternative proposal which includes extending Light Regional Council's boundary to include Willaston;
- Is, in principle, supportive of progressing a Regional Vision project in partnership with Light Regional Council, The Barossa Council, Adelaide Plains Council, Regional Development Australia Barossa Gawler Light, Adelaide Plains and other regional partners; and

-
- That since the Regional Vision project is not contingent on any boundary changes Town of Gawler feels it can be progressed regardless of Boundary Reform considerations.

I would welcome further discussions with you on any of the above matters.

Kind regards



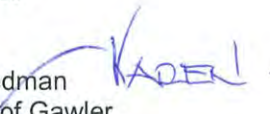
Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au



FROM THE OFFICE OF THE MAYOR

20 March 2020

Ms Karen Redman 
Mayor Town of Gawler
PO Box 130
GAWLER SA 5118

Via Email: mayor@gawler.sa.gov.au

Dear Mayor Redman

I refer to your correspondence of 27 February 2020 where you advised that the Town of Gawler "is progressing with its boundary reform considerations" (from Stage 1 to Stage 2).

On behalf of Light Regional Council, I again respectfully ask that you defer or withdraw your boundary reform aspirations and redirect your resources and efforts towards the delivery of a Regional Vision.

Light Regional Council has taken the view that our scarce resources ought to be applied to regional growth initiatives as a priority and not be utilised in a process which merely adjusts boundaries between Councils.

We are currently facing unprecedented 'headwinds' created by various setbacks, namely:-

1. US-China Trade Tensions;
2. Drought;
3. Bush fires; and
4. Now COVID-19

Collectively, we need to do all that we can to stimulate our economy in order to save businesses, jobs and our communities' standard of living. All economic commentators are forecasting a global recession that will adversely impact on Australia, South Australia and our region. The Regional Vision package (Draft) is designed to take measures to progressively address these economic impacts. Accordingly, I again ask that you shift your policy stance away from boundary adjustments and towards regional initiatives designed to stimulate our economy.

Your early response to this request would be appreciated as I have instructed Council's Chief Executive Officer to report on this matter at the Tuesday, 28 April 2020 meeting of Council.

Yours sincerely


Mayor Bill O'Brien

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Light Regional Council ABN: 35 455 841 625

Branch Office
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OFFICE OF THE MAYOR

Gawler



Town of Gawler Administration Centre

43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
Phone: (08) 8522 9211
council@gawler.sa.gov.au
gawler.sa.gov.au

Contact: Mayor Karen Redman

Ref: KR:kd
CC16/772: CR20/29351

7 May 2020

Mayor Bill O'Brien
Light Regional Council
PO Box 72
KAPUNDA SA 5373

Email: bobrien@light.sa.gov.au

Dear Mayor O'Brien

Re: Boundary Reform

I write in response to your recent correspondence which references the following:

1. That the Town of Gawler withdraw or defer its boundary reform considerations and instead
2. Council focus on the Regional Vision Package (draft) which is being proposed by Light Regional Council (LRC)
3. LRC advises the Town of Gawler of their Boundary Reform resolution made on 28 April 2020.

In our February 2020 letter to you, Council was able to clarify that we are proceeding with our Boundary Reform considerations. Of interest, at our February Council meeting, Council also rejected LRC's alternative proposal which at that stage referenced the annexation of Willaston, an area as old as Gawler and intrinsically connected to our town through the original Finniss and Co Special Survey in 1839.

Since then, LRC has resolved to go down an unfortunate pathway with your stage one proposal, titled: 'Regional Structural Reform' which proposes to break Gawler up across three Council areas.

Despite this, Council has clearly indicated that it would, in principle, be open to working collaboratively on any important regional opportunity. Light Regional Council references a Regional Vision which we assume would include Gawler, yet we note that the Town of Gawler has not received any formal briefing on this vision. Having not provided any opportunity for us to engage it is surprising to see projects for our town included in the Regional Vision without any discussions with the Town of Gawler on the matter. I think this is unfortunate and not in the spirit of open dialogue, indeed, one could argue it reflects a rather paternalistic view of how to communicate effectively. Council would however, welcome a briefing as was requested almost 6 months ago at the Regional Mayors/CEOs get together held on 4 December 2019.

Council is aware that there have been briefings with State Government Ministers regarding your Regional Vision and note, with disappointment, that the Town of Gawler has not been invited to provide relevant information for these briefings or participate in the briefings. This is a concern if such a project is truly to be embraced by the entire region.

Without being party to the discussions that Light Regional Council is having with other areas of Government and/or private enterprise with respect to its Regional Vision, it is difficult for the Town of Gawler to contribute to the project or assess what importance it may have for our community.

In reference to your regional opportunity regarding water, Council has for a long time seen flood mitigation as a priority, so it's our view that projects such as those identified by the Gawler River Floodplain Authority are of critical importance to the region for obvious reasons. This is even more important now, particularly given the effects of Climate Change, the fact both your Council and ours have declared a climate emergency, and the need to put these types of projects front and centre.

It's quite surprising that this issue, from what we can gather, is not seen as a priority in your Regional Vision, given your leadership on climate change.

Recent events should also be incorporated into any future discussions regarding the proposed Regional Vision. The economic impacts of COVID-19 on the world economy are likely to impact heavily on South Australia and our region. No doubt, with the economic impact predicted, all Councils will need to assess the effect on our sector, regions and local communities and direct resources and funding to promote as much economic stimulus as possible, leveraging any opportunities that may arise.

The Town of Gawler is no exception as it continues to respond to this unprecedented situation. Therefore, Council is open to regional discussions on opportunities to support and stabilise the economy.

It's important to stress that investigating the appropriateness of Local Government boundaries does not prevent us from engaging with our regional partners and delivering the required economic stimulus opportunities that will see the region stabilise and rebound from bushfires, drought and the Coronavirus pandemic. It's most important we continue to engage with each other on regional opportunities so I am hopeful that inclusive conversations can be had in this space.

Notwithstanding our strong opposition to your Boundary Reform proposal, titled, 'Regional Structural Reform', I reiterate that Town of Gawler stands ready to work collaboratively with all neighbouring Councils to navigate the upcoming economic challenges that are being felt as a consequence of the Coronavirus pandemic that has come on the back of the recent bushfires and ongoing drought.

Boundary reform for Gawler is not a new idea. Our community has been having this discussion for many, many years. It was highlighted in our very first strategic plan in the early nineties so it should come as no surprise at all that Council is endorsing this process. It is what our community wants and as you have said many times, Mayor O'Brien, we are here for our community and act on their behalf.

As authentic regional economic outcomes are not contingent on any boundary changes, the Town of Gawler respectfully request a full and comprehensive briefing on your Regional Vision project. This briefing is essential so my Council can be included in the conversation and adequately consider such a proposal.

I look forward to your response on these matters, and as always, happy to discuss, so we can go forward with initiatives that we can collectively agree on.

Kind regards



Karen Redman
Mayor

Direct line: (08) 8522 9221
Email: Mayor@gawler.sa.gov.au

cc: Mayor Glenn Docherty, Playford Council
Mayor Bim Lange, Barossa Council
Ms Anne Moroney, CEO, Regional Development Australia Barossa, Gawler,
Light and Adelaide Plans
Mr Bruce Green, Chair, Boundaries Commission
Hon Stephan Knoll, Minister for Transport, Infrastructure and Local Government,
Minister for Planning

Ref: BC:TS
Doc ID: 426987



18 May 2020

FROM THE OFFICE OF THE MAYOR

Ms Karen Redman
Mayor
Town of Gawler
Via Email: mayor@gawler.sa.gov.au

Dear Karen

Re: **Boundary Reform**

I refer to Light Regional Council's correspondence to The Town of Gawler dated 20 March 2020 (see attached), its resolution of 28 April 2020 regarding 'Regional Structural Reform' (see attached) and your response to both of those matters on 7 May 2020.

As you have noted in your letter both councils share a view in relation to boundary adjustments however Light Regional Council has taken the view that it is structural reform required and not just simply moving some 'lines' on a map that is loosely aligned to where people might currently shop. I am comfortable with the approach that Light Regional Council is pursuing and comfortable that it is a different approach to the Town of Gawler's. Either way the matter will now be considered by the Boundaries Reform Commission and will be adjudicated in due course.

I would also like to reiterate that Council's Chief Executive Officer has assured me that in no way will these differing pathways interfere with the strong regional collaboration that currently exists between the Mid-Murray Council, The Barossa Council, Adelaide Plains Council and the Town of Gawler. The gains and benefits that have been shared by all councils is evident and must and will continue.

You have also questioned the draft Regional Vision (Plan) that is currently being discussed within our region. This Plan was first presented to the RDA Barossa Gawler Light Adelaide Plains Inc Board on 14 August 2019 by Light Regional Council's Chief Executive Officer in his capacity as an RDA Board Member. The RDA immediately recognised the value of a Regional Vision and has since undertaken a substantial body of work aligning with the Regional Road Map and game changer strategies that would have seen a once in a generation investment into economic prosperity, but with the impact of COVID-19 is now more likely to be economic recovery.

While I commend my Council's CEO for his visionary and courageous approach to pitching this Plan, it is a plan for the region and is now a plan that all RDA member councils need to provide input to for it to have true regional success. The Town of Gawler was again encouraged to have regard and input to the plan at the CEO/Mayors forum held on 2 December 2019 but to date has been noticeably silent on participating or including projects of regional significance. I am sure that there are many worthwhile projects that the Town of Gawler is considering and I urge you and your council to engage and participate in the Plan otherwise you would be doing a great disservice to your ratepayers and risk leaving the Gawler area languishing for years to come.

Since the meeting of 2 December 2019, the Light Regional Council has continued to assist the RDA Barossa Gawler Light Adelaide Plains Inc Board with a water re-use project being led by a **private sector consortium** and the compilation of **shovel ready economic projects** in response to the economic impacts as outlined in my correspondence to you of 20 March 2020.

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Light Regional Council ABN: 35 455 841 625

Branch Office
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Light Regional Council has referenced the Oscar Project at Seppeltsfield including the sealing of Gerald Roberts Road and the Kidman Project in Kapunda, connecting Seppeltsfield, Kapunda and Anlaby with a heritage narrative as typical **shovel ready** projects. Similarly, the Adelaide Plains Council has submitted the \$27m Gawler River Floodplain Authority project (Northern Floodway) into the **shovel ready** projects draft plan.

To assist you with your deliberations I refer to the following information that has been previously provided to you post the Mayors/CEO's meeting held on the 2 December 2019:

- Notes taken at the meeting of 2/12/19;
- Light Regional Council's resolution of 10/12/19; and
- Regional Vision Powerpoint

I trust that all of this information clarifies the pathway that Light Regional Council and the RDA are well advanced on.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Bill O'Brien', with a long horizontal stroke extending to the right.

Bill O'Brien
Mayor, Light Regional Council

Cc: CEO Town of Gawler
Chair and CEO RDA-Barossa Gawler Light Adelaide Plains Inc
Mayor and CEO The Barossa Council
Mayor and CEO Adelaide Plains Council
Mayor and CEO Playford Council
Mayor and CEO Mid Murray Council
Elected Members Light Regional Council
Boundaries Commissioner
Minister Knoll

Encl: Ltr The Town of Gawler dated 20 March 2020
Resolution LRC Council 28 April 2020 'Regional Structural Reform'



FROM THE OFFICE OF THE MAYOR

20 March 2020

Ms Karen Redman
Mayor Town of Gawler
PO Box 130
GAWLER SA 5118

Via Email: mayor@gawler.sa.gov.au

Dear Mayor Redman

I refer to your correspondence of 27 February 2020 where you advised that the Town of Gawler "is progressing with its boundary reform considerations" (from Stage 1 to Stage 2).

On behalf of Light Regional Council, I again respectfully ask that you defer or withdraw your boundary reform aspirations and redirect your resources and efforts towards the delivery of a Regional Vision.

Light Regional Council has taken the view that our scarce resources ought to be applied to regional growth initiatives as a priority and not be utilised in a process which merely adjusts boundaries between Councils.

We are currently facing unprecedented 'headwinds' created by various setbacks, namely:-

1. US-China Trade Tensions;
2. Drought;
3. Bush fires; and
4. Now COVID-19

Collectively, we need to do all that we can to stimulate our economy in order to save businesses, jobs and our communities' standard of living. All economic commentators are forecasting a global recession that will adversely impact on Australia, South Australia and our region. The Regional Vision package (Draft) is designed to take measures to progressively address these economic impacts. Accordingly, I again ask that you shift your policy stance away from boundary adjustments and towards regional initiatives designed to stimulate our economy.

Your early response to this request would be appreciated as I have instructed Council's Chief Executive Officer to report on this matter at the Tuesday, 28 April 2020 meeting of Council.

Yours sincerely



Mayor Bill O'Brien

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Light Regional Council ABN: 35 455 841 625

LIGHT REGIONAL COUNCIL MINUTES

COUNCIL MEETING – Tuesday, 28 April 2020

2020/75

12.5 GENERAL MANAGER, ECONOMIC DEVELOPMENT12.5.1 **Economic Development Panel, Terms of Reference Amendment****Consensus Motion:**

Moved Cr Grain

Seconded Cr Zeller

1. That the Light Regional Council receives the report titled "Economic Development Panel, Terms of Reference Amendment";
2. That, taking into account Council's authorisation provided at the 24 March 2020 Council meeting, and with reference to clause 6 "Meetings", sub-clauses 6.1, 6.2 and 6.3 of the Light Regional Council Economic Development Panel Terms of Reference, the Terms of Reference be amended by the addition of a new sub-clause as follows;

Sub-clause 6.11 – Emergency Meeting Procedure

In recognition of a declared public emergency event or of a significant risk management threat, the Committee may meet through telephone or other electronic means as allowed by virtue of section 90(7a) of the Local Government Act 1999 so long as the meeting is conducted in a place that is open to the public save for separate exclusion as determined by section 90(2) of the Act. Following the determination of the conclusion of the event or threat, the Committee may choose upon the ratification of the Council, to continue to meet in accordance with the above provisions of the Act.

CARRIED13. POLICY REPORTS FOR DECISION13.1 CHIEF EXECUTIVE OFFICER13.1.1 **Boundary Proposals - Update**

Moved Cr Grain

Seconded Cr Kennelly

1. That the presentation from the Chief Executive Officer titled *Boundary Proposals – "Update"* be noted and supported.
2. That Light Regional Council acknowledge and appreciate the decision by The Barossa Council (18.2.20) not to undertake a formal (stage 2) general submission on boundary reform in favour of other Regional priorities at this time.
3. That Light Regional Council express its disappointment of the Town of Gawler's decision (25.2.20) to progress its boundary reform proposals to Stage 2 despite several requests for them to withdraw or defer in the interest of progressing the Regional Vision.
4. That Light Regional Council considers the decision by the Town of Gawler to proceed to be insular and self-serving and not in the Region's economic interests particularly given the recent adverse economic impacts to Australia and our Region due to China-US Trade Conflicts, bushfires, drought and now the emerging effects of COVID-19; demanding a positive Regional response as being articulated in the draft Regional Vision by the Councils of Adelaide Plains, Barossa and the Light Regional Council
5. Given that the Town of Gawler has decided to proceed with its flawed boundary proposals, the Chief Executive Officer of the Light Regional Council is instructed to lodge a (Stage 1) submission to the Boundaries Commission proposing "Regional Structural Reform" in support of the Regional Vision.

LIGHT REGIONAL COUNCIL MINUTES
COUNCIL MEETING – Tuesday, 28 April 2020

2020/76

6. The 'Regional Structural Reform' proposal from Light Regional Council to divide the Local Government area under the jurisdiction of the Gawler Council between The Barossa Council, City of Playford and Light Regional Council applying the natural water courses of North and South Para and Gawler Rivers as logical boundaries (see Map – *Appendix 13.1G* of the Agenda Report)
7. That Light Regional Council considers the 'Regional Structural Reform' package by redeploying the assets and resources currently under the jurisdiction of the Town of Gawler will generate Regional opportunities, enhance efficient and effective Regional decision-making and create a more productive use of the Town of Gawler's assets and resources in the interest of the entire Region.
8. That Light Regional Council emphasise that this proposal is to support the residents and ratepayers of the current Town of Gawler, as the Town of Gawler and its heritage will continue and remain a significant feature of the Region's fabric; whilst its local government jurisdiction will be spread over 3 Councils; Playford, Barossa and Light Regional Council, providing efficiencies and productivity in the communities and Region's interest.

CARRIED

Cr Zeller called for a **Division**:

For: Cr Mosley, Cr Lewis, Cr Kennelly, Cr Frankcom, Cr Close, Cr Rohrlach, Cr Reichstein, Cr Grain and Cr Mitchell.

Against: Cr Zeller

Mayor O'Brien adjourned the meeting to allow for 10 minute break at 7:38pm.
 At 7:50pm the meeting was reconvened.

13.1.2 Covid-19 Council Rating Policy Ratepayer Support

Moved Cr Kennelly
 Seconded Cr Grain

That Council, acknowledging the impact of the significant Public Health Emergency event known as COVID-19 (Coronavirus), offers the following support options for ratepayers who have suffered hardship by virtue of the event:

1. Council will REMIT ALL FINES AND INTEREST on outstanding rates and rates arrears to ALL RATEABLE ASSESSMENTS in the council area added in accordance with the Local Government Act 1999 from the period commencing with the Declaration of the Major Emergency by the State Coordinator for South Australia, that is 22 March 2020, and concluding on 31 December 2020 (inclusive);
2. For those ratepayers who have suffered hardship by virtue of the COVID-19 event, Council will POSTPONE THE PAYMENT OF THE COUNCIL RATES INSTALMENTS due in June and September 2020 quarters, until the due date for the payment of the December 2020 quarter rates instalment..
3. Council will SUSPEND ALL DEBT COLLECTION ACTIVITIES to and including 31 December 2020.
4. Council will prepare its draft 2020/2021 Annual Business Plan and Budget based on a NO INCREASE (0%) TO THE RATE-IN-THE-DOLLAR levied against each land use category utilised for the purposes of raising council general rates;
5. Further, in relation to the draft 2020/2021 Annual Business Plan and Budget, Council will NOT INCREASE THE PER UNIT COMMUNITY WASTEWATER MANAGEMENT SCHEME ANNUAL



Thursday 13th August 2020

ABN 70 509 677 325

Mayor Bill O'Brien
Light Regional Council
PO Box 72
Kapunda SA 5353

The Institute
28 Murray Street, Tanunda
PO Box 767, Tanunda SA 5352
Ph +618 8563 3603
www.barossa.org.au

Dear Bill,

It has been brought to my attention that a report to the Gawler Council dated 28.7.20 suggested that I was "effectively admonishing LRC".

Let me make this abundantly clear; in no way was I admonishing LRC. My correspondence to you dated 27 May 2020 was simply to bring to your attention some confusion being observed about the terminology being used between 'Regional Vision' and 'Plan'.

I have always encouraged LRC and all Councils of the Region to put forward creative ideas for Regional consideration. One of those core projects, which LRC included in the Regional Vision, centred around the supply of water, which is the highest priority for the RDA.

Hope this clarifies the genuine intent of my letter to you of 1 June 2020.

With kind regards,

A handwritten signature in blue ink, appearing to read "Ivan Venning".

Ivan Venning,
Chair.



An Australian Government Initiative



Item 64



Date: 24 August 2020	Embargo: None
Pages: 1	Publication: All local media

Gawler's Boundary Change Proposal opens for Consultation

Council has developed a Boundary Change Proposal and key to moving forward with this Proposal is consultation with our community. It is launching a 6 week consultation period on Wednesday 26 August 2020 during which time Council encourages the community to learn more about the Proposal and provide their views on the matter.

"Council is at the beginning of the Boundary Change process and we want your opinion regarding our Proposal," said Mayor Redman. "Council has developed its proposal with the intent of forming one community with one Council to provide services as we grow and prosper."

The following are some key points in relation to Council's Proposal.

- Boundary reform could realign the footprint of Gawler to include adjacent area that are seen as part of the Gawler community.
- Areas suggested to be included in Gawler are Concordia Growth Area, Hewett, Kalbeeba, Gawler Belt (portion of), Evanston Park, Reid and Hillier.
- Areas suggested to be removed from Gawler are Bibaringa and Uleybury.
- These proposed changes to boundaries would be investigated by the Local Government Boundaries Commission (an independent body) if Council elects to proceed this way.
- Council would fund the investigation as the initiating Council.
- The proposed realignment would allow Council to provide more efficient and effective services to our community in an economically thriving community.

"Council needs to understand our community's views on the current proposal and its desires with regard to embracing our entire community, some of which happens to sit outside our current Council boundaries," continued Mayor Redman. "It's important for us to understand where people feel connected to, what community means to them and whether they agree with the idea that, from a community, social, economic and environmental perspective, changing Gawler's boundaries just makes good sense."

The greater Gawler area is estimated to increase in population from its current size of more than 23,500 to up to 60,000 by 2040. Gawler currently provides facilities and services to an estimated 110,000 people living beyond the Town of Gawler council area.

Council's Chief Executive Officer, Mr Henry Inat, said, "Gawler is a major regional hub and is also one of the fastest growing local government areas in South Australia. Rapid population growth brings with it change and places considerable pressure on infrastructure and services due to increased demand. Boundary reform will enable Council to appropriately prepare for this growth and ensure that the community has appropriate representation in shaping Gawler's future."

Community Consultation regarding Council's Boundary Change Proposal starts on Wednesday 26 August and ends at 5pm on Wednesday 7 October 2020. People can participate in the consultation via Council's consultation platform Your Voice Gawler: <https://www.gawler.sa.gov.au/your-council/boundary-reform>. There will be two public forums during the consultation period at the Gawler Sport and Community Centre, Nixon Terrace, Gawler. These forums will start at 7pm on Mondays 21 and 28 September 2020. Interested people can find more information about the Boundary Change Proposal via Council's website.

Connect with Gawler:

Facebook: www.facebook.com/townofgawler Twitter: www.twitter.com/townofgawler
Instagram: @townofgawler You Tube: www.youtube.com/townofgawler

Gawler Connected Community App Download now from Google Play/App Store



Town of Gawler

Official Media Release

Gawler



43 High Street, Gawler East SA 5118
PO Box 130, Gawler SA 5118
Tel: 08 8522 9211 • gawler.sa.gov.au
Email: council@gawler.sa.gov.au

ENDS

The media may make contact with Mayor Karen Redman on 0421 839 359

Item 65



A change to state government legislation in January 2019 means Council is now able to consider and seek boundary realignment to better meet the needs of our whole community.

Gawler
HAVE YOUR SAY



HAVE YOUR SAY ON

BOUNDARY REFORM

For more information visit: www.gawler.sa.gov.au/your-voice

Written submissions can be lodged via the following methods:

Your Voice Gawler - www.gawler.sa.gov.au/your-voice

Over the counter - Town of Gawler Administration Centre,
43 High Street, Gawler East

Post - to PO Box 130, Gawler SA 5118

Email - council@gawler.sa.gov.au

Comments must be received by 5pm, Wednesday 7 October 2020

- | | |
|-----------------|-----------------------|
| 1 Concordia GA | Include within Gawler |
| 2 Hewett | |
| 3 Kalbarra | |
| 4 Gawler Belt | |
| 5 Evanston Park | |
| 6 Reid | |
| 7 Hillier | |
| 8 Bibaringa | Remove from Gawler |
| 9 Uleybury | |

Item 66

Boundary expansion consultation opens

RESIDENTS affected by Gawler Council's push to expand its boundaries will be able to have their say on the proposal from today.

After first introducing plans to grow its jurisdiction in May last year, public consultation will open today on council's boundary reform plans.

As part of the plan, the suburbs of Hewett, Kalbeeba and Gawler Belt and portions of Concordia, Evanston Park, Reid and Hillier would come under Gawler Council's control.

The areas suggested to be removed from Gawler's jurisdiction are Bibaringa and Uleybury.

Gawler Mayor Karen Redman said the proposal had been developed with the "intent of forming one community with one council".

"Council needs to understand our community's views on the current proposal and its desires with regard to embracing our entire community, some of which happens to sit outside our current council boundaries," she said.

"It's important for us

to understand where people feel connected to, what community means to them and whether they agree with the idea that, from a community, social, economic and environmental perspective, changing Gawler's boundaries just makes good sense."

Light Regional and Barossa councils have both condemned Gawler's push to expand its boundaries, with Hewett in particular proving an area of contention.

The suburb – part of Light Regional Council – is a major population centre for the Kapunda-based council and Mayor Bill O'Brien has previously stated it would create a financial problem if ceded to Gawler.

A small survey by Gawler councillor Nathan Shanks and Light Regional councillor Simon Zeller conducted throughout this year also showed only one-in-10 Hewett residents want to join Gawler Council.

Following the 2018 State Election, the independent Boundaries Commission was formed to decide on councils' jurisdiction change proposals, with Gawler cur-

rently in the second of three phases of evaluation.

Gawler CEO Henry Inat said council wanted to "appropriately prepare" for its future.

"Gawler is a major regional hub and is also one of the fastest growing local government areas in South Australia," he said.

"Rapid population growth brings with it change and places considerable pressure on infrastructure and services due to increased demand.

"Boundary reform will enable council to appropriately prepare for this growth and ensure that the community has appropriate representation in shaping Gawler's future."

The public consultation period will run for six weeks and will include two community forums on September 21 and 28 – both Monday nights and both starting at 7pm.

Submissions can also be made to council's online consultation forum portal at <https://www.gawler.sa.gov.au/your-council/boundary-reform>.

Item 67



The Community Consultation on Boundary Reform is open and we want to hear what you think of Council's proposal for boundary reform and if you believe it is time for an independent body to review our Council boundaries.

Council is hosting two community forums where verbal representations can be made. These are to be held on Monday 21 and Monday 28 September 2020, 7pm at the Gawler Sport and Community Centre.

Due to COVID-19 restrictions, places are limited. Please register your attendance at <https://gawlerboundaryreform.eventbrite.com.au>

Have your say and shape your community! For more information, to complete a survey on boundary reform and/ or to lodge your submission go to <https://www.gawler.sa.gov.au/your.../current-consultations>



Item 68

Pause on Light's boundary consultation

ELLOUISE CRAWFORD

LIGHT Regional Council will hold off on public consultation with its residents caught-up in a boundary stoush with neighbour Gawler.

Council met with the independent Boundaries Commission earlier this month to discuss Gawler's plan to take in areas of neighbouring councils, including Hewett, Reid and Gawler Belt.

It was given general advice that any consultation may be premature, given Gawler's proposal is yet to reach the formal inquiry stage, and if it does, the commission would initiate a consultation process.

"Consultation with affected communities is less helpful at this stage as the commission will have regard to its own engagement



The Bunyip, 5/6/2020.

and consultation if a 'general proposal' is submitted for an inquiry," a staff report, included in last week's council meeting, stated.

"Importantly, once a 'general proposal' is submitted, there is no guarantee that what the initiating council is seeking will ultimately be the result of an inquiry."

Gawler Council is currently undertaking its own consultation process as it investi-

gates proceeding with a proposal to take the above mentioned areas from Light Regional, along with Kalbeeba and the Concordia Growth Area from the Barossa Council, and portions of Evanston Park and Hillier from Playford.

Last week, Light Regional Council moved a motion reiterating that if the proposal succeeded, the council would become unsustainable, "to the detriment of its ratepayers, its service delivery capacity and its genuine regional aspirations".

In a letter to Gawler Council, it has also asked that consideration be given to service requirements for Gawler's nominated region and how these may best be met when factoring in present supply of facilities, forecast projects, current population levels and forecast population growth expectations.

Item 69



Town of Gawler

Published by Kirsty Dudley · September 4 ·



Open Community Forums on Boundary Reform will be held on the 21st and the 28th September. You can find out more about the Gawler Boundary Change proposal, the process for seeking boundary change and have your questions answered. Register NOW for one of the two forums as places will be limited due to Covid-19 restrictions. For more information and to register go to <https://gawlerboundaryreform.eventbrite.com.au>



EVENTBRITE.COM.AU

Boundary Reform Open Forum

Town of Gawler is holding two Open Forums as part of the Community Consultation on Bound...

Item 70



Gawler Community – You have an opportunity to shape Gawler into the future!

The Community Consultation on Boundary Reform is open and we want to hear what you think of Council's proposal for boundary reform and if you believe it is time for an independent body to review our Council boundaries.

Council is hosting two community forums where verbal representations can be made. These are to be held on

** Monday 21 September 2020

** Monday 28 September 2020

7pm at the Gawler Sport and Community Centre.

Due to COVID-19 restrictions, places are limited. Please register your attendance at <https://gawlerboundaryreform.eventbrite.com.au>

Have your say and shape your community! For more information, to complete a survey on boundary reform and/ or to lodge your submission go to <https://www.gawler.sa.gov.au/your.../current-consultations>



Public Forums
Monday 21 and 28 September 2020

Item 71



Town of Gawler

Published by Kirsty Dudley · September 7 ·

Have your say on the Gawler Boundary Change Proposal. Want to learn more about it and tell us what you think. To find out more or provide feedback through our survey or write a submission go to Your Voice Gawler here - <https://www.gawler.sa.gov.au/.../consulta.../boundary-reform>
Consultation closes at 5pm on the 7 October 2020.



BOUNDARY REFORM COMMUNITY CONSULTATION

NOW OPEN

www.gawler.sa.gov.au/your-voice

Item 72

Areas of Interest



- 1 Concordia GA
- 2 Hewett
- 3 Kalbeeba
- 4 Gawler Belt
- 5 Evanston Park
- 6 Reid
- 7 Hillier

Include
within Gawler

- 8 Bibaringa
- 9 Uleybury

Remove
from Gawler

Two Community Forum's on Boundary Reform
are to be held on:

Monday 21 and Monday 28 September 2020
7pm at the Gawler Sport and Community Centre

Verbal representations can be made at this forum

For more information, to
review Council's Boundary
Change Proposal or to make a
comment, please visit:
www.gawler.sa.gov.au/your-voice

Written submissions can be lodged via the
following methods:

- **Post** - to PO Box 130, Gawler SA 5118
- **Over the counter** - Town of Gawler Administration
Centre, 43 High Street, Gawler East
- **Email** - council@gawler.sa.gov.au
- **Your Voice Gawler** - www.gawler.sa.gov.au/your-voice

Comments must be received by 5pm on
Wednesday 7 October 2020.



HAVE YOUR SAY ON BOUNDARY REFORM

A change to state government legislation
in January 2019 means Council is now
able to consider and seek boundary
realignment to better meet
the needs of our whole
community.

Why consider a change?

- We are one community ... our residents, businesses, ratepayers and visitors always come first... a liveable, cohesive, active, innovative, harmonious and sustainable community.

- The proposed realignment would enable us to provide more comprehensive and competitive services to our community in an economically thriving community where services and amenities are enjoyed by all. Town of Gawler has provided services and infrastructure to our neighbours for many years and it is time for fair and reasonable contributions to be made.

- Each council area has its own unique offering with each capitalising on their strengths. For Gawler it's our unique blend of heritage and culture mixed with economic growth and sustainability.

- The proposed realignment is about making sensible decisions, being more efficient in the delivery of services such as managing parks and open spaces, roads and waste collection, and delivering sustainable business practices. In exploring boundary reform, we are actively engaging with our own and neighbouring Councils because we want the best outcome for our community.

- Our proposal is not about putting other Council areas at economic disadvantage. A key focus of deliberations is being more efficient and facilitating greater investment and jobs for the region. The planned Roseworthy Township is not under consideration to become part of Town of Gawler because Council recognises the significant financial impact this would have on Light Regional Council.

- We understand the historic importance of the region and will continue to honour and recognise this through the boundary readjustment process working hand-in-hand with surrounding councils to ensure the integrity of the region's characteristics are maintained.

- It makes good community and economic sense to adjust the boundaries to future-proof Gawler for generations to come. Boundary reform is important but it is not a distraction. It is just one opportunity that Council is pursuing to create economic prosperity for the community and region.

- From a community, social, economic and environmental perspective – boundary adjustment just makes good sense.

Under this new legislation Council can apply to an independent body, being the South Australian Boundaries Commission (the Commission), to assess and investigate its proposal for boundary change.

The new legislation provides Council with an important opportunity to put forward a case on behalf of our community so we can continue to provide services and infrastructure to our residents, businesses, visitors and community into the future.

We can see strong economic, social and environmental reasons for presenting a submission to the SA Boundaries Commission which is why we are commencing our investigations in this regard. The time is right for Town of Gawler to talk about boundary reform for Gawler, both in terms of coordinated urban growth for the region and so we can maintain our town, steeped in rich South Australian and local history.

This Consultation seeks your comments on:

- Town of Gawler's Boundary Reform Proposal; and
- Whether this Proposal should be presented to the Boundaries Commission for it to further investigate?

What would boundary reform mean for the Community?

Boundary reform could mean that the footprint of Gawler will realign to include adjacent areas we already see as part of the Gawler community and who already utilise our services and infrastructure. It will embrace communities where there is already a natural association with our town. Gawler will be able to plan and grow in a logical and managed way so that infrastructure and services will be delivered more effectively and efficiently and keep up with the demands of the community.

Over the next 20 years Gawler is forecasted to almost triple in population and surrounding areas are anticipated to grow and be developed as urban infill occurs. We want to be ready to accommodate the extra pressures this will place on our services and infrastructure. A boundary realignment would enable us to provide more services to more people as we realise economies of scale. In addition, those residents now living adjacent the Gawler boundaries who enjoy our services and infrastructure will become part of Gawler and be able to have their say in how the services and infrastructure are formally developed and shaped into the future as our population grows over the next 20 years and beyond.

How much will boundary reform cost and how long will it take?

This information will become clear as we progress through the boundary reform process and Council will evaluate the financial viability of each stage of the process (once costs are known) and will make decisions accordingly. The formal investigations to be undertaken if Council decides to proceed will be undertaken by the SA Boundaries Commission at Council's cost. This is a new process for the State Government and timeframes are unknown. However, it is a significant matter to consider and is expected to take some time, possibly one to two years.

Will the value of my property be affected and will my Council rates increase?

Boundary Reform is unlikely to affect the value of your property. Council adopts property valuations (capital values) derived from an independent State Government assessment undertaken by the Valuer-General of South Australia.

Item 73



The Gawler Community are invited to attend a Public Forum on the Gawler Boundary Reform Proposal. Come along to hear more about the Proposal, the process to be undertaken and ask questions on the proposed changes at either one of two Public Forums. Registrations are essential. For more information and to register go to:
<https://gawlerboundaryreform.eventbrite.com.au>



**Two public forums to be held at the
Gawler Sport and Community Centre,
Nixon Tce Gawler at 7pm:**

**Monday 21 September 2020
Monday 28 September 2020**

Item 74



Town of Gawler

Published by Kirsty Dudley · September 13 ·



Have you completed the survey on Boundary Reform? The public consultation is open until the 7th October. Find out how you can have your say and take the survey by visiting:

<https://www.gawler.sa.gov.au/.../consulta.../boundary-reform>



GAWLER.SA.GOV.AU

Boundary Reform

Gawler's Proposal for Boundary Reform has been developed with the intention of forming one...

Item 75



Town of Gawler

Published by Kirsty Dudley · September 15 ·

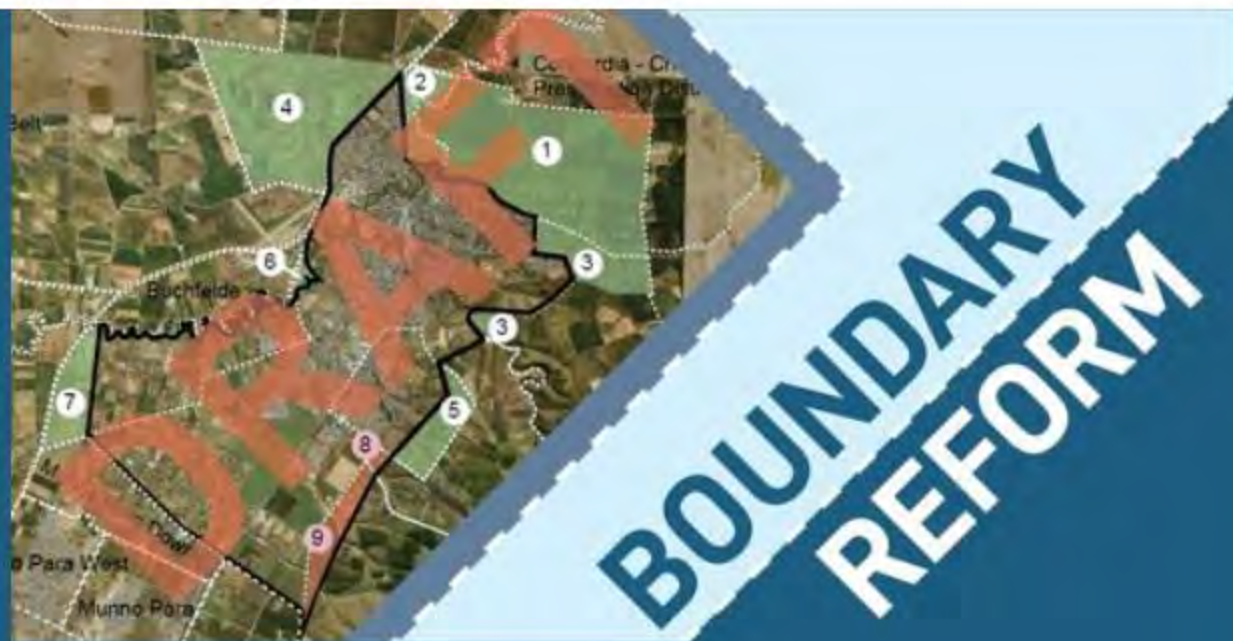


Thank you for those who have already participated in the Community Consultation on Boundary Reform. For those who haven't yet please take the opportunity to complete a survey or provide your submission through our website here: <https://www.gawler.sa.gov.au/.../consulta.../boundary-reform>

Or you can register to attend one of the two Boundary Reform Public Forums here:

<https://gawlerboundaryreform.eventbrite.com.au/>

Registrations are essential due to Covid-19 restrictions.

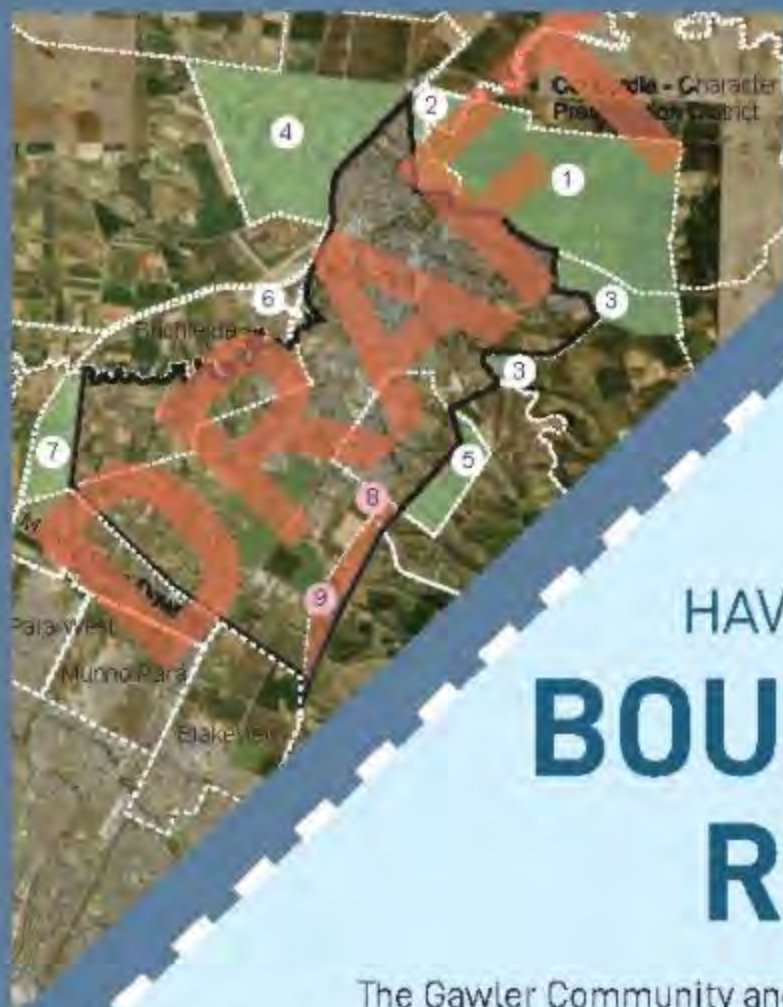


Public Forums

Monday 21 September 2020
Monday 28 September 2020

7pm at the
Gawler Sport and Community Centre,
Nixon Terrace Gawler

Item 76



HAVE YOUR SAY ON BOUNDARY REFORM

The Gawler Community and communities of interest are invited to attend a Public Forum on the Gawler Boundary Reform Proposal. Come along to hear more about the Proposal, the process to be undertaken and ask questions on the proposed changes at either one of two Public Forums.

Monday 21 September 2020

Monday 28 September 2020

7pm at the Gawler Sport and Community Centre

Due to COVID-19 restrictions, places are limited.
Please register your attendance at

<https://gawlerboundaryreform.eventbrite.com.au>

or call Council on 08 8522 9211

2020/21 COVID-19 Financial Relief / Economic Stimulus measures

Council is now able to provide **financial rates relief** for those ratepayers, both commercial and residential, who are experiencing financial hardship as a direct consequence of the COVID-19 pandemic.

Commercial and residential ratepayers, upon application and subject to certain eligibility criteria being met, can receive up to a **25% 'one-off' reduction** of their 2020/21 General rates payable. The application form, which can be downloaded from our website at www.gawler.sa.gov.au, sets out the various eligibility criteria.

Applications for the remission close at 5pm 30 October 2020, following which ratepayers who meet the eligibility criteria will be advised of the value of their remission, which will then be deducted from their Rates bill.

Council has also introduced a **\$2m Economic Stimulus Package**, which includes projects and initiatives designed towards local employment / supplier engagement outcomes, to help kick-start the local economic recovery.

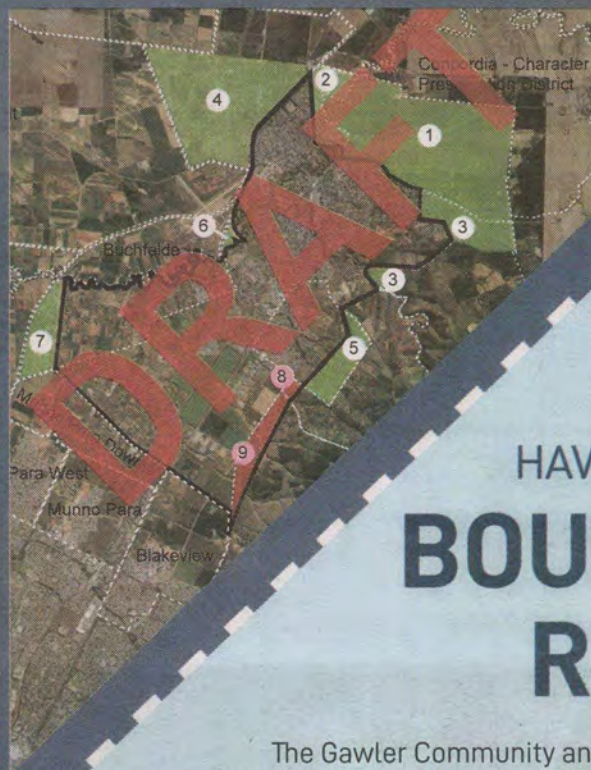
The Package includes the following initiatives:

- **\$250,000** towards additional new footpaths construction
- **\$250,000** to install shade sails to various playgrounds
- **\$250,000** to convert Street lights and Buildings to LED lighting*
- **\$240,000** towards the upgrade of various buildings/facilities on Council land (excluding sporting clubs to be supported via grants immediately below)
- **\$200,000** sporting club grants – incorporating \$40,000 to each of the major four sporting precincts (i.e. Gawler Centrals, Gawler South, Karbeethan, and Willaston) and \$40,000 across other local sporting facilities. The grants are to be used towards upgrades and improvements to facilities
- **\$208,000** to increase the Gawler Aquatic Centre upgrade scope of works
- **\$200,000** to upgrade irrigation efficiencies at various Council sites*
- **\$120,000** for the installation of solar panels on two Council buildings*
- **\$100,000** towards various community groups / events which have also been financially impacted as a result of the pandemic
- **\$92,000** towards the upgrade of facilities at the Gawler Caravan Park
- **\$65,000** for the installation of permeable paving at Gum Tree Plaza*
- **\$25,000** towards the implementation of Council's Tourism Plan

**These initiatives will also facilitate a reduction in Council's future energy and water consumption costs*

Visit **www.gawler.sa.gov.au** to download the financial relief application form

Item 77



Gawler
HAVE YOUR SAY



HAVE YOUR SAY ON BOUNDARY REFORM

The Gawler Community and communities of interest are invited to attend a Public Forum on the Gawler Boundary Reform Proposal. Come along to hear more about the Proposal, the process to be undertaken and ask questions on the proposed changes at either one of two Public Forums.

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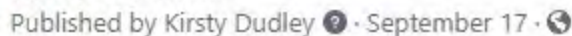
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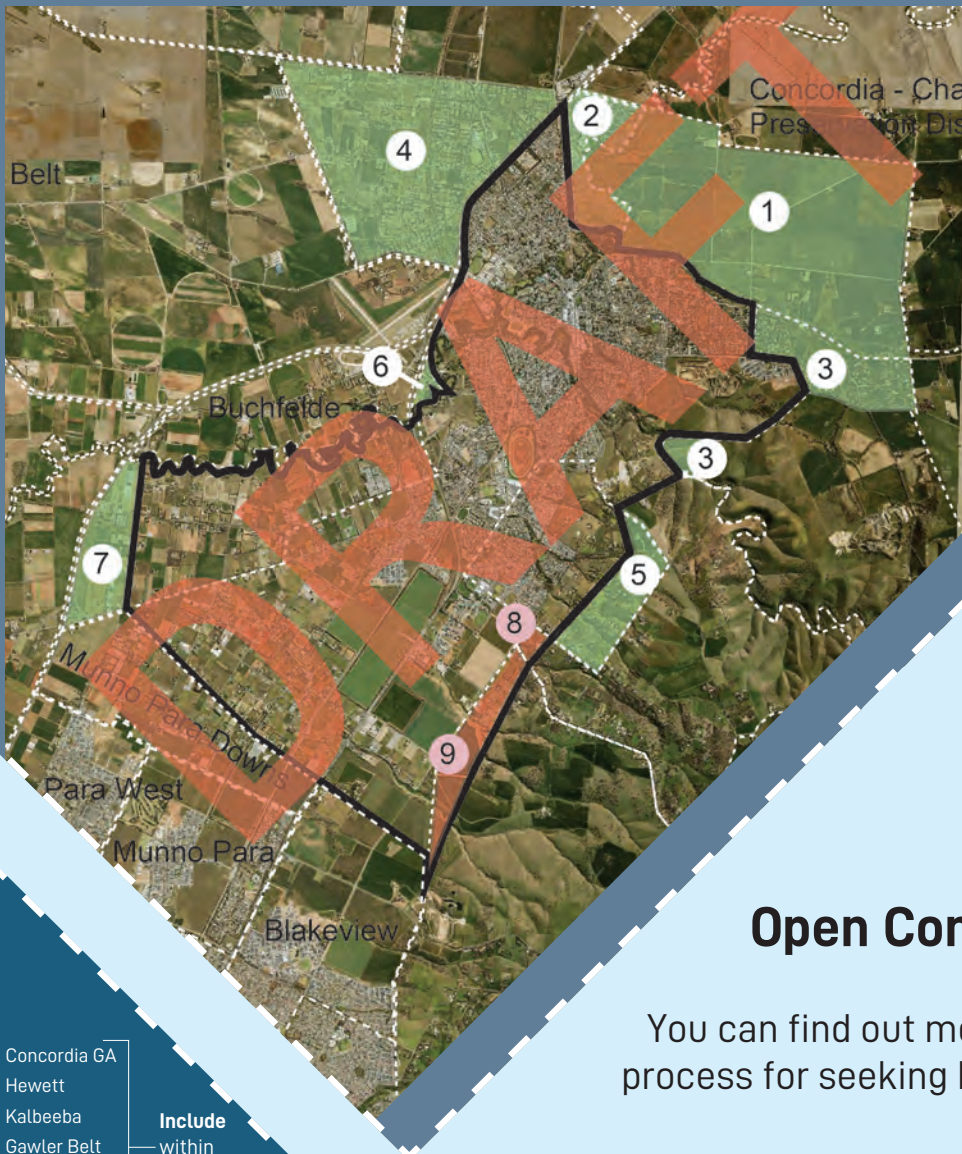
Item 78



<https://www.gawler.sa.gov.au/.../consulta.../boundary-reform>



Item 79



Community Forums

Gawler
HAVE YOUR SAY



HAVE YOUR SAY ON

BOUNDARY REFORM

Open Community Forums on Boundary Reform

will be held on the **21st and the 28th September**.

You can find out more about the Gawler Boundary Change proposal, the process for seeking boundary change and have your questions answered.

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- 1 Concordia GA
- 2 Hewett
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- 4 Gawler Belt
- 5 Evanston Park
- 6 Reid
- 7 Hillier

Include
within
Gawler

- 8 Bibaringa
- 9 Uleybury

Remove
from
Gawler

Item 80



Town of Gawler

Published by Kirsty Dudley · September 21 ·

Tonight's the night for the first Boundary Reform Public Forum.

Due to Covid 19 Restrictions, registrations are essential and numbers are limited. Please register online via: <https://gawlerboundaryreform.eventbrite.com.au/> or phone us on 0885 229 211 to save your seat.



**Public Forum tonight
at the Gawler Sport and Community Centre**

Item 81

Gawler Council talks Boundary reform

SARA GILLIGAN

A WELL-attended community forum on Monday night enabled community members and those of neighbouring councils to consider Gawler Council's development of a boundary reform proposal – and ask necessary questions.

Hosted by a three-person panel – including Gawler Mayor Karen Redman, CEO Henry Inat and Local Government Association representative Alex Hart – attendees were delivered a 30-minute presentation and appropriate information handouts before par-

taking in a Q&A session.

A change to the State Government legislation in January 2019 has meant council is now able to consider and seek boundary realignment to “better meet the needs of (its) whole community”.

Areas of interest include Concordia, Hewett, Kalbeeba, Gawler Belt, Evanston Park, Reid and Hillier, while areas to be removed include Bibaringa and Uleybury.

“The proposition is very much focussed on growth management, it is focussed on communities of interest, it is focussed on effectively one community which is the Gawler community,” Mr Inat explained.

“We are one of the fastest growing council areas in the state and over the next 20 years or so our population will nearly triple, and with that comes a whole raft of responsibilities and obligations in terms of sustainable growth, efficient governance and then the appropriate allocation of resources.”

Ms Hart discussed the commission's boundary reform process, explained each step and was on hand to answer any questions.

Ms Redman expressed the importance of “keeping up with changes” and planning strategically for the community's future.

Many questions were raised about the cost of the process and

whether compensation would be offered to councils should they lose a rate-generating area. Rate increases included another area of concern.

A second community forum on boundary reform will be held next Monday at the Gawler Sport and Community Centre from 7pm.

Meanwhile, written submissions on council's boundary change proposal can be lodged via post, over the counter, via email or online via council's website and comments must be received by 5pm on Wednesday, October 7.

Full forum coverage in next week's *Bunyip*.

Item 82

EDITORIAL

Boundary battle continues

CONTROVERSIAL boundary reforms were the topic of conversation on Monday night as a stoush between two neighbouring councils continues.

Several Light Regional Council representatives attended Gawler Council's community forum on boundary reform armed with questions, however, apart from a few prominent locals and elected members, Gawler ratepayers appeared to be missing from the room.

The forum's goal was for Gawler Council to share its consideration to develop a general proposal for boundary reform and seek feedback before potentially making a submission to the Boundary Commission.

Having Alex Hart from the Local Government Association on hand to tackle the many hard-hitting questions was a vital part of the forum and fair, open and transparent discussion was had.

As an observer, it appeared many of the forum's attendees' main concerns were money-focused.

Light Regional councillor Simon Zeller asked the panel to provide an estimate on what costs – whether they be in the hundreds of thousands or millions – Gawler Council may be looking at should it proceed.

"To make a valid decision, surely the public needs to know costs?" he stated during discussion.

However, the panel made it obvious it was too soon to tell what figures council may be faced with and expressed the financial viability of each stage of the boundary reform process would be evaluated over time.

Mayor Karen Redman expressed her opinion that a larger council, rather than a collection of smaller councils across the region would provide more efficient services.

This perhaps left a conflicting message to her opening statement where she claimed the planned Roseworthy Township is not under consideration to become part of Gawler due to the "significant financial impact" this would have on Light Regional.

Whether the grab for areas like Hewett is the first early step toward the formation of a mega regional council is yet to be seen.

There's no argument elements of Gawler's proposal make sense for the future of its community.

Anyone interested in learning more about the proposed boundary adjustments or eager to provide feedback is encouraged to attend next Monday night's forum at the Gawler Sport and Community Centre from 7pm.

To influence council's decision, you've got to be part of the conversation.



Pages 1,4 | Have your say: editor@bunyippress.com.au

Flooding all part of the process

THE editorial of September 16, 2020, supports the \$27M Northern Floodway on the basis that it will benefit the farmers of the Gawler River plains.

I'm not sure the picture is quite so clean-cut, despite knee-jerk populist announcements by politicians keen for a headline.

Typically, river basins are fertile because they are flood plains: floods bring and distribute nutrients into the soil, and the existing farmers appear to be happy to exploit this ancient fertility.

It seems a little curious that they are less keen to have the cycle continue; or seek to have the wider community invest significantly in maintaining their privileged position.

I suggest the area has not suddenly become a flood plain; nor did they occupy the land thinking it was infertile.

We are slowly beginning to recognise that manipulating the environment might have unintended consequences: without regular flooding, however inconvenient it is at the time, the soil will have to be fertilised artificially, adding to the run-off load into the Gawler River and contributing to what is technically pollution further downstream and in the Gulf.

Why then the hurry to curtail this natural and (in the long term) healthy process for the benefit of relatively few?

Scott Davidson,
Gawler East

'Disruptive' – no, just doing my job

DEAR editor, I write in response to Helen Hennessy's letter to the editor, 'Petition/behavior questioned' (16/9/20).

Having felt quite despondent at the despicable way my wife and I were treated by 'Team Redman' and the ToG Administration, that petition truly lifted my/our spirits.

Like some of her elected member friends on council, Ms Hennessy chooses to ignore the purpose and the intent of the petition in preference for trying to discredit it, to question its authenticity, and to further attack me.

Helen Hennessy knows all too well that a simple request to council administration

would have confirmed the authenticity of the petition and of its 134 signatories!

But fact checking didn't suit Ms Hennessy's purpose did it!

Ms Hennessy's purpose was to discredit the petition and to use this as just another opportunity to vent her dislike for me and to have a go!

Like her 'friends' on council, she too is silent about the substance of the petition! Silent about the deplorable act of her mates denying me compassionate COVID-19 related leave, silent about council then using this denial of compassionate leave to try and throw me off council, and silent about the deplorable ambush orchestrated by the 'Kangaroo Court' that followed.

Ms Hennessy goes on to call me disruptive and to blame me for causing council meetings to go over time.

According to Ms Hennessy I shouldn't ask so many questions and I should stop engaging in debate on every agenda item.

I guess Ms Hennessy wants me to be more like her mates on council, that is, to just turn up to meetings, to say very little, to not ask too many questions, and to simply rubber stamp everything the ToG Administration recommends.

Sorry Ms Hennessy, that's not what the people who voted for me want me to do.

These are my personal views.

Cr Ian Tooley

Attention Gawler Council

I HAVE just received my next year's rates, and I cannot believe that you could have put our rates up by 2.4 per cent.

It's a complete disgrace, not only putting the rates up but we have to pay two lots of rates this year.

One on October 12 and the other one on December 1, 2020, which is only seven weeks apart.

How is this when everyone is struggling to cope? I am a pensioner and only have my pension to live on and now have to pay two lots of rates on my pension. Shame on you!

I know lots of people have lost their jobs and are finding it hard, but so are we. Pensioners and everybody are struggling.

All you seem to do is argue and bicker amongst yourselves, have high lawyer's bills and spend money unnecessarily. You should be made to live within your limits, like the rest of us have to.

Perhaps it would be better if we could get

facebook thoughts

The Bunyip's online readers were unhappy to hear Australia Post mail delivery services were set to be slashed due to the COVID-19 pandemic.

FACEBOOK COMMENTS

Darren Mater Jacobs: Absolute joke. Any other business that can't deliver what they have contracted for to the government would lose the contract.

Williams Jimmi: It's all about job cuts and profits.

Peter Errington: It's getting so bad that if you get your bills posted out they could already be past due by the time you get them.



txt the editor
0467 690 976

As was reported in a city newspaper last Saturday, the manipulation of altering the plans for Kromer's Crossing by several parties to stop the potential of a tourist train was nothing short of amazing!

Geoff Bowden, Williamstown

Visited Gawler Repair Cafe on Saturday. Great way to keep household items and clothing out of landfill. Highly recommend it. Great service and friendly people. Lovely cake and coffee as well. I think the Gawler Repair Cafe is an initiative The Bunyip will want to continue to support. I read about it in last week's edition. Thank you!

Morgan Smith

rid of the old council.

Shame on you! Shame! Shame!

P. Murphy,
Gawler East resident

River health an election issue

DEAR editor, credit where credit is due, so bouquets to Light Council for re-installing the trash nets on the Hewett urban drains into the North Para River on their side of Clonlea Park (see photo 1).

Credit perhaps to The Bunyip for pointing out that they were missing for the winter and spring deluge and perhaps stimulating council to do the right thing.

Gawler Council is, of course, stuck with the urban drainage infrastructure that it inherited from less enlightened times.

No trash racks fitted here, at Clonlea Park where street detritus flows unchecked just upstream of the new footbridge (see photo 2)

Surely not too hard to retro-fit?

On that note the new footbridge, seems to be the breeding ground for shopping trolleys.

With the new boundaries for Schubert, Green voter preferences will be well worth harvesting for both Labor and Liberal parties. The South Para River's health starts way up in the Barossa, so here's hoping we can make it an election issue.

John Bolton,
Gawler



Letters to the Editor

The Bunyip prefers letters to the editor to be no more than 300 words and author's name, address (not a post office box) and daytime phone number must be included. The editor reserves the right to edit any letter for legal, space and other reasons. Anonymous letters will not be considered for publication.

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Email editor@bunyippress.com.au



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Ellouise Crawford
ellouise.crawford@bunyippress.com.au



Liam Phillips
liam.phillips@bunyippress.com.au

Item 83



Town of Gawler

Published by Kirsty Dudley · September 24 ·



Over 130 people have completed the Boundary Reform Community Consultation Survey - Have YOU? Take the opportunity provide your thoughts by completing the survey or providing a written submission through the website (link below) or at any one of Councils service points. Consultation closes at 5pm on the 7th October 2020.

<https://www.gawler.sa.gov.au/.../consulta.../boundary-reform>



GAWLER.SA.GOV.AU

Boundary Reform

Gawler's Proposal for Boundary Reform has been developed with the intention of forming one...

Item 84



Town of Gawler

Published by Kirsty Dudley · September 27 ·



Do you still have questions on Gawler's Boundary Reform Proposal? Register now to attend the Public Forum 7pm on the 28th September at the Gawler Sports and Community Centre and hear more about it. Registrations are essential due to Covid-19 Restrictions. Registrations can be made here: <http://gawlerboundaryreform.eventbrite.com.au/>



EVENTBRITE.COM.AU

Boundary Reform Open Forum

Town of Gawler is holding two Open Forums as part of the Community Consultation on Bound...

Item 85



Town of Gawler

Published by Kirsty Dudley · September 28 ·



Last opportunity to register for tonight's Boundary Reform Public Forum. Come along and have your boundary reform questions answered by the panel. Registrations are essential due to Covid-19 restrictions. Please register here: <https://gawlerboundaryreform.eventbrite.com.au/>



EVENTBRITE.COM.AU

Boundary Reform Open Forum

Town of Gawler is holding two Open Forums as part of the Community Consultation on Bound...

Item 86

Barossa adds to boundary reform consultation

Barossa councillors have approved a submission to the Town of Gawler regarding their boundary reform consultation.

Barossa Mayor Michael "Bim" Lange has made the submission on Council's behalf as the Town of Gawler looks to adjust their boundaries to include the Concordia growth area, Hewett, a portion of Kalbeeba (including Springwood's rural living and yet to be developed residential area), Evanston Park, Reid, Hillier and a portion of Gawler Belt.

In a report presented to the September meeting, Council CEO, Mr Martin McCarthy said the survey and information provided for review is complex and disjointed with the need to read many minutes, agenda and papers, FAQs and other documents. Therefore, it is difficult to understand the actual basis of the proposal, communities of interest, costs, benefits and compensation.

He said until a case is made by the Town

of Gawler, it is difficult to provide anything other than a general comment.

Mr Lange said there is a natural boundary with the North and South Para Rivers and said if there are moves away from that, then further issues may arise.

"The Barossa Council still wants to protect the entrance to the whole area and if it goes into another Council who knows what further development there will be," said Mr Lange.

Mr Lange also cited the importance of protecting the Barossa brand.

The Barossa Council has decided not to proceed for now on the boundary reform, due to other priorities and citing a better utilisation of resources and budget.

Mr McCarthy said no resourcing or budget are set aside to assist in further analysis of any proposals and added any work and response on the matter is being absorbed within existing resources.

Item 87

EDITORIAL

A road to poverty?

AT a time when businesses have little cash in reserves, and locals are already scraping by, the reduction in JobSeeker payments are especially painful.

With the JobSeeker and JobKeeper twin initiatives being scaled back, the overall benefit will only be slightly higher than the main pre-pandemic unemployment payment.

From Sunday the payment boost was cut to \$250 per fortnight, meaning someone receiving the maximum amount of JobSeeker each fortnight will now claim \$800.

As today's *Bunyip* reports, this will see around 18,000 people in Gawler and the northern suburbs now receiving JobSeeker fall below the Henderson Poverty Line, which sits at approximately \$850 a fortnight for a single adult.

The Australian Government should be commended for its swift action with JobKeeper to support smaller companies and start-ups, but will its good work be undone in its rush to end the scheme?

This slash to the coronavirus supplement means the payment is insufficient to meet basic needs, as unemployed South Australians become increasingly hard done by.

Local charities have warned the cuts may push more people into poverty – and perhaps a new wave of homelessness could be expected to hit the streets.

This unfortunate experience is known all too well by rough sleeper Brian Tape who has been seeking shelter at Dead Man's Pass after being moved on from sleeping in a toilet block off High Street.

Camping in a tent which housed all his possessions, Mr Tape returned to his makeshift home to discover all his belongings had been taken, including a mobile phone.

He claims Gawler Council's response, in which it considered his items to be rubbish, was unfair, as one man's trash is another man's treasures.

Mayor Karen Redman told *The Bunyip* staff saw the items and in "good faith" cleaned up the site – confusing it with illegal dumping.

But it is disappointing that it took media questioning to see the items potentially returned to the man after his recovery attempts failed, and acts as a reminder more measures are needed to protect the region's disadvantaged.

Let's hope more compassion is shown in future incidents as the number of rough sleepers potentially increases.

And that greater stimulus measures transpire until the region returns to full employment as we all tide this COVID-19 storm, together.

A BLOODY LONG WALK FOR A CURE

PAGE 14

Letters to the Editor

The Bunyip prefers letters to the editor to be no more than 300 words and author's name, address (not a post office box) and daytime phone number must be included. The editor reserves the right to edit any letter for legal, space and other reasons. Anonymous letters will not be considered for publication.

Post The Bunyip, PO BOX 160,
Gawler SA 5118
SMS 0467 690 976
Email editor@bunyippress.com.au



Pages 1, 39 | Have your say: editor@bunyippress.com.au

Boundary reform a 'rip-off'

I REFER to last weeks "Attention Gawler Council" letter – 2.4 per cent rate rise, although atrocious, if you get mixed up with Gawler's latest rip-off to haul in other council areas, in the case of Hewett, you would be ripped off 13 per cent.

This is about \$300 to \$375 dollars for most of Hewett.

I would certainly implore Hewett residents to write into Gawler Council to express their dissatisfaction with the boundary reform.

David Baxter,
Hewett

Real boundary reform

IT certainly is time for some serious boundary reform – Australia is without doubt the most over-governed country with a small population of 25 million people and governed by three massive levels of Government.

As far as local government goes, South Australia must take the prize with its 68 councils including many "boutique" councils, covering our 1.7 million residents – compare this to the Brisbane City Council which alone covers 1.2 million residents.

We can only hope that one day a courageous State Government will make a call to cull many of the SA councils and mandate that amalgamations take place across the board. Imagine all the court cases and legal actions currently underway between people in local government that would disappear.

This should not mean retrenching any council staff except for many of the CEO's and of course dismissing the bickering Councillors and Mayors on their personal power trips or preparing for state politics.

Light Regional Council (LRC) claims that it would become unviable without the suburb of Hewett – if this is so then what we are seeing across the state is dysfunctional planning based on individual council's need for rate revenue. LRC should be part of a much larger regional/rural council incorporating many of its neighboring councils with specific funding to cover its cost base in a lower rateable rural setting.

This highlights the need for the concept of community of interest to be seriously taken into account – why for example does LRC cover a sizeable slab of the Barossa Valley wine region and make decisions about monolithic hotel buildings in the Barossa.

Turning to Gawler Council (gateway to the Barossa!) – I have served as a councillor in Gawler and I appreciate the council's long history, but it is time for change and they should immediately petition to join the Barossa Council – i.e. there is a community of interest and a common heritage which Barossa Council obviously appreciate.

With the streamlining of the planning process across the state for example, there is now a definite opportunity for huge cost savings over time and hopefully lower rates for all ratepayers.

From memory, council rates in Gawler are on a par with areas like Walkerville and Norwood.

Geoff Watson,
Gawler East

Disruptive or informative behaviour?

DEAR editor, re: Petition/behaviour questioned by Helen Hennessy (23/09/20).

After reading her 230 words of spitting chips without any substance, I wonder how she derived at her interpretation of events at council meetings.

Helen said, "Councillors must be diligent in their roles but respect, courtesy and collaboration are standards that the community expect from its elected members".

I totally agree with Helen on the above statement!

However, does Helen agree that Cr Ian Tooley is also entitled respect and collaboration from all elected members, and especially the Mayor and CEO?

In my view, Cr Tooley is able to diligently quote and discuss past meeting decisions in order to put councillors in the picture of what has been going on before they cast a vote.

I wish more residents would be able to connect to YouTube and watch council meetings on the fourth Tuesday of the month.

Marisa Pozenel,
Kudla

AFL premiership prediction

NOW that the AFL minor round is over a new season commences, the finals.

However, if all results go the same way as in the minor round, the 2020 premiership will be won by Geelong who will defeat Port Ad-

facebook thoughts

A community petition to lower the speed limit on a portion of Redbanks Road at Gawler Belt was divisive among *The Bunyip's* Facebook readers.

FACEBOOK COMMENTS

Gill Rhodes: They could put a roundabout in at Kentish Road to slow the traffic down and make it easier at peak times when the school starts and finishes.

Betty Peter: I think the main problem with speed limits is that many people think that if it's a 100 it won't matter if I do a 120 or more I am a good driver.

Ash Ward: No, leave it how it is. Those that aren't comfortable doing the speed limit posted don't follow it anyway they sit on 60 or 80. Leave it how it is for those that are comfortable doing 100.

Ruth Anspach: I honestly believe they need another entry/exit for Xavier traffic. This will dramatically reduce the congestion at school times.

Cristy Fopp: I agree with a reduction from 100kph down to 80kph but ONLY until after the Clancy Road/Kreig Road intersection.

txt the editor
0467 690 976

Gee would love to see the markets move to Walkers Place, great idea, a shame about the cost!
Dee Cameron

With the high price of rubbish and recycling charges it would be good if the drivers were taught to leave the lids closed after emptying. More training needed.
Brian Butson

elaide in both the 1st Qualifying Final and the Grand Final.

Rick Drewer
Gawler East

More than just a shed

DEAR editor, this week is National Men's Shed Week (September 28 to October 3).

Men's Sheds are more than just a shed. They are an important part of many communities across the country, particularly in our regions.

Belonging to a social group is vitally important for emotional and mental health, and now more than ever, the local Men's Shed is an important place for men to meet up and participate in meaningful projects.

At a time when people may be feeling more isolated and separated from family while travel restrictions have been in place, staying connected where and when we can is so important.

I'm proudly a member of every Men's Shed in Barker and try and attend the various sheds as often as I can because I know that these organisations are among some of the most connected to the wider community and offer many benefits not only directly to members but to the community at large.

So, this week we celebrate Men's Sheds and the work of the volunteers that run them because they are so much more than just a shed.

For anyone thinking of getting involved, I encourage you to do so. Find a shed near you at (mensshed.org/find-a-shed/).

Tony Pasin MP,
Member for Barker



Sara Gilligan

sara.gilligan@bunyippress.com.au



Sam Bradbrook

sam.bradbrook@bunyippress.com.au



Ellouise Crawford

ellouise.crawford@bunyippress.com.au



Liam Phillips

liam.phillips@bunyippress.com.au

Item 88

Tough questions asked at boundary forum

SAM BRADBROOK

LAND zoning, rate increases and future housing development were among residents' questions at a forum discussing Gawler Council's boundary reform proposal on Monday night.

Around 40 people from both inside and outside the existing Gawler Council area attended the meeting at the Gawler Sport and Community Centre to ask questions of Mayor Karen Redman, CEO Henry Inat and Office of Local Government representative Alex Hart.

Residents from outside the council area were worried about any expected rise in their council rates which would occur from moving into Gawler's jurisdiction.

In response, Mr Inat said early council modelling showed a \$450,000 property could see a \$100 increase in their rates bill, but that jump may be phased in over time.

"If you were to take the average residential valuation in Light Regional Council of \$350,000 and the average residential value in Gawler of \$320,000, the difference is about \$10," he said.

"As part of any adjustment in rates that the transition, if it was to occur, is a fair and reasonable one.

"Any spikes or otherwise in valuations and rates is accommodated for over a reasonable period of time."

Ms Hart added the local government min-



Gawler CEO Henry Inat and Mayor Karen Redman at a forum on council's boundary reform proposal on Monday night.

PHOTO: Sam Bradbrook

ister, currently deputy premier Vicki Chapman, could enforce a differential rating system for effected properties.

Landowners in Gawler Belt, Kalbeeba and Evanston Park were also worried a change of council area would mean a change in their zoning to classification different from their current situation.

Mr Inat though said any newly-acquired land in a boundary expansion would receive a "like-for-like" development and rating classification.

"The council's clear position at this point... is that the council boundary conversation is not confused by the land use zoning conversation," he said.

"If your land is zoned as rural or rural living and your minimum size block is 'x'

hectares, then there's no proposal, nothing at all on the books and no forward thinking to change that."

What remains unclear is the total cost to Gawler Council of its boundary expansion plan, which is expected to take a year or more.

Council has budgeted \$270,000 to complete the application, but Mr Inat and Ms Redman from a Gawler Council point of view and Ms Hart from a State Government perspective declined to put a dollar figure on the total expense.

"This is not a matter to be taken lightly," Ms Hart said. "This is not a case of three people getting in a room, shutting the door and making a call.

"We're clear that when he have a clear estimate, we will go back to those councils and they will make their own decision on whether it's something to invest in or not.

"The council is sensible in considering that it will be a substantial sum. It's certainly not going to be (around) \$10,000."

Gawler Council is seeking to bring the Concordia growth area, Hewett, Kalbeeba, Gawler Belt, Evanston Park, Reid and Hillier into its jurisdiction from LRC, Barossa and Playford councils in its boundary reform bid.

It would also cede Bibaringa and Uleybury to Playford Council.

Legislation which became active last year gave councils the ability to apply to the independent Boundaries Commission and local government minister for a boundary change.

Barossa responds to Gawler's boundary 'survey'

BAROSSA Council has criticised a survey being used to gauge community opinion on proposed local boundary reform.

In a report to the September 15 council meeting, Barossa chief executive Martin McCarthy said the survey, currently being distributed by Gawler Council as part of public consultation, is "disjointed" and has the potential to produce skewed results.

"...it seeks to understand 'why you object or support' which is disassociated with

the specific components of the proposal earlier in the survey," McCarthy said.

"This results in the survey not be (sic) able to assess components of the boundary change in their own right.

"Interestingly the survey allows multiple responses per respondent and therefore seems to have limited control to ensure that respondents only make one submission.

"This could have the impact of skewing results significantly rendering the results inaccurate and undermining any

such conclusions.

"There is also no control over the true establishment of those directly impacted by the proposal."

Gawler Council is proposing a realignment of local government boundaries that would see it take in several surrounding areas, including the Concordia growth area and a portion of Kalbeeba (including Springwood's rural living zone) from Barossa Council.

Barossa Council does not support the proposal and is in the process of making a

formal submission to Gawler Council to that effect.

"Clearly the areas of Kalbeeba (excluding the Springwood development area) and Concordia are associated with the southern Barossa and the GI, separated by distance and the South Para," Mr McCarthy states.

"The economic basis of the area for now and the foreseeable 10-plus years is clearly associated with the Barossa."

Submissions are due in to Gawler Council by October 7.

Item 89



Town of Gawler

Published by Kirsty Dudley · October 1 ·



The Boundary Reform Public Consultation is closing at 5pm on Wednesday the 7th October. Take the opportunity to provide your feedback on Council's Boundary Reform Proposal - complete the survey or provide a written submission here:

<https://www.gawler.sa.gov.au/.../consulta.../boundary-reform>



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Boundary Reform

Gawler's Proposal for Boundary Reform has been developed with the intention of forming one...

Item 90

2 October 2020

Mayor Karen Redman
Town of Gawler
PO Box 130
Gawler SA 5118

Via email: Mayor@gawler.sa.gov.au
Council@gawler.sa.gov.au

Dear Karen

Re: Gawler Boundary Reform Proposal

Thank you for your recent correspondence regarding the Town of Gawler Boundaries proposal.

At the outset of this response I wish to make two things clear, these arose from the meeting I attended on the evening of 28 September 2020 and I would like them on the public record:

1. The Barossa Council has not made any representation to the Town of Gawler as stated in this meeting about agreeing to Kalbeeba being part of the Town of Gawler. To the contrary, we oppose that, strongly, as outlined further in this submission. The statement made is untruthful.

In approximately 2017 Council indicated verbal support to consider an adjustment of the boundary to facilitate the Springwood development, comprising a small area of land encased in that development that is in our Council (see attached map). A draft letter was forwarded, by email, to the Town of Gawler on this simple adjustment on 14 August 2017. It proceeded no further, and of course, it is now encased in the broader reform proposal before us. To assert that this applies to the whole of Kalbeeba is wrong.

2. Concordia land developers, whilst there are many land owners the main proponent of this development has provided a submission to the Town of Gawler which we have receipt of. This submission (and our prior conversations with the group) clearly articulates an alternative viewpoint and the development of collaborative regional approaches to efficiencies not boundary reform.

The Barossa Council has entered into professional and collaborative conversation on the matter of reform, it is disappointing to see misinformation being shared publicly.

The final general matter I wish to outline is the timing of this reform proposal, is not supported. We as a local community and region have for the foreseeable future, committed to utilising our limited human resources and funds to support economic and community recovery during COVID-19. I would encourage the Town of Gawler to reconsider its priorities by ceasing further processes, and reallocate its budget to rebuilding our communities (reported to be \$270,000), until we have addressed COVID-19 recovery, rather than expending extensive funds on boundary reform for which, in our preliminary view, has unproven benefits. The Barossa Council has already taken this



premium wine food tourism heritage lifestyle community

position on our proposal in that we have identified that there are bigger issues to address right now than boundary reform.

In relation to the technical components of the Town of Gawler proposal, Council has endorsed the following position. Please note this submission is at a strategic level and many other issues would need to be discussed in detail should the matter proceed. The Barossa Council therefore reserves future rights in relation to matters such as compensation, economic analysis and impact and all other detailed requirements.

General Response

The area of Concordia and Kalbeeba (not including the Springwood development) are generally rural and regional areas associated with the southern Barossa and the GI (Geographical Indicator for the Barossa wine area). There is a natural distinction and delineation for adjoining areas through the South and North Para rivers.

The area of Kalbeeba that is associated with the Springwood development has previously been supported for realignment on the basis that approximately 15-20% of the development falls in The Barossa Council area and therefore should have one administration supporting that future community. The only exception we see to the natural delineation of the Para river.

The survey is a generalised survey and draws responses at a high level and is disjointed in its detail towards the conclusion where it seeks to understand 'why you object or support' which is disassociated with the specific components of the proposal earlier in the survey. This results in the survey not being able to assess components of the boundary change in their own right.

Interestingly the survey allows multiple responses per respondent and therefore seems to have limited control to ensure that respondents only make one submission. This could have the impact of skewing results significantly, rendering the results inaccurate and undermining any such conclusions. There is also no control over the true establishment of those directly impacted by the proposal. This was raised with ToG and they have outlined this is their preferred method to ensure as many people can respond as possible.

Further, the survey and information provided for review is complex, disjointed with the need to read many minutes, agenda and papers, FAQ's and other documents and therefore it is difficult to understand the actual basis of the proposal, communities of interest, costs, benefits and compensation. This is likely to impact stakeholder's viewpoints. Until a case is made by ToG it is difficult to provide anything other than a general comment.

The correspondence outlined by the Commission suggested a "reduced consultation" process which is unsupported by The Barossa Council. Should the process proceed, any detailed engagement, should be extensive, inclusive and through the provision of an independent and easily understood business case. The ToG is called about to absolutely reject such a notion. Further, should the ToG proceed it must provide a clear direction on its proposed consultation process.

Themes for Response

Preliminary review, is based on only those components that interface with The Barossa Council and on a strategic basis as assessed on the basis of Section 26 of the Local Government Act is in the following table:

	Section 26 Provision	The Barossa Council Comment
1.	The resources available to local communities should be used as economically as possible while recognising the desirability of avoiding significant divisions within a community.	Current proposal will have economic impact on ToG and The Barossa Council in terms of revenue, asset maintenance and administrative costs. Further significant analysis is required should the proposal proceed. This will impact short term use of resources and long term financial changes. There are currently higher and better use of limited resources than pursuing administrative reform.
2.	Proposed changes should, wherever practicable, benefit ratepayers.	Still to be determined through broader engagement, again this would need to be undertaken should the proposal proceed past this round of consultation.
3.	A council should have a sufficient resource base to fulfil its functions fairly, effectively and efficiently.	Linked to 1 above.
4.	A council should offer its community a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis.	No comment, further analysis required.
5.	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.	Effective planning especially land use planning is considered best linked to the communities of interest. The development of Concordia is a clear target for ToG, however it is argued that the Council best associated with and in support of the Barossa Brand is not the ToG. It is best placed with The Barossa Council to ensure a collaborative and appropriate development within the GI boundary and with a buffer to Gawler.
6.	A council should be in a position to facilitate sustainable development, the protection of the environment and the integration of land use schemes.	Linked to 5 above.
7.	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.	Clearly the areas of Kalbeeba (excluding the Springwood development area) and Concordia are associated with the southern Barossa and the GI, separated by distance and the south Para. The economic basis of the area for now and the foreseeable 10+ years is clearly associated with the Barossa.
8.	A council area should incorporate or promote an accessible centre (or centres) for local administration and services.	Agreed and this can be achieved through collaborative models rather than expensive and divisive ToG strategy.
9.	The importance within the scheme of local government to ensure that local communities within large council areas can participate effectively in decisions about local matters.	It remains to be understood how this will be achieved in the ToG proposal. The Barossa Council model sees all Councillors supporting the whole community rather than sections thereof.

10.	Residents should receive adequate and fair representation within the local government system, while over-representation in comparison with councils of a similar size and type should be avoided (at least in the longer term).	See point 9.
11.	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.	Agreed see point 8.
12.	The extent and frequency of previous changes affecting the council or councils under this Chapter or the repealed Act.	Not applicable.

Once again Council thanks you for your correspondence.

If you wish to discuss any matters please contact me directly or Marisa South (msouth@barossa.sa.gov.au) to make any future appointments.

Yours sincerely,



Bim Lange *OAM*
Mayor

Cc: The Barossa Council Elected Members

Item 91



Town of Gawler

Published by Kirsty Dudley · October 5 ·



Time is running out if you haven't taken the Boundary Reform Consultation Survey! The consultation closes this Wednesday at 5pm. Have YOUR say here:

<https://www.gawler.sa.gov.au/.../consulta.../boundary-reform>



GAWLER.SA.GOV.AU

Boundary Reform

Gawler's Proposal for Boundary Reform has been developed with the intention of forming one...

Item 92

Homelessness in Gawler

EDITOR, I would not like to be homeless. At least I don't think so. So one deals with the homeless with a starting point of sympathy and maybe compassion. But.

I have been living in and around Gawler for something like 50 years.

Gawler Town Centre has observable problems in its public places.

As I write this letter there is a stolen shopping trolley on its side in Pioneer Park, a person sleeping next to it with, it appears, all his worldly goods in a few plastic bags piled around him. Harmless enough. But it caused the family with children to choose not to go near him during their play in the park.

I see the brand new park electric metre box has been graffitied already.

My three-month-old pup was stolen twice within 10 minutes by lifting him over the front garden fence which faces the park. The dog thief was stopped once by a neighbour, unbeknownst to me, and 10 minutes later by me as he stole him again and departed in the direction I was coming home from. I said "That is my dog." He said "No it is mine". He was somewhat drunken and so had the temerity to return twice more within half an hour, sidling up and down my fence to attract the dog until I appeared.

I was crossing the park just last week when approached by a swearing shouting, apparently homeless person who came so close that he did indeed place me in fear of being assaulted.

I pulled out seven shopping trolleys in one morning from under the footbridge en-route to the shanty town which has appeared in the top end of Clonlea Park. You should go for a walk around there, it is like a whirly camping site. Presumably it is too hard to wheel the stolen shopping trolleys beyond the bridge so dumping in the river is the go.

The street sign on the corner of the park was pulled down and thrown in the river too. Three trees, torn off just above their roots, saplings as thick as your wrist left as stumps. Those too in Clonlea Park. Regular dumpings of sleeping bags and old clothing alongside the paths to and from the parks and along the old rail line.

So, I feel sympathy too for the Gawler Council workers who were called on by a member of the public (not I) to remove what turned out to be a sodden homeless encampment from Dead Mans Pass (*The Bunyip* last

week). I think council did the right thing clearing the park of such material. Our parks are not camping grounds and not places to leave shanty dwellings or their remnants.

Discussions with other Gawlerites lead me to think I am not alone in this. We suggest that someone like the salvos provide some safe place for these materials to be left during the daytime but with little tolerance for trashing our town.

Obviously homelessness is a complex problem and from time to time I have been involved in local service clubs efforts to help.

But, like the broken window theorem. If you leave it to just happen it gets worse to the extent where there are whole areas of footpaths and parks where it is both unwise and unsafe to walk without being accosted.

So, well done council workers.

*John Bolton,
Gawler*

Cost savings in boundary reform?

DEAR editor, this proposal by Gawler to extend its council boundary has been a recurring saga for the past 22 years.

It reminds me of someone who won't take NO for an answer and continues to harass in an attempt to gain a yes.

If Gawler continues with this boundary reform proposal, not only will it have to pay the Boundary Commission costs (which could exceed the budgeted \$270,000), if approval is gained would be required to pay a considerable amount to the neighbouring councils whose land they take over.

Gawler's debt would be increased.

The difference in the rate charges currently paid by Kalbeeba and Hewett compared to the rates Gawler charges its ratepayers are significant.

If these areas did become part of Gawler, initially there would be no financial advantage gained, due to the need to employ 10 extra staff and costs incurred in delivering services to these areas.

I believe Gawler Council's plan is to increase these communities' rates over a period of maybe five years until they match the higher rates charged to the Gawler ratepayers.

I agree with the comments made by Geoff Watson (30/9/20).

Instead of increasing debt on its community members, it is time for this Gawler Council to

investigate whether there would be the possibility of cost savings that could be made for its ratepayers if it amalgamated with one of the neighbouring councils.

*Shirley Humphrey,
Kalbeeba*

Item 93

Town of Gawler - Community Information



Economic Stimulus Package

Council has implemented a \$2 million Economic Stimulus package which includes projects and initiatives designed towards local employment/local supplier job outcomes.

\$200,000 - Sporting Organisations

\$240,000 - Council & Community Facility Upgrades

\$100,000 - Community Events & Activation

\$1,635,000 - Council delivered projects

For more information please contact communityevents@gawler.sa.gov.au

This year the Gawler Aquatic Centre will open its 58th season on Saturday 10 October with an opening celebration to showcase the newly refurbished facilities.

The Centre will be open from 10am-4pm providing the community with the opportunity to come and see the upgraded facilities and enjoy a day of free activities including entry, giveaways, program information, face painting, coffee and a BBQ hosted by Rotary Club of Gawler.

All preparations for this day will be in line with current COVID Safe practices and the public will be asked to register on Eventbrite or at the door for contact tracing purposes.

Register at: <https://bit.ly/2GvWRak>

GAWLER COMMUNITY PLAN 2030+

VISION ▶ Town of Gawler is a liveable, vibrant, active, innovative and sustainable community.

MISSION ▶ The Town of Gawler is committed to fostering a liveable urban environment, taking advantage of the local natural beauty and accessibility to both Adelaide and the Barossa Valley. We enjoy a vibrant and active local community which Council is proud to support. Moving forward the Town of Gawler recognises the various impacts associated with Climate Change on our environment and are committed to make sustainable practices and ensuring innovation in the region.

ARE YOU BUSHFIRE READY

PREPARE Yourself and your property

ACT Have a bushfire survival plan

SURVIVE Be aware of bushfire warnings

Have an 'Annual Clean-up Program' and maintain that program throughout the season.

If you would like to report overgrown vegetation/tall grass, Council's 'Request a Service' is available 24/7. Visit www.gawler.sa.gov.au

Gawler Community Plan 2030+ Round 2 consultation

Consultation Dates:

Open 30 September 2020

Close 13 November 2020

Council is now calling on our community to once again get involved in this second and final phase which will include a series of consultation opportunities scheduled for October. All ratepayers, businesses, community groups and sporting groups are encouraged to get involved by reading the draft plan and providing feedback either through our survey or by preparing a written submission.

Council welcomes public feedback on the Draft Gawler Community Plan 2030+ via www.gawler.sa.gov.au/your-voice

A public workshop is to be held on **Tuesday 20 October 2020** at the Gawler Civic Centre starting at 7pm. Please register to attend by **Phone: (08) 8522 9296**

E-mail: david.petrizzella@gawler.sa.gov.au

GAWLER AQUATIC CENTRE

OPENING CELEBRATION

SATURDAY 10 OCTOBER

10am-4pm / Opening Ceremony 11am

TICKETS AVAILABLE: eventbrite.com

+ COVIDSAFE +

 + COVIDSAFE +

PRIZES UP FOR GRABS ON THE DAY!



Download on the App Store

GET IT ON Google Play

Gawler Connected Community App

Download now from Google Play/App Store

LAST CHANCE TO HAVE YOUR SAY!

Feedback to be received by 5pm tonight
Wednesday 7 October 2020

visit: www.gawler.sa.gov.au/your-voice

HAVE YOUR SAY ON BOUNDARY REFORM

Visit Your Voice Gawler for more details

www.gawler.sa.gov.au/your-voice

Feedback must be received by 5pm, Wednesday 7 October 2020

Gawler



www.gawler.sa.gov.au

Item 94



NOTICE OF SPECIAL COUNCIL MEETING

TO: Mayor Karen Redman
Councillors Cr Cody Davies
Cr Diane Fraser
Cr Kelvin Goldstone
Cr David Hughes
Cr Paul Koch
Cr Paul Little
Cr Brian Sambell
Cr Nathan Shanks
Cr Ian Tooley
Cr Jim Vallelonga

NOTICE is hereby given pursuant to the provisions of Section 83(1) of the Local Government Act 1999, that the next **Special Meeting of Council** for the **Town of Gawler** will be held in the Council Chambers, Gawler Civic Centre, 89-91 Murray St, Gawler SA 5118, on **Tuesday 3 November 2020**, commencing at 7:00pm.

A copy of the Agenda for the above meeting is supplied as prescribed by Section 83(3) of the said Act.

A handwritten signature in black ink, appearing to read "Henry Inat".

Henry Inat
Chief Executive Officer
30 October 2020

6 OFFICER REPORTS

6.1 BOUNDARY REFORM - PUBLIC CONSULTATION RESPONSES

Record Number: CC20/57;IC20/627

Author(s): Kirsty Dudley, Special Projects Officer

Previous Motions: Nil

Attachments:

1. **Boundary Reform Consultation Survey - Report** 
2. **Boundary Reform Consultation Responses Collated Submissions [final]_Redacted CR20/79731** 

PRESENTATION

Members of the public who provided a written submission have been invited to speak to their submission.

Ms Linley Bertram from Square Holes will speak to the survey results (via zoom).

OFFICER'S RECOMMENDATION

That Council:-

1. **Notes that in alignment with the Guidelines for Boundary Change Council is required, as part of Stage 2 in the process, to:**
 - 2.1 **Undertake Public Consultation with its Community to ascertain if it should submit a General Proposal to the South Australian Local Government Boundaries Commission for consideration for investigation.**
 - 2.2 **Provide the results of any Public Consultation as part of any such General Proposal.**
2. **Notes that in alignment with Guidelines for Boundary Reform, as recently amended, it is the role of the Commission to undertake the consultation with the 'Communities of Interest' in neighbouring Councils affected by the Proposal, not the role of the initiating Council.**
3. **Receives results of the Boundary Reform Consultation Survey, the 22 written submissions and findings of the Public Consultation on Boundary Reform, noting that there were 62 attendances recorded across the two public forums, with some Council Members choosing to attend both sessions.**
4. **Notes that the number of survey responses received was 158 completed surveys and 44 partial completed surveys. Of these responses 89 identified as being from the Town of Gawler LGA, 68 identified as being from Light Regional Council, 36 identified as being from The Barossa Council, 7 identified as being from the City of Playford and 2 identified as from another council LGA as past Gawler residents.**
5. **Notes that the majority of respondents to the survey (68%) from the Town of Gawler Local Government Area are supportive of the Proposal for Boundary Change in its current form and 67% support proceeding to finalise and submit a General Proposal to the independent Commission to investigate the suggested changes to the boundaries.**
6. **Notes that the majority of respondents to the survey from neighbouring Local Government Areas do not support Council's Proposal – and despite respondents from neighbouring Councils making up 56% of total respondents the overall aggregated survey result shows almost as many respondents supporting the proposal as those opposing it (42% vs 45%) with the remaining 9% indicating they are neutral on the subject.**
7. **Seek that the Council Staff provide a draft General Proposal for Boundary Change, updated to reflect/include the outcomes of the recent public consultation, to Council at a future meeting for its consideration for lodgement with the Commission seeking boundary change.**

8. **Notes that the submission of a General Proposal to the Commission does not establish an obligation for Council to proceed with an investigation without further consideration and deliberation on the costs and process, nor is the Commission obligated to investigate any such proposal it receives. Council's further consideration relative to progressing with Boundary Reform is intended to form part of its 2021/2022 budget preparations.**
9. **Authorises the Mayor to respond to all the submissions received which would amongst other matters detail Council's deliberations as a consequence of Council's consideration of this report.**

SUMMARY

This report provides Council with the submissions and results of the Council's recent public consultation on boundary reform. The consultation was open for six weeks from 26 August 2020 to 7 October 2020, in accordance with the Consultation and Communications Plan previously adopted by Council.

At the time of writing this report Council Staff had been notified of the following persons who advised of their desire to speak before Council further to their views or written submission having been provided:

Robert De Jonge

Representative, Linley Bertram, from the company Square Holes who were engaged to assist in formulating the survey used as part of the consultation process and also who have analysed the data (as per **Attachment 1** to this report) will provide a brief presentation to Council on their report and be available to answer any questions.

BACKGROUND

Town of Gawler submitted a Stage 1 Proposal for Boundary Change to the Boundaries Commission (Commission) in December 2019.

In February 2020 Council was advised by the Commission that it could proceed to develop and submit a Stage 2 Proposal for Boundary Change and Council resolved to proceed with the process seeking boundary reform.

Council Staff wrote to the Commission asking for further clarification on key elements of the process to be undertaken as part of the Stage 2 submission process. The questions raised by Council caused the Commission to review its processes, procedures and guidelines prior to responding.

A response from the Commission was received on 6 July 2020 advising that Guideline 3 had been amended to provide further clarification that:

"The purpose of consultation at this stage of the process in submitting a proposal is to demonstrate that an initiating council has undertaken the consultation that is necessary to determine that it should submit a general proposal to the Commission for considering (noting that it is the Commission's role to consult with all affected communities on the impact of all proposals that it investigates)."

This amendment removed the requirement for an initiating Council to consult with the Communities of Interest that do not currently fall within its existing Local Government Area (LGA). Thereby relieving Council of the challenges it faced in undertaking a broad consultation with a neighbouring council's residents in the development of a General Proposal.

It should be noted that, notwithstanding the above, Council's consultation process (although targeted primarily at Town of Gawler community) also provided for and welcomed comments from neighbouring Council areas and communities.

As a result of this change a report was prepared and presented to the Ordinary Council Meeting held on 28 July 2020 where it was resolved:-

Moved by Cr C Davies
 Seconded by Cr P Little
 Motion No: 2020:07:COU253

That Council:-

1. *Notes that advice received from the Boundary Commission's Office indicates that none of the Communities of Interest captured in the Council's proposed Boundary Reforms are to be considered administrative therefore Council is to proceed with the proposed boundary changes as a consolidated General Proposal.*
2. *Notes that Council has received clarification from the Boundaries Commission in regards to the level of consultation required in Stage 2 of the Boundary Change Proposal process.*
3. *Notes that as a result of Town of Gawler's request for clarification on the level of consultation required for a Stage 2 General Proposal submission, the Boundaries Commission has amended Council Boundary Change Proposal - Guideline No. 3 Submitting a General Proposal to the Commission. The Boundaries Commission recognised that an expectation for Councils to consult beyond their Local Government Area presented unique challenges therefore the impost on Councils to engage with Communities of Interest which are not within their current Local Government Area has been removed. Likewise the expectation to provide information regarding how affected Councils addressed the proponent's Boundary Change Proposal has also been removed from Guideline 3.*
4. *Adopts the updated Consultation and Communications Plan which has been updated since previously provided to Council and supported in principle under resolution 2019:11:COU421.*
5. *Approves the commencement of the Stage 2 Public Consultation phase as proposed in the Consultation and Community Plan with a 6 week consultation period occurring throughout September and October 2020.*
6. *Approves the Boundary Reform Discussion Paper which will be used as a key communication piece during the Public Consultation phase to be undertaken as part of the development of the Stage 2 General Proposal.*
7. *Notes that Light Regional Council submitted a Stage 1 Proposal to the SA Boundaries Commission for consideration and that the Commission determined that the Light Regional Council submission did not align with the Section 26 Principles for Boundary Change and therefore has advised that "a general proposal as outlined in the potential proposal cannot be referred for consideration."*
8. *Notes that the South Australian Boundaries Commission has provided correspondence to Town of Gawler, City of Playford and Barossa Council, as affected Councils under the Light Regional Council's Stage 1 Proposal for Boundary Change, to advise of the Commission's response provided to Light Regional Council in regards to their failed submission.*
9. *Notes that the Town of Gawler boundary reform proposal is the only Council proposal in South Australia to be progressing to a Stage 2 submission.*

This report provides Council with the submissions and results of the Council's recent public consultation on boundary reform. The consultation was open for six weeks, from 26 August 2020 to 7 October 2020, in line with the adopted Consultation and Communications Plan and the above resolution.

COMMENTS/DISCUSSION

As previously reported to Council, the Boundary Reform process is new and has not been tested, however the process includes:

Stage	Action	Current Status
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1	Submission of a Stage 1 Proposal	Completed
2	Submission of a Stage 2 Proposal	In Progress
3	Investigation of General Proposal undertaken by Commission	Council yet to determine.

The following excerpt from the high level project schedule has been provided as a reminder and is based on the assumption that Council will continue to pursue boundary adjustments. Activities and timeframes are indicative only.

Please note, a number of Council decision/hold points have been built into the process going forward, as is illustrated below in **red** and Consultation actions are in **green**.

Activity	Indicative timeframe
Stage 1 - has been completed.	
Stage 2 – Development and submission of a General Proposal	
Stakeholder consultation: (Aug - Oct) <ul style="list-style-type: none"> Part 1 = Initial consultation seeking community comment and input on the Boundary Change Proposal and if residents support an independent body to review the Town of Gawler Local Government Area Boundary. This stage will inform Part 2 of Consultation. Part 2 = Community and Stakeholder open forum (with Independent Facilitator) & consultation via website – Your Voice and communication schedule (closing early October 2020). 	July – Oct 2020
Special Council Meeting to consider feedback from stakeholder consultation	Nov 2020
Council consideration of Stage 2 Proposal	Dec 2020
Submission of Stage 2 Proposal to Boundaries Commission	Dec 2020 / Jan 2021
Advice received from Boundaries Commission, including high level quote for Stage 3 investigation (if applicable)	April 2021 (estimate only)
Update report to Council and decision to proceed to Stage 3 (if applicable)	May 2021
Stage 3 – Investigation of General Proposal	
Activities and timeframes yet to be determined as they will be informed by the Commission's determination relative to Council's submitted Stage 2 Proposal. If Council chooses to proceed with Stage 3 then this Investigation will be undertaken independently and include stakeholder consultation of all affected communities and detailed financial analysis.	May 2021 onwards

The Stakeholder Consultation that is undertaken as part of Stage 2 in the boundary change process set out in the Guidelines requires Council to consult with its Stakeholders, being its current community, to ascertain their appetite for Boundary Reform and their views on the Boundary Change Proposal that Council is initiating.

As previously mentioned, it is the Commission's role to consult with the affected Communities beyond the initiating Council's current LGA. So the role of this consultation was to ascertain the views of the key target market - Town of Gawler residents. Naturally Council accepted submissions and/or feedback from residents in any of the identified 'Communities of Interest' and their

stakeholders affected by the Proposal whether they were in the Gawler LGA or not, and this information has been captured and will be included in the General Proposal should Council continue to progress boundary reform.

As previously mentioned, Council approved proceeding to Public Consultation on Boundary Reform at its 28 July 2020 Ordinary Meeting. Due to the complexity of the topic and the process set down by the State Government, it was decided to extend the consultation period to six weeks instead of the minimum Policy requirement of 21 days and also to include two Open Public Forums. This was done in order to provide the community with additional time to understand the subject, form their views and provide their feedback on the matter.

The Community consultation consisted of the following elements:

- Your Voice Gawler Consultation Platform used for providing information links, access to a consultation survey and receiving questions and written submissions
- Written submissions could be provided via Council's Your Voice Gawler consultation platform or lodged with Council via email, post or in person at the Gawler Administration Centre.
- Consultation Survey could be responded to online via Your Voice Gawler consultation platform and in hard copy at the following Council facilities: Gawler Civic Centre, Gawler Administration Centre, Gawler Sport and Community Centre, Evanston Gardens Library.
- Open Public Forums were held at 7pm on 21 and 28 September 2020 at the Gawler Sport and Community Centre.
- Information was available at the following Council facilities: Gawler Civic Centre, Gawler Administration Centre, Gawler Sport and Community Centre, Evanston Gardens Library.
- The Consultation was promoted via:
 - Council's website
 - email banner in Council's email signature
 - Rates notice insert
 - Corflute signs around Gawler
 - Gawler App and social media platforms
 - Invitations to participate sent via letter to stakeholders and email to registered users of Your Voice Gawler
 - Public Notice in The Bunyip newspaper
 - Posters and information points in Council facilities.

There are inherent challenges with undertaking public consultation:

- engaging with people from all demographics of the community;
- engaging with people who do not feel they are directly affected, even if they are (people who are aware they are directly affected particularly by any change are more likely to engage); and
- ensuring people are well informed prior to providing their feedback.

The challenge with this consultation particularly was ascertaining:

1. the appetite for boundary reform of those in the Community that we currently serve, being Gawler Residents; and
2. if the Proposal prepared aligned with their vision of where the Gawler Community extends to;

whilst also responding to the many questions/concerns from our Community from neighbouring council areas, and capturing their sentiments for Council's Proposal and appetite for change.

Public Forums

Council held two Open Public Forums during this consultation inviting community members to attend a session to hear why Council was seeking boundary reform, what was included in the Council's Proposal for Boundary Change and to learn more about the process Council must navigate. The forums, held on 21 and 28 September 2020, were open to all who wished to attend.

Both forums were held in a Covid –Safe manner in line with Covid-19 restrictions that were in place at the time.

Each forum was facilitated by Nicole Halsey from URPS who ensured that all attendees had an opportunity to raise their questions, were heard and were informed on how they could also provide further feedback through a written submission to Council or through completing the consultation survey.

The agenda for the forums consisted of Mayor Karen Redman and Chief Executive Officer Henry Inat providing a short presentation on the Council's Proposal and the community aspects of boundary change. Ms Alex Hart from the Office of Local Government also attended providing an overview of the Commission's process set down by the legislation and guidelines.

All three presenters then opened up for questions from the floor. Both forums were live streamed on Council's YouTube channel and the recordings of the sessions are still available online.

Forum 21 September 2020 <https://www.youtube.com/watch?v=mSUqHZNPj48>

Forum 28 September 2020 <https://www.youtube.com/watch?v=OZHMvHTv9Gw>

Of the 62 attendees recorded across the two Public Forums 34 were residents of the Town of Gawler.

Attendees to the forums from neighbouring Council areas included the Mayor of The Barossa Council, Councillors and Staff from Light Regional Council as well as residents from the Communities of Interest identified in Council's Proposal. The forums provided ample opportunity for the broader community to ask questions and raise their concerns with the Council's current Proposal. It was evident from attendees from neighbouring Council areas that they wished to:

- clarify what the process is going forward,
- raise questions and voice their concerns with Council's Proposal; and
- indicate that the majority of them, were not supportive of change.

Attendees were provided with an opportunity to provide some comments on sticky notes regarding what they liked about Council's Proposal and what they didn't like about the Proposal – responses were colour coded to represent which Council area the respondent lived in. This was done to allow easy identification of comments made by our key target market, being Town of Gawler residents, and those from neighbouring areas.

Only residents of Gawler provided any positive commentary on what they liked about the Council's Proposal as provided in the table below:

What I like about the Proposal	
Response	Council Area
The Community wants it! Engage them	Gawler
It future proofs Gawler for the impending growth	Gawler
It's fair and reasonable	Gawler
It strengthens our community for the future	Gawler
I like the open response to the "rates vs Future Need" - it's not a money grab. It's about our evolution. We need to know what that is!!	Gawler
Gawler has a particular place in the fabric of Adelaide geographically and culturally. It is the obvious Council to take responsibility.	Gawler

I like the fact that my Council is willing to look to the future. It's a vote to investigate, not a vote to execute.	Gawler
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Both Gawler and attendees from neighbouring councils took the time to identify what they disliked about the proposal as provided in the table below:

What I don't like about the Proposal	
Very happy with services provided by Light Council	Light
Concern re development of open space, to und Council. Will parks deteriorate? Will there be less up keep?	Light
Concerned re financial implications of moving the boundaries	Gawler
I don't need to be a paying member of a Council to feel part of a community	Gawler
I don't like the "he said she said" in the media with poor information "fed" to the public. The Commission needs to be able to "set the rules".	Gawler
Noting TOG will still be a small council - Proposal doesn't go far enough	Gawler
All about getting more money	Gawler
Annexation to Gawler - shop with your feet, more conveniently in Playford at a better price.	Gawler
Annexation to Gawler - TOG has demonstrated history of squandering rate payer funds. Expect this to continue.	Gawler
Annexation to Gawler - TOG has demonstrated history of continued neglect of rural areas - expect nothing - your rates will go up up up.	Gawler
No to Gawler Council - I don't trust this council	Barossa

One interesting comment from the table above was a double negative comment – the attendee was not supportive of the Council Proposal as in their mind it did not go far enough and should have sought to create a larger Council LGA.

It was evident from both forums that many attendees found the knowledge gaps that are inherent in the boundary change process made it very difficult for people to conclude the financial viability of proceeding. For example not being able to conclusively state the cost to ratepayers to proceed with boundary realignment, the impact on people's rates and the possibility of the value of compensation that might need to be paid to other Council's for community infrastructure.

It was clear that many attendees appreciated the opportunity to pose questions around the proposed changes, how transitions would occur if the Proposal was successful and the reasons why Council was pursuing change. Also attendees were very keen to understand the process fully with Ms Hart fielding the bulk of questions, particularly in the first forum session. It was clear that Council Members also saw this as a valuable opportunity to clarify the steps ahead and where critical hold points are in the boundary reform process.

Consultation Survey

Town of Gawler engaged Square Holes Pty Ltd to undertake the design, administration and analysis of the Boundary Reform Public Consultation Survey. This ensured the project was carried out appropriately and in compliance with ISO 20252 [Market, opinion and social research, including insights and data analytics — Vocabulary and service requirements].

The survey was designed to enable analysis and reporting at an aggregate level as well as provide analysis of segmentations to provide insights on the preferences of key audiences within the overall sample, such as Town of Gawler residents or residents from other council areas.

The focus of the survey was to provide the community of the Gawler Local Government Area the opportunity to comment on:

1. Town of Gawler's Stage 1 Boundary Change Proposal;
2. The 'Communities of Interest' as expressed in the Proposal: and
3. Whether Council should seek to have the boundaries of Gawler reviewed by an independent body – being the South Australian Local Government Boundaries Commission.

Square Holes analysed the survey results and prepared a written report (**Attachment 1**) which presented insights into the views of the identified key target market, being Town of Gawler residents as well as the views of residents of other Council areas who chose to engage with the consultation via the survey and also the aggregated overall survey result which encompasses the sentiments of all respondents together as one group.

The overall number of survey responses received was 202, with 158 fully completed surveys and 44 partially completed surveys. This response rate has provided a statistically valid response to conduct meaningful and robust analysis at an overall level with a margin of error of [+/- 7%], with a 95% confidence interval.

Of all the respondents 44.1% identified as being residents from the Town of Gawler's LGA and the key market segment, as previously mentioned, in line with the requirement placed upon an initiating Council as set out by the amendment to Guideline 3.

Other respondents identified themselves as Light Regional Council 33.7%, The Barossa Council 17.8%, City of Playford 3.5% (only 7 respondents) and Other 1%.

A key finding of the survey was that overall the majority of residents of the Town of Gawler (68%) are in strong support of the Proposal developed by Council and supported having the South Australian Boundaries Commission further investigate potential changes to the Council boundary.

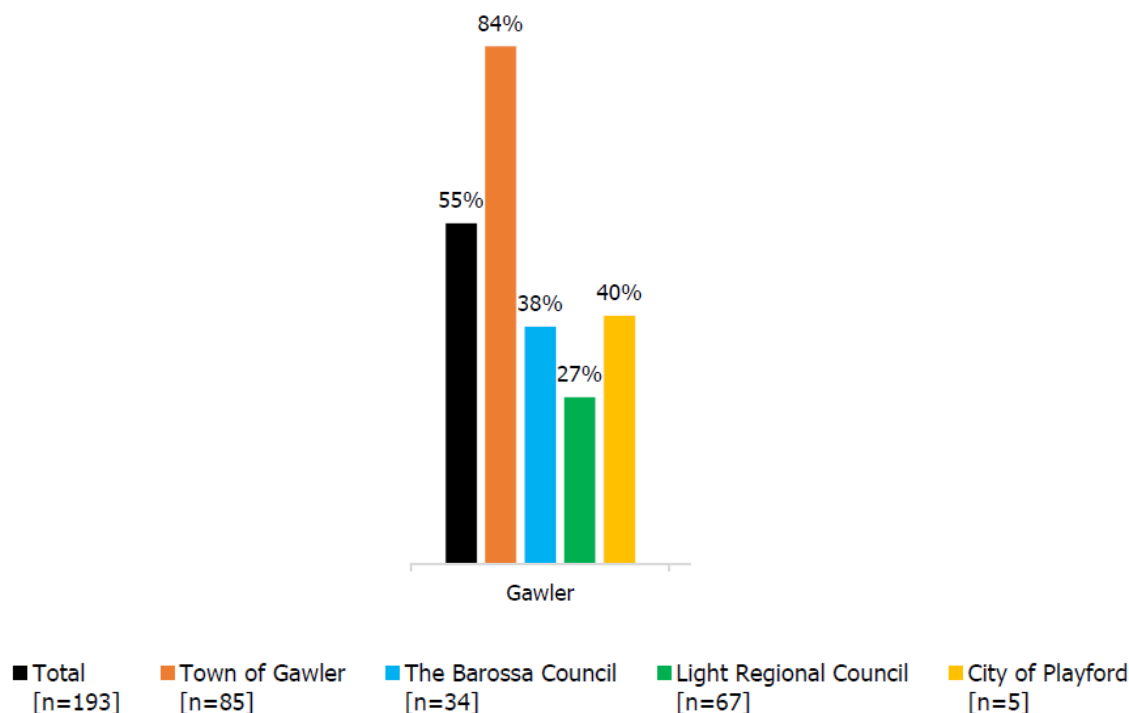
From what you know or have been told, do you support or oppose Council's Proposal to have the South Australian Boundaries Commission further investigate potential changes to the Town of Gawler's council boundaries?



Other key findings were:

1. Over half (55%) of all respondents most associated themselves with the Gawler community/area, despite only 44.1% of all respondents identifying as Town of Gawler residents.
 1. This result speaks favourably in support of the views expressed in the Council's proposal that the Gawler Community does extend beyond the Council's current boundaries, with residents of neighbouring Council's identifying themselves as part of the Gawler Community.
 2. In fact 38% of respondents from The Barossa Council LGA, 27% of respondents of the Light Regional Council LGA and 40% of respondents from the City of Playford LGA indicated they or others in their household were most associated with the Gawler Community rather than their own Council area as shown in the graph below:

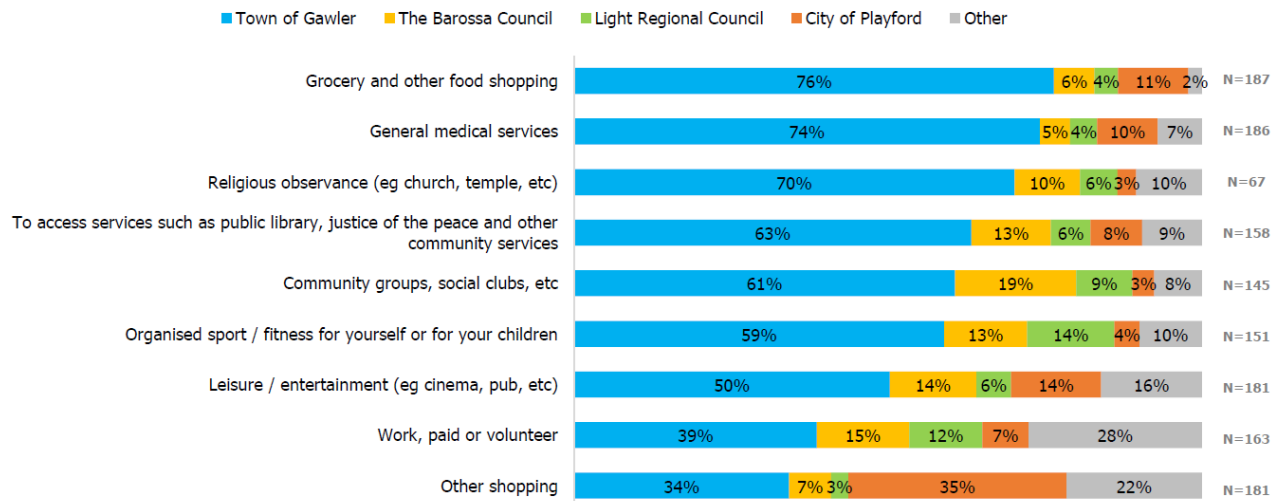
3.



2. Gawler services the majority of the respondents to the survey for most shopping and community services as shown in the graph below:

Main area to undertake the following activities:

[N/A responses removed]



With 44.1% of respondents to the survey being from the Gawler LGA the above graph demonstrates how residents in our neighbouring areas are part of the fabric of the Gawler Community supporting and being involved in Community groups, social clubs and accessing services, participating in their religious practices and supporting the local economy. This aligns with the current Council Proposal for Boundary Reform.

3. From feedback (comments) of those who support boundary reform, there is a general sense that it is more equitable for those who utilise the services and infrastructure in the Town of Gawler to help financially support them.
4. The majority of residents of the Town of Gawler (65%) agreed with the efficiency of one

Town of Gawler

65%

8%

22%

Council management.

- 4.
5. The majority of Town of Gawler residents who responded indicated they were in strong support of most aspects of the Proposal as shown below (Overall survey results, an aggregate of all respondents, can be viewed on page 12 in the survey report **Attachment 1**).

Town of Gawler Residents

Boundary reform could realign the footprint of Gawler to include adjacent areas already seen as part of the Gawler community and who already utilise services and infrastructure provided by the Town of Gawler



The comments from responders of the key target market (76%) who supported the change in the footprint of Gawler, provided a general sense that it is only fair that those who utilise the services and infrastructure should financially support them.

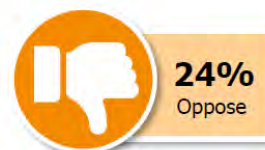
Those Town of Gawler Residents opposed to this statement (23%) provided commentary which indicated they perceived previous mismanagement of the Town of Gawler, had concerns regarding the service delivery if stretched across more homes, that the usage of services did not justify the realignment of boundaries and the Proposal was just a money grab.

Areas suggested to be included in Gawler are Concordia Growth Area, Hewett, Kalbeeba, Gawler Belt (portion of), Evanston Park, Reid and Hillier.



This would suggest that the urban growth areas identified within the Proposal, to be considered for inclusion in Gawler's LGA, aligns with the current Gawler Community (within the LGA) vision of who is part of the true Gawler Community.

Areas suggested to be removed from Gawler are Bibaringa and Uleybury.



The removal of the areas of Bibaringa and Uleybury from the Gawler LGA was the least popular aspect of the Proposal with respondents from the Gawler LGA, support for this element of the Proposal dropped below 50%

The commentary of the survey responses in support of this aspect of the Proposal suggests that there is a perception that these areas are more closely aligned with other Councils such as City of Playford and are more geographically distant from Gawler. Those who opposed this indicated that their perception was that Gawler Council was aiming to remove areas that are not profitable and seek areas that would be profitable rather than realign to maximise community connections for the residents or correct issues with property boundaries splitting properties across multiple council areas.

Suggested changes to boundaries if Council proceeds would be investigated by the Local Government Boundaries Commission (an independent body). Council would fund the investigation as the initiating Council.



Notably 67% of respondents from the Town of Gawler supported proceeding to the investigative stage of the process even though this may be a significant expense and would be funded by the initiating Council – Town of Gawler - ratepayers. Only 19% of local Gawler residents were opposed to funding an investigation indicating they considered it an unnecessary ratepayer expense and a waste of money.

The proposed realignment would allow Council to provide more comprehensive and competitive services to the community.



The respondents in support of this statement indicated that they agreed that Gawler would be able to improve the quality of services offered, lessen the burden on current ratepayers and that it would be considered fairer for those who use the services to contribute to them.

Those who opposed this statement indicated some scepticism around how realignment would allow Gawler to dramatically improve services, and had issue with the terms 'more comprehensive and competitive' being too vague with no tangible plans to ensure this happens contained in the Council's Proposal.

As previously mentioned in the key findings, the aggregated survey result provides some interesting data especially when considering some of the answers people are seeking regarding the costs of boundary reform and the impact on the individual ratepayer's situation which at this stage cannot be provided.

The table below shows the overall survey result and then a segmentation of the result based on LGA.

Support for Council's Proposal	Support	Neutral	Oppose
Total	42%	9%	45%
Town of Gawler	68%	9%	20%
The Barossa Council	19%	4%	74%
Light Regional Council	15%	10%	69%

It is interesting to note that when looking at the aggregated survey result (result from all respondents) that despite respondents from neighbouring Councils making up 56% of total respondents the overall survey result shows almost as many respondents supporting the Council Proposal as those opposing it (42% vs 45%), with the remaining 9% indicating they are neutral on the subject.

The comments from the respondents from each Council LGA have been included in the survey report (verbatim) for Council's information. These comments identify where Council needs to focus its energy if Council resolves to continue moving forward with its Proposal. These comments, highlight where the areas of concern are for not only Town of Gawler residents but also for each of the Communities of Interest.

Written Submissions

The number of written submissions received was 22 (**Attachment 2**) during the consultation, with 9 being lodged through the Your Voice Gawler consultation platform and 4 received over the counter, via post or email.

Of the 22 written submissions 7 were supportive of the Council's Proposal.

At the time of writing this report Council staff have contacted all the people who provided a written submission. Of those contacted only one wished to speak but unfortunately this person is intestate.

Council staff were contacted by an interested party who did not provide a written submission but has elected to speak to the meeting.

Submissions in favour of boundary reform included but are not limited to:

1. In regard to a property in both Gawler and Playford LGA's who supports the whole of Evanston Park being within the Gawler LGA. This property is currently split between two LGA's. This property owners not only have to pay rates to 2 different Council's but also has complexities to manage around different zoning in each section and difficulty when wishing to do any kind of development on their land.
2. A submission from Mr John Bolton, highlighting a historic boundary change proposal received by the Town of Gawler in 2013, purporting the inclusion of both Hewett and part of Concordia being included in the Gawler LGA showing that the matter of Boundary Reform has been discussed in the community for a number of years.

The majority of written submissions received are not in favour of the Council's Proposal. It is clear that many residents in adjacent council areas have concerns about changes to their current service levels and the amount of rates they may pay as well as having concerns about changing to the Town of Gawler as their local council. There were also concerns around the more rural areas seeing an increase in development if they became part of the Gawler LGA.

Three submissions against the Council Proposal that should be particularly highlighted are:

1. Mayor Bill O'Brien on behalf of Light Regional Council provided a written submission (**Attachment 2**) against the Proposal requesting Town of Gawler to pay particular regard to part 3 of the resolution provided as part of its submission (below):
 5.
 - Authorises the Mayor and Chief Executive Officer to provide a response to the Town of Gawler:
 - a. acknowledging the Town of Gawler's correspondence and recognises its intention to engage with its community on the question of its nominated boundary changes,
 - b. Advising that if the Town of Gawler; proposal is successful it is Light Regional Council's view that this would have the effect of making Light Regional Council unsustainable, to the detriment of this Council's ratepayers, its service delivery capacity and its genuine regional aspirations, and
 - c. Requests that the Town of Gawler includes in any subsequent 'general proposal' submission it may make to the Boundaries Commission, a request that the Commission gives detailed consideration to service requirements (social, recreation, economic, regional) for the communities spanning the Town of Gawler ; Adelaide Plains Council Light Regional Council The Barossa Council and (part) City of Playford areas (interpreted as being a part of the Town of Gawler's nominated region featuring "770,000 persons' and how these may best be met when factoring in present supply of facilities, forecast projects, current population levels and forecast population growth expectations (adjusted for trending including any CoVID-19 pandemic related considerations).
2. Concordia Land Management Group, provided a written submission (**Attachment 2**) (from Leyton Funds) wishing to advise that they do not support the Proposal. The submission reiterates that the Concordia Land has lodged a proposal with the State Government seeking

a declaration of a Precinct for the Concordia Growth Area and highlight that this is one way in which a development can be undertaken “while not being constrained by a focus on individual council boundaries.” The submission continues...” We note that a key focus of the reforms is about being more efficient and facilitating greater investment and jobs for the region, which we would certainly welcome. However, we also believe that the objectives set forward for the reform could in the main be achieved through greater regional collaboration.”

6. The position put forward by Leyton Funds is not aligned with the Vision for the Concordia development as depicted on their website which states:
7. “Concordia Land Management’s (CLM) vision is to create for Concordia, a master planned, resilient community with an urban form and morphology that captures and preserves the verdant, natural character of the Gawler hills, blended with the unique, historic and community identity of the existing Gawler Township.
8. Concordia will form a logical, natural and sequential extension to the existing Gawler Township, will maintain and enhance the primacy of the Gawler town centre to fulfil its latent potential as a true regional city and will retain the Barossa’s important primary production function and unique landscape character.”
9. The written submission also identifies that the development at Concordia aims to develop to a size of 23,000 residents – the same population size as the current Gawler LGA and claims that as such Concordia will provide significant infrastructure and services to its new residents. However Council needs to understand that this would only occur over the long term of the development (possibly the next 30 years or more) and when trigger points in population levels are reached – in the meantime this community will add growth pressure on services and infrastructure provided by the current Gawler LGA. There is also a risk that if the development stalls during that period it may not eventuate to the full extent of this vision and may continue to rely on the services of the Gawler LGA permanently similar to other scaled back or stalled developments around the State.
3. Mayor Bim Lange on behalf of The Barossa Council provided a written submission (**Attachment 2**) raising some concerns regarding some commentary at the second Open Public Forum and the manner in which the survey was designed and undertaken. The matter raised regarding the Forum was a genuine error made by the CEO Henry Inat, when asked if Barossa Council were in support of Kalbeeba becoming part of the Gawler LGA. The CEO mistakenly responded with his understanding of the position of The Barossa Council in regards to the whole of the Kalbeeba area rather than just that of the smaller section of Kalbeeba , which is included in the Springwood Development. . It is noted that the CEO’s statement was then corrected for the public record by Mayor Bim Lange, who was in attendance and asked to respond from the floor, clarifying that The Barossa Council did not hold the same opinion with regards to the larger portion of Kalbeeba currently included in the Council’s Boundary Change Proposal. Mayor Lange confirmed the section of Kalbeeba within Springwood had potential to be incorporated within the Gawler Council area. The clarification provided by Mayor Lange was noted and appreciated.

The submission from The Barossa Council also addresses the Council’s Proposal in the context of the Section 26 Principles for Boundary Change and commentary around Town of Gawler’s position on each principle is included in the Consultation submission summary in **Attachment 2**.

Consultation Summary

Key themes rising from the consultation:

1. It was evident that those in favour of progressing boundary realignment see that Gawler can be enhanced as a community via the reforms, improving community infrastructure, assets and services. It is noted by many that a small rates base is being asked to continue to support and sustain its neighbours in increasing numbers and some believe the neighbouring Councils are happy to leverage Gawler’s facilities for their own residents without considering the impact on Gawler’s residents and Town of Gawler.

2. Those in favour did not provide any suggestions for significant changes to the current Proposal as it stands although the removal of Bibaringa and Uleybury was where the Gawler community seemed most divided.
3. It was also evident, particularly from the forum questions and commentary, that the difficulties in providing accurate and detailed data around the total cost of not only progressing to an investigation but the actual receiving of a new area into the Council LGA and the costs associated with that process, makes it more difficult for some people to fully support the Proposal even if they feel that the communities identified in the Proposal should all be one community under one Council.
4. Residents who currently live outside of the Gawler LGA are in the majority against any change.
5. Zoning presents an issue that many Residents of the 'Communities of Interest' needed more clarification on – some welcomed a change of Council believing their zoning would change as a result and they would be able to subdivide, some didn't want change in case the zoning was changed and they were going to be pressured by development. Council has advised that the zoning would remain in place and a like for like zoning would be in place if the LGA boundary was realigned.
6. Commentary and enquiries around the effect on ratepayers, both the current Gawler Residents and from the neighbouring Councils, is a key question for the Community. It remains a factor that cannot be fully defined at this early stage of the process and this makes it more difficult for an initiating Council to demonstrate the value of this strategic move.

The majority of feedback was received via the consultation survey as this was a constructive, consistent and easy way for community members to provide their views. Importantly the results of this survey indicate that:

1. The majority of Town of Gawler Residents (68%) are in favour of Council progressing a Boundary Reform General Proposal;
2. The majority of Town of Gawler Residents agree that boundary realignment should be investigated by an independent body, being the SA Local Government Boundaries Commission;
3. The majority of Town of Gawler Residents support the areas defined as the 'Communities of Interest' for inclusion in the Gawler LGA.
4. Town of Gawler Residents seem divided on the area defined within Council's Proposal for the removal from the Gawler LGA.
5. The majority of Town of Gawler Residents support progressing a Boundary Reform General Proposal even though the initiating Council (Town of Gawler) will have to pay for any investigation undertaken by the Commission.

10. Taking the results of the consultation as a whole and being mindful that the purpose and requirement under the Guidelines for Boundary Change that:

"The purpose of consultation at this stage of the process in submitting a proposal is to demonstrate that an initiating council has undertaken the consultation that is necessary to determine that it should submit a general proposal to the Commission for considering (noting that it is the Commission's role to consult with all affected communities on the impact of all proposals that it investigates)."

It is recommended that Council request Council staff to finalise a draft Stage 2 General Proposal for Boundary Change for Council's for further consideration.

COMMUNICATION (INTERNAL TO COUNCIL)

Mayor Karen Redman
Chief Executive Officer
Manager Finance and Corporate Services
Manager Business Enterprises and Communications

Manager Infrastructure and Engineering Services
 Manager, Development, Environment and Regulatory Services
 Manager Library and Community Services
 Strategic Infrastructure Manager
 Team Leader Development Services
 Strategic Planner
 Rates Officer
 Communications and Media Adviser
 Business Improvement and Internal Audit Coordinator
 Special Projects Officer

CONSULTATION (EXTERNAL TO COUNCIL)

SA Local Government Boundaries Commission

Office of Local Government

General Manager Corporate and Community Services Campbelltown City Council

Community consultation was undertaken consisting of the following elements:

- Your Voice Gawler Consultation Platform utilised for providing information links, access to a consultation survey and receiving questions and written submissions
- Two Open Public Forums
- Information available at the following Council facilities: Gawler Civic Centre, Gawler Administration Centre, Gawler Sport and Community Centre, Evanston Gardens Library.
- Promoted via:
 - Council's website
 - email banner
 - Rates notice insert
 - Corflute signs around Gawler
 - Gawler App and social media platforms
 - Invitations to participate sent via letter to stakeholders and email to registered users of Your Voice Gawler
 - Public Notice in The Bunyip Newspaper
 - Posters and information points in Council facilities.

POLICY IMPLICATIONS

Public Consultation Policy

RISK EVALUATION

Risk	
Identify	Mitigation
If Council don't proceed to stage 2 - Reputational	<p>Progressing to Stage 2 aligns with previous decisions</p> <p>Progressing allows Council to undertake broad community consultation and seek input from the broader community prior to deciding to submit a General Proposal.</p>
Progressing to Stage 2 General Proposal only – tying up smaller considerations in a	Undertake a General Proposal which provides a Northern Boundary Change and a Southern

longer/more costly process due to the complexity of the proposal	Boundary Change proposal to provide an opportunity for the Commission to easily break the proposal up if it requires.
Opportunity	
Identify	Maximising the Opportunity
Defining Gawler according to Community of Interest	<p>Ensuring Community of Interest is provided with an opportunity to be heard and provided with accurate information</p> <p>Providing the communities of interest with an opportunity to define, support and set their “hometowns” strategic direction and future investments.</p>

STATUTORY REQUIREMENTS

Local Government Act 1999

Local Government (Boundary Adjustment) Amendment Act 2017

FINANCIAL/BUDGET IMPLICATIONS

Future costs associated with this boundary reform project will include external consultations, staff resource allocations, and costs of the Commission’s investigation should Council proceed to the Investigative stage. Some of these costs are unable to be quantified at this time. However, it is anticipated that the majority of such costs (outside of staffing costs incurred to date) will be incurred in 2020/21 and 2021/22 financial years.

An allocation of \$20,000 was adopted as part of FY 2020/21.

Council engaged:

1. Square Holes to undertake the design, programming and analysis the Boundary Reform consultation survey at a cost of \$6,000
2. URPS to facilitate the Boundary Reform Public Forums at a cost of \$4,867

It should be noted that Council will receive regular updates regarding the progression of its Boundary Reform project including costs associated with this progression.

It is estimated that for FY 2021/22 a budget allocation to progress with a Stage 3 investigation is in the vicinity of \$250,000. As outlined previously, the costs of an inquiry could be significant and Council Staff will continue to provide periodic project updates, should Council proceed with this initiative.

COMMUNITY PLAN

Objective 1.1: Maintain a clearly defined township, one which is distinct from neighbouring areas

Objective 1.2: Build a local community that is proud of Gawler

Objective 2.1: Physical and social infrastructure to service our growing population and economy

Objective 2.2: Growth to be sustainable and respectful of cultural and built heritage

Objective 2.4: Manage growth through the real connection of people and places

Objective 3.4: Gawler to be an inclusive and welcoming community

Objective 5.2: Be recognised as a ‘best practice’ Local Government organisation

Objective 5.3: Deliver ongoing effective and efficient services, including support for regional collaboration

**MINUTES OF TOWN OF GAWLER
SPECIAL COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, GAWLER CIVIC CENTRE, 89-91 MURRAY ST,
GAWLER SA 5118
ON TUESDAY, 3 NOVEMBER 2020 AT 7:00PM**

PRESENT: Mayor Karen Redman, Cr Cody Davies, Cr Diane Fraser, Cr Kelvin Goldstone, Cr David Hughes, Cr Paul Koch, Cr Paul Little, Cr Brian Sambell, Cr Nathan Shanks, Cr Ian Tooley, Cr Jim Vallelonga

STAFF IN ATTENDANCE: Mr Henry Inat, Mr David Barrett, Mr Sam Dilena, Ms Erin Findlay, Mr Ryan Viney, Ms Chris Haynes

1 STATEMENT OF ACKNOWLEDGEMENT

We would like to acknowledge this land that we meet on today is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country. We also acknowledge the Kaurna people as the custodians of the greater Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

2 ATTENDANCE RECORD

- 2.1 Roll Call
- 2.2 Apologies
- 2.3 Motions to Grant Leave of Absence
- 2.4 Leave of Absence
- 2.5 Non-Attendance

3 PUBLIC OPEN FORUM

Mr Wayne Clarke spoke to Members regarding Boundary Reform.

Mr Alan Moulds spoke to Members regarding Boundary Reform.

Ms Helen Hennessy spoke to Members regarding Boundary Reform.

Mr John Spencer spoke to Members regarding Walker Place toilet facilities.

Mr Robert De Jonge, Strata Manager for property in Gawler, spoke to Members on Boundary Reform, bins and hard waste, traffic management.

4 DECLARATIONS OF INTEREST

Cr Goldstone declared he no longer has an interest in adjourned item 5.6 (previously item 18.1 of Council meeting held on 27 October 2020)

Cr Tooley declared an actual interest in item 5.5

MOTION

RESOLUTION 2020:11:COU447

Moved: Cr P Koch

Seconded: Cr B Sambell

That the adjourned items be dealt with after items 6.1 and 6.2 .

CARRIED

Ms Linlay Bertram and Mr Jason Dunstone from Square Holes spoke to Members regarding survey results of Item 6.1

6.1 BOUNDARY REFORM - PUBLIC CONSULTATION RESPONSES

RESOLUTION 2020:11:COU448

Moved: Cr N Shanks

Seconded: Cr C Davies

That Council:-

1. Notes that in alignment with the Guidelines for Boundary Change Council is required, as part of Stage 2 in the process, to:
 - 1.1 Undertake Public Consultation with its Community to ascertain if it should submit a General Proposal to the South Australian Local Government Boundaries Commission for consideration for investigation.
 - 1.2 Provide the results of any Public Consultation as part of any such General Proposal.
2. Notes that in alignment with Guidelines for Boundary Reform, as recently amended, it is the role of the Commission to undertake the consultation with the 'Communities of Interest' in neighbouring Councils affected by the Proposal, not the role of the initiating Council.
3. Receives results of the Boundary Reform Consultation Survey, the 22 written submissions and findings of the Public Consultation on Boundary Reform, noting that there were 62 attendances recorded across the two public forums, with some Council Members choosing to attend both sessions.
4. Notes that the number of survey responses received was 158 completed surveys and 44 partial completed surveys. Of these responses 89 identified as being from the Town of Gawler LGA, 68 identified as being from Light Regional Council, 36 identified as being from The Barossa Council, 7 identified as being from the City of Playford and 2 identified as from another council LGA as past Gawler residents.
5. Notes that the majority of respondents to the survey (68%) from the Town of Gawler Local Government Area are supportive of the Proposal for Boundary Change in its current form and 67% support proceeding to finalise and submit a General Proposal to the independent Commission to investigate the suggested changes to the boundaries.
6. Notes that the majority of respondents to the survey from neighbouring Local Government Areas do not support Council's Proposal – and despite respondents from neighbouring Councils making up 56% of total respondents the overall aggregated survey result shows almost as many respondents supporting the proposal as those opposing it (42% vs 45%) with the remaining 9% indicating they are neutral on the subject.
7. Seek that the Council Staff provide a draft General Proposal for Boundary Change, updated to reflect/include the outcomes of the recent public consultation, to Council at a future meeting for its consideration for lodgement with the Commission seeking boundary change.
8. Notes that the submission of a General Proposal to the Commission does not establish an obligation for Council to proceed with an investigation without further consideration and deliberation on the costs and process, nor is the Commission obligated to investigate any such

proposal it receives. Council's further consideration relative to progressing with Boundary Reform is intended to form part of its 2021/2022 budget preparations.

9. Authorises the Mayor to respond to all the submissions received which would amongst other matters detail Council's deliberations as a consequence of Council's consideration of this report.

CARRIED

Cr Tooley called for a division:

The Mayor declared the vote set aside.

In Favour: Crs C Davies, D Fraser, K Goldstone, D Hughes, P Koch and P Little

Against: Crs B Sambell, N Shanks, I Tooley and J Vallelonga

CARRIED 6/4

The Mayor declared the motion CARRIED

6.2 GAWLER BUSINESS DEVELOPMENT GROUP - QUARTERLY REPORT

RESOLUTION 2020:11:COU449

Moved: Cr D Fraser

Seconded: Cr N Shanks

That Council notes:

1. The Gawler Business Development Group Quarterly Report for July to September 2020.
2. That the Gawler Business Development Group's Annual Report for the 2019/20 Financial Year is due to be provided to Council by 30 November 2020.
3. That, according to the funding agreement between Council and the Gawler Business Development Group, Council must provide the Group no less than six calendar months' notice if it does not intend to grant a one year extension to the current funding agreement and that a report regarding this extension and the Gawler Business Development Group's 2019/20 Annual Report will be provided for Council's consideration at the December 2020 Ordinary Council Meeting.

CARRIED UNANIMOUSLY

5 ADJOURNED ITEMS

5.1 NOTICE OF MOTION - CR TOOLEY - GAWLER RAILWAY UPLIFT REPORT

RESOLUTION 2020:11:COU450

Moved: Cr I Tooley

Seconded: Cr N Shanks

That the recent \$50,000 Gawler Railway Uplift Report be made immediately available to the community for marketed community feedback, and that this report, and the feedback, be used as the basis for a members open planning workshop where future planning options can be openly aired and considered.

CARRIED

Item 95

Neighbours oppose Gawler Council boundary proposal

Residents in Barossa and Light Regional Councils have expressed their opposition to Gawler Council's boundary reform proposal.

However, results from the survey conducted during the consultation process shows the proposal was strong among Gawler Council residents with 68 per cent supportive of the proposed boundary change in its current form.

The public consultation responses for the Gawler Council boundary reform formed part of a special council meeting last week.

The nine point recommendation attracted a division among Councillors - with Crs. Cody Davies, Diane Fraser, Kelvin Goldstone, David Hughes, Paul Koch and Paul Little in favour of the proposal.

Against were Councillors Brian Sambell, Nathan Shanks, Ian Tooley and Jim Vallelonga.

In her report to elected members, Council's special project officer, Kirsty Dudley said the overall number of the survey responses

received was 202 with 158 fully completed surveys and 44 partially completed surveys.

"This response rate has provided a statistically valid response to conduct meaningful and robust analysis at an overall level with a margin of error of $\pm 7\%$, with a 95 per cent confidence interval," Ms Dudley's report states.

Council staff will now provide a draft general proposal for boundary change, updated to reflect/include the outcomes of the recent public consultation, to Council at a future meeting for its consideration for lodgement with the Commission seeking boundary change.

Gawler Council has already allocated \$20,000 which has been used to undertake consultation on the proposal.

According to Council documents, it is estimated that for the 2021/22 financial year a budget allocation to progress to a stage three investigation is in the vicinity of \$250,000.

Item 96



NOTICE is hereby given pursuant to the provisions of Section 83(1) of the Local Government Act 1999, that the next Ordinary Meeting of the Council for the Town of Gawler will be held in the Council Chambers, Gawler Civic Centre, Institute Building 89-91 Murray St, Gawler SA 5118, and available for viewing via video streaming at

<https://www.youtube.com/user/TownofGawler>, on Tuesday 24 November 2020, commencing at 7pm.

Order Of Business

Adjourned Items

- Adelaide Cemeteries Authority - Withdrawal from Purchase of Council Land - Main North Road Evanston South
- Paternoster Road Land – Deferral

Officer Reports

- Gawler Rail Electrification Project – Update
- Gawler Urban Precinct Project - Julian Terrace Toilets and Changing Places Opportunity
- Murray Street Stage 7 Procurement Report
- 2019/2020 General Purpose Financial Statements
- 1st Quarter Budget Review (as at 30 September 2020)
- 2020/21 Covid-19 General Rate Remissions Update
- Local Heritage Transition Development Plan Amendment
- Local Government Review Bill 2020 Update
- Periodic Adjustment of Council Member Allowances
- Grants Update
- Council Meeting Options
- Appointments to Council Committees
- Appointments to External Bodies
- Appointment of Independent Members to Audit Committee
- Developer Request for New Street Name
- Lease Renewal - Telstra Corporation - Portion of Allotment 110 Dysart Road Evanston

Recommendations from Committees

- Recommendations from Audit Committee Meeting held on 17 September 2020
- Recommendations from Audit Committee Meeting held on 11 November 2020
- Recommendations from Gawler Heritage Collection Committee Meeting held on 12 November 2020

- Recommendations from Corporate & Community Services Committee Meeting held on 10 November 2020

External Bodies Reports

- Reconciliation Action Plan Working Group Meeting Notes 16 October 2020
- Climate Emergency Action Plan Working Group Meeting 11 November 2020

Motions on Notice

- Notice of Motion - Cr Little Toilets
- Notice of Motion - Cr Tooley - Boundary Reform
- Notice of Motion - Cr Tooley - Mayor's Giving Tree

Confidential Reports

- Krieg Road Property Divestment
- Business Innovation Hub Management Agreement Update November 2020

LIVE
STREAM



Watch tonights Council Meeting Live

www.youtube.com/user/TownofGawler

Gawler



Item 97

16.2 NOTICE OF MOTION - CR TOOLEY - BOUNDARY REFORM**Record Number:** CC20/57;IC20/902**Attachments:** Nil

Councillor Cr Ian Tooley has given notice that he intends to move the following motion:-

MOTION

That Council-

1. Acknowledges that the Boundary Reform Review report produced by SquareHoles consultants on the recent ToG boundary reform consultation and survey process, the report that was made public at item 6.1 of the 3 November 2020 Special Council Meeting, was not the original summary and analysis report as submitted by SquareHoles consultants.
2. Directs CEO Inat to immediately release to members, and to the public, the full, complete and unaltered original independent and impartial assessment and analysis report produced by SquareHoles consultants on the ToG Boundary Reform community consultation process and survey.

Item 98

Boundary survey results reviewed

SARA GILLIGAN

GAWLER Mayor Karen Redman says survey results from a previous public consultation on boundary reform show a "clear indication" the majority of Gawler residents support the proposal – despite the validity of the survey being questioned.

During a special meeting last month elected members reviewed the results of Gawler Council's Boundary Reform Consultation Survey, which received 158 completed surveys and 44 partial-completed surveys.

Of the responses, 89 identified as being from Gawler, 68 from Light Regional, 36 from The Barossa Council, seven from the City of Playford and two identified as being from another council area and as past Gawler residents.

Overall, 42 per cent of respondents support council's boundary reform proposal, nine per cent were neutral and 45 per cent opposed:

☐ Gawler Council: In support 68 per cent, opposed 20 per cent

☐ The Barossa Council: In support 19 per cent, opposed 74 per cent

☐ Light Regional Council: In support 15 per cent, opposed 69 per cent

Areas of interest for boundary realignment include Concordia, Hewett, Kalbeeba, Gawler Belt, Evanston Park, Reid and Hillier, while areas to be removed include Bibaringa and Uleybury.

Ms Redman said council was happy with the overall consultation process and survey results.



Boundary reform community forums were held in September to enable community members and those of neighbouring councils to consider Gawler Council's development of a boundary reform proposal – and ask necessary questions.

PHOTO: File

"The survey results have provided council with a clear indication that the majority of respondents from the Gawler LGA are in favour of submitting a proposal for boundary change to the Boundaries Commission for its consideration," she said.

"Council undertook an extensive community consultation process providing six weeks for the community to engage with council on boundary reform through a written submission, responding to a survey and/or attending two open forums on boundary reform or presenting a verbal presentation to the council at the November 3 special council meeting.

"So, council will consider all aspects of the consultation, not only the survey, when the matter returns to the chamber for further debate."

Speaking on a submission, Gawler Belt ratepayer Allan Moulds questioned the validity of the survey statistics and the potential use of aliases.

Councillor Ian Tooley similarly questioned the survey's valid-

ity and alleged certain questions were "leading".

He also claimed the report presented to council from Square Holes was "biased".

"You only quote those in support and make no summary of the significant numbers who are opposed," he said during discussion.

"You don't make any statement that the majority of respondents disagree."

Linley Bertram from Square Holes responded that the original report did focus on the total sample.

"We were then asked to only focus on the Town of Gawler, because this was the focus of the report," she said.

Cr Tooley fired back, "You had the data but you were asked by this administration not to include it, I want the public to hear that."

Ms Redman said allegations of the report being biased were incorrect.

"The initial draft report presented to council staff by Square Holes provided the same data as

the final report," she said.

"The difference between the initial draft report and the report provided within the attachments to the special council meeting agenda relates to the way in which the data was presented.

"As the primary purpose of the consultation was to garner the opinion of Town of Gawler residents first and foremost, council staff requested that this information be featured within the report, with the overall summary data still present.

"All the facts and figures from the survey are in the final report presented by Square Holes.





"Council staff requested this to occur to make it easier for both council and its community to understand what existing Town of Gawler residents thought of the proposal, whether or not it was supported by them and, therefore, whether council should proceed to submit the Stage 2 proposal to the Boundaries Commission."

Meanwhile, councillor Nathan Shanks expressed frustration at the lack of survey responses.

Item 99

11.5 BOUNDARY REFORM - STAGE 2 GENERAL PROPOSAL**Record Number:** CC20/57;IC20/628**Author(s):** Kirsty Dudley, Special Projects Officer**Previous Motions:** Nil

Attachments:

1. **Stage 2 General Proposal for Boundary Change CR20/87907** 
2. **Boundaries Commission - Boundary Change Proposal Guideline 3 (amended) CR20/91741** 
3. **Boundaries Commission Boundary Change Proposal Guideline 4 CR20/91745** 
4. **Boundaries Commission Boundary Change Proposal Guideline 5 CR20/91878** 

OFFICER'S RECOMMENDATION**That Council :-**

1. **Notes that the staged approach to Boundary Reform includes a number of hold points requiring Council decisions.**
2. **Approves the submission of the Stage 2 General Proposal as provided as Attachment 1 to the Boundaries Commission for consideration with the Areas to be included in the Town of Gawler being:**
 - a. **Area 1- Concordia Growth Area**
 - b. **Area 2 – Hewett**
 - c. **Area 3 – Portion of Kalbeeba (including portion of Springwood)**
 - d. **Area 4 – Portion of Gawler Belt**
 - e. **Area 5 – Evanston Park**
 - f. **Area 6 – Reid**
 - g. **Area 7 – Hillier****and the Areas to be removed from the Town of Gawler being:**
 - h. **Area 8 – Portion of Bibaringa**
 - i. **Area 9 – Portion of Uleybury**
3. **Notes that a further report will be presented to Council when the Commission provides its assessment of Council's Stage 2 General Proposal and that this report will include the indicative costs of proceeding with the Stage 3 Investigation if the Commission determines that Council's Stage 2 Proposal for Boundary Change warrants investigation.**
4. **Notes that Council Staff have previously communicated an indicative \$250,000 for the Stage 3 Investigation however, this cost can only be determined by the Commission and will, if notified by the Boundaries Commission that Council's Stage 2 General Proposal warrants investigation, be further considered by Council as part of Council's 2021/22 Annual Budget deliberations.**

SUMMARY

A change in State Government legislation in January 2019 allowed Council to pursue boundary realignment through a new process to better meet the needs of the whole community.

Town of Gawler submitted a Stage 1 Proposal for Boundary Change to the South Australian Local Government Boundaries Commission (Commission) in December 2019. In January 2020 the Commission advised Council that it could progress in the process and submit a Stage 2 General Proposal for Boundary Change.

Council has since undertaken Public Consultation and ascertained that Town of Gawler residents were:

- a) Supportive of Council continuing to strategically pursue boundary realignment knowing that as the initiating Council, Town of Gawler, would have to pay for any investigation by the Commission if the proposal was successful; and
- b) Supportive of the Proposal and the “Areas of Interest” were in line with community sentiment.

Council Staff have since continued to work on the Boundary Change Proposal to include further information required under the Guidelines for Boundary Change. This report presents the draft Stage 2 General Proposal for Boundary Change for Council Member consideration and, if appropriate, approval to proceed with the submission of the Proposal to the Commission. Council Staff believe that the draft Stage 2 General Proposal for Boundary Change presented as **Attachment 1** to this report meets the requirements of the Commission for the purpose of assessing whether the Proposal warrants investigation. Background Town of Gawler submitted a Stage 1 Proposal for Boundary Change to the Boundaries Commission in December 2019. The following Council boundary adjustments form the basis of Council’s Stage 1 Proposal. (Refer **attachment 1** – details the plan)

Areas to be included in the Town of Gawler

- a. Area 1- Concordia Growth Area
- b. Area 2 - Hewett
- c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
- d. Area 4 – Portion of Gawler Belt
- e. Area 5 - Evanston Park
- f. Area 6 - Reid
- g. Area 7 – Hillier

Areas to be removed from the Town of Gawler;

- h. Area 8 – Portion of Bibaringa
- i. Area 9 – Portion of Uleybury

At the 26 November 2019 Special Council Meeting, the following motion was resolved:

RESOLUTION 2019:11:COU421

Moved: Cr C Davies

Seconded: Cr D Fraser

That Council:-

1. *Notes the Council Change Proposal – Further Analysis and Stage 1 Proposal Report.*
2. *Notes the correspondence received from the Boundaries Commission and neighbouring Councils as provided in Attachments 1 and 3.*
3. *Notes that the staged approach to Boundary Reform includes a number of hold points requiring Council decision.*
4. *Approves the submission of a Stage 1 Proposal as provided as Attachment 6 to the Boundaries Commission for feedback.*
5. *Notes that feedback received from the Boundaries Commission on the Stage 1 Proposal will be presented to Council for consideration prior to proceeding to the development of a Stage 2 Proposal.*

6. *Adopts, in principle, the proposed communication and consultation plan for Stages 1 and 2 of the Boundary Reform Process.*
7. *Notes that the potential costs for further progressing its boundary reform deliberations forming the Stage 2 process is estimated at \$10,000. This cost will be sought to be allocated as part of the 2nd Quarter Budget Review. Should Council decide to proceed with the Stage 3 Investigation of a General Proposal to be conducted by the Boundaries Commission, a budget allocation will be prepared as part of the 2020/21 Budget.*

In accordance with the above resolution a Stage 1 Proposal for Boundary Change was submitted to the Boundaries Commission on 4 December 2019.

The Boundaries Commission met on 20 January 2020 to review submissions to the boundary change process. As a result, the Commission responded to Council providing approval to proceed to Stage 2 – the development and submission of a General Proposal.

The Commission noted in their response the:

1. Significant work that Council has undertaken to develop its potential proposal, including the details of the Community of Interest and consideration of the section 26 principles and how these relate to the identified areas.
2. Important role that the Council plays in providing services to a developing and expanding region and noted the potential significance of this proposal for the region.

The Commission provided feedback regarding the initial proposal for consideration in the development of a General Proposal, providing the following advice:

1. Due to the significant scope of this potential proposal, I bring your attention to Section 30 of the Act and Guideline 2 which outline a simplified pathway for consideration of boundary change proposals that are minor administrative matters. The Council may wish to consider the option of referring an Administrative proposal to the Commission where proposed boundary changes are minor administrative matters;
2. As set out in stage 2 of Guideline 3, if the Council wishes to refer a general proposal to the Commission, the Commission recommends that the Council strongly identify how the proposal links to the Section 26 principles. More specifically, the Council may wish to identify the cultural, heritage, shopping, community services, sporting or any other component that the Council identifies that in the Council's view form the social fabric of the area, for each discrete boundary change that the Council may propose;
3. The proposal should also include evidence of the consultation process undertaken by the Council with the community and key stakeholders in relation to the proposal. Although the Commission will undertake its own consultation if it decides to investigate a proposal, it is expected that the Council would undertake consultation with identified stakeholders and the community more widely.
4. As set out in Guideline 3, councils are required to—
 - a. Provide a balanced representation of the advantages and disadvantages of the proposal
 - b. Identify stakeholder groups, providing details of the interests and identity of each.
 - c. Discuss impacts of the proposal on each group, and record any significant opposition known to the applicant council or councils and the basis of this.
5. The Commission is aware that the Council has received correspondence from the Light Regional Council and businesses in opposition to the proposal. Details of this correspondence and any other significant opposition known to the Council should be included in the Council's proposal along with information about the support for the proposal.

The above response from the Commission was presented to Council at the Ordinary Council Meeting held on 25 February 2020 where the following was resolved:

RESOLUTION NO: 2020:02:COU051

Moved: Cr C Davies

Seconded: Cr D Hughes

That Council:-

1. *Notes that in accordance with Council Resolution 2019:11:COU421 the Stage 1 Boundary Change Proposal was submitted to the Boundaries Commission on 4 December 2019.*
2. *Notes the correspondence received from the Boundaries Commission as provided in Attachment 1 which supports Council's proposal to proceed with further investigations regarding possible boundary reform.*
3. *Notes the correspondence received from neighbouring Councils as provided in Attachments 2 and 3.*
4. *Notes the decision from The Barossa Council, made 18 February 2020, identifying that it has chosen not to proceed with a Stage 2 General Proposal at this time despite being advised by the Commission that it could proceed with this proposal.*
5. *Confirms its intention to strategically progress with its proposed Boundary Reforms in demonstration of its commitment to delivering services to its communities of interest.*
6. *Requests Council Staff to write to the Commission seeking clarification on the Commission's statement that Council may wish to consider the option of referring an Administrative proposal to the Commission where proposed boundary changes are minor administrative matters, this clarification to specifically address:*
 - a. *Whether the areas identified by Council as potentially Administrative in nature (being Reid, Uleybury and the smaller section of Kalbeeba) would indeed be Administrative in the opinion of the Commission;*
 - b. *The appropriate level of consultation considered acceptable for an Administrative Proposal in comparison to a General Proposal.*
 - c. *The expected timeframe for determinations on Administrative Proposals in comparison with General Proposals.*
7. *Authorises the Mayor and Chief Executive Officer to continue discussions with Light Regional Council, The Barossa Council and City of Playford regarding Council's intention to pursue boundary reform.*
8. *Notes that, due to the need to seek clarification from the Boundaries Commission, community consultation regarding the further development of Council's boundary reform proposal(s) is now expected to occur in the second half of 2020 and that this provides time from other key Council consultations (e.g. Annual Budget, Community Plan, Heritage DPA and Essex Park Masterplan) that are planned to occur during the last quarter of the 2019/20 financial year.*
9. *Requests Council Staff to provide an update report to Council incorporates the following:*
 - a. *Clarification received from the Commission regarding what is/is not Administrative in nature.*
 - b. *An updated communications and consultation plan that further details the activities and associated costs required to develop Council's Stage 2 General Proposal, and any Administrative Proposals that may be undertaken.*
10. *Authorises the Mayor to respond to the correspondence received from Light Regional Council:*
 - a. *Confirming that Council lodged its Stage 1 Proposal to the Boundaries Commission on 4 December 2019;*
 - b. *Confirming that Council has received advice from the Boundaries Commission that it may progress to a Stage 2 General Proposal;*
 - c. *Informing that Council is progressing with its Boundary Reform considerations;*
 - d. *Advising that Town of Gawler rejects Light Regional Council's Alternative Proposal;*
 - e. *Noting that the boundary change process will be a long term process; and*
 - f. *Advising that Council is supportive of progressing a regional vision project in partnership with Light Regional Council, The Barossa Council, Adelaide Plains Council, Regional Development Australia Barossa Gawler Light Adelaide Plains and other regional partners and that since this regional vision project is not contingent on any boundary changes it can be progressed regardless of Boundary Reform considerations.*

As resolution 2020:02:COU051 from the 25 February 2020 Council Meeting confirmed Council's intention to continue to strategically pursue boundary reform Council wrote to the Commission in March seeking further clarification. Council queried the suggestion that some Areas of Interest may have been more administrative in nature and also regarding the level of consultation that would be deemed "appropriate" as Council Staff noted there were inherent challenges and sensitivities in consulting with residents of neighbouring Local Government Areas.

In April 2020 Council had not received a response to the request for clarification. Concerned by this delay, Council Staff contacted the Office of Local Government to set-up a meeting with Ms Alex Hart, Manager of the Office of Local Government. The meeting was convened on 5 May 2020 at which time Council Staff were advised that the letter sent of 5 March 2020 had not been received due to an issue with the internal mail system at the Commission. Consequently, a copy of the letter was forwarded to the Commission via email on 6 May 2020.

During the meeting with Ms Hart on 5 May 2020, Council Staff sought clarification regarding, in her opinion:

1. Whether the boundary changes Council sought in relation to the areas of Uleybury, Bibaringa and the smaller section of Kalbeeba as identified in the Proposal would be considered administrative matters
2. What would be deemed "An appropriate level of Consultation" required to develop Council's Stage 2 Proposal.

Through these discussions Council Staff became aware that to meet the requirements of an Administrative Proposal, Council would need to address boundary reform in these 3 areas differently, using property boundaries only, not suburb/locality boundaries as the basis for change. This has been subsequently confirmed by correspondence received from the Commission.

Alignment of Council's boundary to accommodate property boundary anomalies only was not Council's chosen approach in developing its initial Stage 1 Proposal. Council's Stage 1 Proposal was committed to uniting "Communities of Interest" therefore incorporating suburb/locality boundaries as the basis for change. Consequently, it has been determined that none of the areas identified would be considered as administrative in nature.

With respect to Council's query regarding the consultation requirements the Commission had set a workshop date to review and discuss the matter further prior to providing Council with a response.

A comprehensive response to the matters raised with the Commission was received on 6 July 2020. There was a significant delay due to the queries raised by Council causing the Commission to review its processes, procedures and guidelines prior to responding.

The response from the Commission confirmed that:

- a) Unless Council wished to change its approach to Areas 8 & 9 (Bibaringa & Uleybury respectively of the proposal), then none of the Stage 1 Proposal Geographical areas/Communities of Interest would be considered administrative in nature.
- b) The Commission is not in a position to provide timeframes for the determination of either Administrative or General Proposals
- c) The Commission has given significant consideration to the Council's request of 11 May 2020 seeking clarification on community consultation requirements for a General Proposal. As a result, the Commission has formed the view that Guideline 3 does not provide sufficient clarity for councils when considering undertaking community consultation for a General Proposal. For this reason, the Commission amended Guideline 3 to provide clarity on community consultation requirements.
- d) The amendments to Guideline 3 now place greater emphasis on a 'calendar of events' rather than the need to provide evidence of 'appropriate consultation' with the community. This reflects the Commission's view that it is not appropriate for initiating councils to undertake extensive consultation on the boundary changes that it is proposing, given the difficulties that an initiating council may have in consulting communities not within their area, and, more importantly, the limitations in consulting on a proposal that has not yet been investigated,

and would therefore not be in a position to include all information about the impact of the proposed boundary changes on all who would be affected by the change.

- e) It is reasonable that an initiating council would undertake community consultation that is necessary to determine whether it should proceed with a proposal to the Commission. Guideline 3 therefore clarifies that a council should provide evidence of key council decisions, announcements, notices, details of any public meeting(s), press articles and any correspondence received in support or objection to the Council's proposal.
- f) The Commission has determined that as an independent body, the Commission is not in a position to undertake consultation on behalf of a Council. As noted above, if the Commission decides to investigate a proposal it will undertake consultation in line with Guideline 9, which will include the design of a specific engagement plan in consultation with affected Councils.

The response provided in regards to the consultation query represented significant change to the expectations being placed on an Initiating Council through this process. Council was no longer required to reach beyond its own Local Government Area (LGA) to consult with a proposed affected area, due to the significant challenges this represents. Members of the affected communities outside of the Initiating Council's LGA could still be allowed and encouraged to participate in any consultations undertaken during Stage 2 of the process, however, it is now the Commission's role to undertake the consultation with an affected community if indeed a General Proposal progresses to an investigation (Stage 3).

At the 28 July 2020 Council Meeting a report was presented that detailed the above information and advice that had been provided by the Boundaries Commission and the following was resolved:

RESOLUTION 2020:07:COU253

Moved: Cr C Davies

Seconded: Cr P Little

That Council:-

1. *Notes that advice received from the Boundary Commission's Office indicates that none of the Communities of Interest captured in the Council's proposed Boundary Reforms are to be considered administrative therefore Council is to proceed with the proposed boundary changes as a consolidated General Proposal.*
2. *Notes that Council has received clarification from the Boundaries Commission in regards to the level of consultation required in Stage 2 of the Boundary Change Proposal process.*
3. *Notes that as a result of Town of Gawler's request for clarification on the level of consultation required for a Stage 2 General Proposal submission, the Boundaries Commission has amended Council Boundary Change Proposal - Guideline No. 3 Submitting a General Proposal to the Commission. The Boundaries Commission recognised that an expectation for Councils to consult beyond their Local Government Area presented unique challenges therefore the impost on Councils to engage with Communities of Interest which are not within their current Local Government Area has been removed. Likewise the expectation to provide information regarding how affected Councils addressed the proponent's Boundary Change Proposal has also been removed from Guideline 3.*
4. *Adopts the updated Consultation and Communications Plan which has been updated since previously provided to Council and supported in principle under resolution 2019:11:COU421.*
5. *Approves the commencement of the Stage 2 Public Consultation phase as proposed in the Consultation and Community Plan with a 6 week consultation period occurring throughout September and October 2020.*
6. *Approves the Boundary Reform Discussion Paper which will be used as a key communication piece during the Public Consultation phase to be undertaken as part of the development of the Stage 2 General Proposal.*

7. *Notes that Light Regional Council submitted a Stage 1 Proposal to the SA Boundaries Commission for consideration and that the Commission determined that the Light Regional Council submission did not align with the Section 26 Principles for Boundary Change and therefore has advised that “a general proposal as outlined in the potential proposal cannot be referred for consideration.”*
8. *Notes that the South Australian Boundaries Commission has provided correspondence to Town of Gawler, City of Playford and Barossa Council, as affected Councils under the Light Regional Council’s Stage 1 Proposal for Boundary Change, to advise of the Commission’s response provided to Light Regional Council in regards to their failed submission.*
9. *Notes that the Town of Gawler boundary reform proposal is the only Council proposal in South Australia to be progressing to a Stage 2 submission.*

Responding to the above resolution, Council Staff progressed to the Public Consultation phase of the process, with a 6-week Public Consultation which opened on 26 August 2020 and closed on 7 October 2020.

The results of the Consultation were received by Council at a Special Council Meeting held on 3 November 2020 where the following was resolved:

RESOLUTION NO: 2020:11:COU448

Moved: Cr N Shanks

Seconded: Cr C Davies

That Council:-

1. *Notes that in alignment with the Guidelines for Boundary Change Council is required, as part of Stage 2 in the process, to:*
 - 1.1. *Undertake Public Consultation with its Community to ascertain if it should submit a General Proposal to the South Australian Local Government Boundaries Commission for consideration for investigation.*
 - 1.2. *Provide the results of any Public Consultation as part of any such General Proposal.*
2. *Notes that in alignment with Guidelines for Boundary Reform, as recently amended, it is the role of the Commission to undertake the consultation with the ‘Communities of Interest’ in neighbouring Councils affected by the Proposal, not the role of the initiating Council.*
3. *Receives results of the Boundary Reform Consultation Survey, the 22 written submissions and findings of the Public Consultation on Boundary Reform, noting that there were 62 attendances recorded across the two public forums, with some Council Members choosing to attend both sessions.*
4. *Notes that the number of survey responses received was 158 completed surveys and 44 partial completed surveys. Of these responses 89 identified as being from the Town of Gawler LGA, 68 identified as being from Light Regional Council, 36 identified as being from The Barossa Council, 7 identified as being from the City of Playford and 2 identified as from another council LGA as past Gawler residents.*
5. *Notes that the majority of respondents to the survey (68%) from the Town of Gawler Local Government Area are supportive of the Proposal for Boundary Change in its current form and 67% support proceeding to finalise and submit a General Proposal to the independent Commission to investigate the suggested changes to the boundaries.*
6. *Notes that the majority of respondents to the survey from neighbouring Local Government Areas do not support Council’s Proposal – and despite respondents from neighbouring Councils making up 56% of total respondents the overall aggregated survey result shows almost as many respondents supporting the proposal as those opposing it (42% vs 45%) with the remaining 9% indicating they are neutral on the subject.*
7. *Seek that the Council Staff provide a draft General Proposal for Boundary Change, updated to reflect/include the outcomes of the recent public consultation, to Council at a future meeting for its consideration for lodgement with the Commission seeking boundary*

change.

8. Notes that the submission of a General Proposal to the Commission does not establish an obligation for Council to proceed with an investigation without further consideration and deliberation on the costs and process, nor is the Commission obligated to investigate any such proposal it receives. Council's further consideration relative to progressing with Boundary Reform is intended to form part of its 2021/2022 budget preparations.
9. Authorises the Mayor to respond to all the submissions received which would amongst other matters detail Council's deliberations as a consequence of Council's consideration of this report.

This report presents the draft Stage 2 General Proposal for Council Member consideration and, if appropriate, approval to proceed with the submission of the Proposal to the Commission.

COMMENTS/DISCUSSION

Boundary Reform Process and Project timelines

As previously reported to Council, the Boundary Reform process is new and has not been tested however, the process includes:

- Stage 1 – Submission of a Stage 1 Initial Proposal (completed)
- Stage 2 – Submission of a Stage 2 General Proposal
- Stage 3 – Inquiry - Investigation of General Proposal

The process for the consideration of Boundary Change Proposals is outlined in the following diagram.

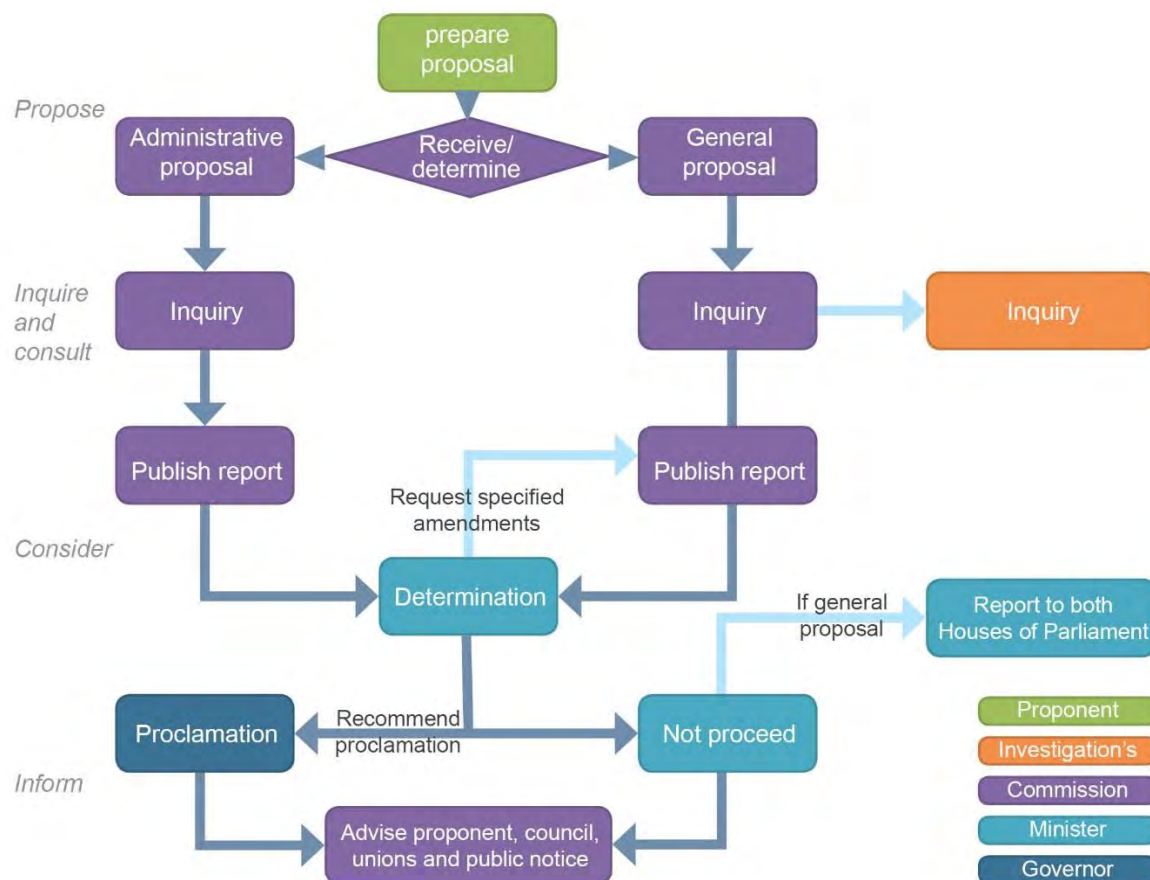


Figure 1: Process for considering Boundary Change Proposals¹

¹ Council Boundary Change Proposals – Guideline 1, Attachment 1, Version 1 January 2019

Stage 3 will be unique to each council proposal and will be undertaken by the Commission if it chooses to accept and undertake an assessment of a Stage 2 General Proposal and determine to proceed to the investigation stage and the scope for the same. Council has previously received correspondence from the Commission that confirms Council Administration's understanding of the process.

Investigation of General Proposals Initiated by Councils

When considering any boundary change proposal, the Commission must refer to the objects of the Act as a whole, and in particular, the Principles contained within Section 26 of the *Local Government Act*.

In addition to these Principles, an inquiry must consider:

- I. The financial implications and impact on resources that the general proposal is likely to have on any council affected by the general proposal; and*
- II. The extent of support for the general proposal (in particular) and boundary reform in the area (in a general sense) within the community affected by the general proposal; and*
- III. The extent of support for the general proposal of any council affected by the general proposal; and*
- IV. The impact of the various rights and interests of any council employees affected by the general proposal; and*
- V. Any other principles prescribed by the regulations.*

Other matters taken into consideration are outlined in Guideline 4 (**Attachment 3**).

Council Staff have noted the above inquiry considerations. Further analysis in respect to these matters would form part of any subsequent investigations undertaken by the Commission should this proposal proceed past Stage 2 assessment.

If the Commission determines that a General Proposal will proceed to investigation (Stage 3), the Commission will determine the scope of the inquiry and whether the Commission will undertake the investigation 'in-house' or if it will appoint one or more independent investigators to undertake a detailed inquiry into the proposal.

Investigators will have significant powers to enable information to be obtained that is determined relevant to an inquiry – as outlined in Guideline 5 (**Attachment 4**).

The initiating Council is responsible for the costs associated with investigations of General Proposals and all affected councils will be consulted during the appointment of independent investigators.

Costs will vary depending on the complexity of the proposal submitted to the Commission, the investigation process and the associated public consultation that occurs during the investigation. The Commission will provide the initiating council with the estimated cost and that council can then consider whether it still wishes to proceed with the investigation or withdraw its application.

With regards to Council's development of a Boundary Change Proposal the following high-level project schedule was developed for Stages 1 and 2 of this project based on the assumption that Council will proceed with pursuing boundary adjustments. Activities and timeframes remain indicative only.

Please note, a number of Council decision/hold points have been built into the process (as is illustrated below).

Activity	Indicative timeframe
Update report to Council & Council decision to proceed to Stage 2	February 2020 (completed)
Update report to Council & Council decision to proceed with community consultation	July 2020 (completed)
Stage 2 – Development and submission of a General Proposal	

Stakeholder consultation: (Aug - Oct) <ul style="list-style-type: none"> Part 1 = Initial consultation seeking community comment and input on the Boundary Change Proposal and if residents support an independent body to review the Town of Gawler Local Government Area Boundary. This stage will inform Part 2 of Consultation. Part 2 = Community and Stakeholder open forum (with Independent Facilitator) & consultation via website – Your Voice and communication schedule below etc (closing early October 2020). 	July – Oct 2020 (completed)
Special Council Meeting to consider feedback from stakeholder consultation	Nov 2020 (completed)
Council consideration of Stage 2 Proposal	Dec 2020
Submission of Stage 2 Proposal to Boundaries Commission	Dec 2020 / Jan 2021
Advice received from Boundaries Commission, including high level quote for Stage 3 investigation (if applicable)	April 2021
Update report to Council and decision to proceed to Stage 3 (if applicable)	May 2021
Stage 3 – Investigation of General Proposal	
Activities and timeframes yet to be determined as they will be informed by the Commission's determination relative to Council's submitted Stage 2 Proposal. If Council chooses to proceed with Stage 3 then this Investigation will be undertaken independently and include stakeholder consultation and detailed financial analysis.	May 2021 onwards

The project has now progressed to the point of developing a draft Stage 2 General Proposal for Council's consideration and endorsement for submission to the Commission.

It should be noted that for planning purposes, and in consultation with the Commission, it has been assumed that any review/decision made by the Commission will take a minimum of 3 months. However, due to the Town of Gawler Proposal being quite complex the Commission may choose to "break up" the Proposal to investigate in stages so the timeline may change significantly if this occurs.

Draft Stage 2 General Proposal

Since Council's Stage 1 Proposal was assessed in January 2020 by the Commission and approved to proceed to Stage 2 of the boundary change process, Council wrote to its neighbouring Councils that are affected by the Proposal seeking further information to allow a more in-depth financial analysis to be undertaken.

However, Light Regional Council declined to provide further information and The Barossa Council advised they did not currently have resourcing available to provide Council with the information it needed but would at a future date if resourcing allowed. City of Playford did not respond to the request. Not having access to the next level of financial information such as infrastructure and assets in the Areas of Interest and the general state of the assets (ie stage of life) has meant that further financial analysis could not be considered accurate due to the level of assumptions that would have to be made.

It should be noted that it is the role of the Commission to undertake the financial analysis during the investigation to ascertain the financial impacts for all Councils affected by the Proposal and have appropriate powers under the legislation to compel a Council to provide information required as part of their investigation. Therefore, Council staff have only been able to update the high-level General

Rates analysis that has previously been provided for Council's information. This updated information is provided in the Table below.

2020/21 RATING COMPARISON *				
	Gawler	Barossa	Playford	Light
<i>Rate in the \$:</i>				
Residential	0.005161	0.003489	0.00241174	0.0044794
Commercial / Industrial	0.0066345 – 0.0110575	0.005271 – 0.015908	0.01342094	0.0078390 – 0.0123184
Primary Production	0.005161	0.003200	0.00241174	0.0036283
Vacant Land	0.0077415	0.006325	0.00241174	0.0078390
Other	0.005161	0.005792	0.00241174	0.0044794
Minimum General Rate	\$1023	N/A	N/A	\$875
Fixed Charge (i.e. added to Valuation x Rate in \$ calculation)	N/A	\$360	\$1,018	N/A
2020/21 Average Residential property valuation **	\$321,000	\$355,000	\$250,000	\$350,000
2020/21 Average Residential Rates	\$1,656.68	\$1,598.60	\$1,620.94	\$1,567.79
2020/21 Commercial Rates (based on 2020/21 Gawler median Commercial property valuation of \$339,000)	\$2,249.10	\$2,146.87	\$5,567.70	\$2,657.42
2020/21 Vacant Land Rates (based on 2020/21 Gawler median Vacant Land valuation of \$154,000)	\$1,192.19	\$1,334.05	\$1,389.41	\$1,207.21
2019/20 Average Residential Rates	\$1,618.63	\$1,564.71	\$1,576.62	\$1,500.60
2020/21 Average Residential Rates ***	\$1,616.68	\$1,598.60	\$1,620.94	\$1,567.79
2019/20 Variance to Gawler		-\$53.92	-\$42.01	-\$118.03
2020/21 Variance to Gawler		-\$18.08	+\$4.26	-\$48.89

*Rates in \$, Minimum Rate, Fixed Charge sourced from SA Gazettal notices.

**Average Residential Valuation sourced from LGA Rating survey and/or respective Council 2020/21 Budget / Business Plan

***Town of Gawler Includes \$40 'one-off' COVID-19 rebate for all ratepayers adopted by Council at 30 November 2020 Meeting

As outlined in the Table above, the level of disparity between Town of Gawler General rates and the other Council General rates that existed in the 2019/20 financial year has significantly dissipated in the 2020/21 financial year, to the extent that the greatest disparity is less than \$1 per week.

The \$69 reduction in the disparity between Town of Gawler and Light Regional Council (i.e. from \$118 to \$49) is predominantly attributable to the average residential General Rates in Light Regional Council increasing by 4.2% in 2020/21. In this regard, whilst their Residential Rate-in-the-\$ remained unchanged from the 2019/20 financial year, their average residential property valuation increased from \$336,000 to \$350,000 (hence, the 4.2% increase).

Also, as previously reported, Concordia Land Trust through the Concordia Land Management were seeking to progress the development through the establishment of a Precinct Authority under the *Urban Renewal Act 1995*.

Council received advice in 2019 from the Minister for Transport, Infrastructure and Local Government (who is responsible for the *Urban Renewal Act 1995*) that Concordia Land Management on behalf of the Concordia Land Trust have submitted a business case and a request for the establishment of an urban renewal precinct for land in Concordia under the *Urban Renewal Act 1995*. Town of Gawler has provided feedback on the Business Case. It is understood that this matter has not progressed any further as it is on hold whilst reforms to the Planning Code are finalised.

It is not anticipated that this matter will impact on Council's boundary reform agenda at this stage.

As per Guideline 3 (**Attachment 2**) for Boundary Change an initiating council(s) is required within its Proposal to detail:

- a) Description of the proposal
- b) Section 26 principles and how they apply to the Proposal
- c) Community of interest
- d) Consultation
- e) Advantages and Disadvantages
- f) Any other relevant information

The Commission, in its correspondence with regard to Council's Stage 1 Proposal, had already noted the "significant work that Council has undertaken to develop its potential proposal, including the details of the Community of Interest and consideration of the section 26 principles and how these relate to the identified areas."

With the Consultation feedback from residents of the Town of Gawler being supportive of the Areas of Interest and indicating the Gawler Community of Interest does extend beyond Council's current boundaries as the Proposal captures there has been no change to these elements of the Proposal.

The Proposal has had information added throughout the document, some maps have been updated to show the suggested boundary changes more clearly and the addition of new sections being: section (4) Community and Stakeholder Consultation, section (5) Calendar of Events and Section (6) Media Coverage, which have been included for further information as required under Guideline 3 for Boundary Change.

Council Staff believe that the draft Stage 2 Boundary Change General Proposal presented as **Attachment 1** to this report meets the requirements of the Commission for the purpose of assessing whether the Proposal warrants investigation.

If Council resolves to submit the Stage 2 General Proposal to the Commission for consideration an outcome of its assessment may not be known until April or May 2021. If the Commission finds that an investigation is warranted it will provide Council with an indicative cost of proceeding with the investigation. A further report will be presented to Council when a response is received from the Commission to determine the next steps.

It should be noted that the potential costs for further progressing Council's boundary reform proposal, if Council should decide to proceed with the Stage 3 Investigation of a General Proposal to be conducted by the Boundaries Commission, will, once notified by the Boundaries Commission, be

further considered by Council as part of Council's 2021/22 Annual Budget deliberations. Council Staff have previously communicated an indicative \$250,000 for this investigation however, this cost can only be determined by the Commission.

COMMUNICATION (INTERNAL TO COUNCIL)

Executive Management Team
Strategic Infrastructure Manager
Team Leader Development Services
Strategic Planner
Rates Officer
Coordinator Marketing and Communications
Team Leader Procurement and Business Improvement

CONSULTATION (EXTERNAL TO COUNCIL)

Boundaries Commission
Office of Local Government
General Community Consultation

POLICY IMPLICATIONS

Nil

RISK EVALUATION

Risk	
Identify	Mitigation
If Council does not proceed to lodge a Stage 2 Proposal - Reputational	Submitting a Stage 2 General Proposal is in keeping with previous Council Resolutions and is supported by the majority of Town of Gawler participants in the open public consultation.
Opportunity	
Identify	Maximising the Opportunity
Defining Gawler according to Community of Interest	Ensuring Community of Interest is provided with an opportunity to be heard and provided with accurate information Providing the communities of interest with an opportunity to define, support and set their "hometowns" strategic direction and future investments.

STATUTORY REQUIREMENTS

Local Government Act 1999

Local Government (Boundary Adjustment) Amendment Act 2017

FINANCIAL/BUDGET IMPLICATIONS

Council allocated \$20,000 within its 2020/21 Adopted Budget for the progression of its Boundary Reform Proposal to submission of a Stage 2 General Proposal. Year to date \$11,546.67 has been spent according to the breakdown below:

- \$6,000 for the design, programming and analysis of the survey undertaken by Square Holes
- \$4,425 for URPS to facilitate the Public Forums at the Gawler Sport and Community Centre
- \$1,121.67 for advertising, catering and other sundry expenses

Future costs associated with Council's General Proposal for Boundary Change will be determined by the Boundaries Commission if it decides to offer Council the opportunity to progress to Stage 3 - Investigation. These costs are unable to be quantified at this time. Council Staff have previously communicated an indicative \$250,000 for the Stage 3 Investigation however, this cost can only be determined by the Commission.

A budget bid will be prepared for consideration by Council during its 2021/22 Annual Budget deliberations and the expectation is that the Commission will provide its response to Council's Stage 2 Proposal (including the indicative cost for Stage 3) prior to Council's Draft 2021/22 Annual Budget being presented for Council's adoption.

COMMUNITY PLAN

Objective 1.1: Maintain a clearly defined township, one which is distinct from neighbouring areas

Objective 1.2: Build a local community that is proud of Gawler

Objective 2.1: Physical and social infrastructure to service our growing population and economy

Objective 2.2: Growth to be sustainable and respectful of cultural and built heritage

Objective 2.4: Manage growth through the real connection of people and places

Objective 3.4: Gawler to be an inclusive and welcoming community

Objective 5.2: Be recognised as a 'best practice' Local Government organisation

Objective 5.3: Deliver ongoing effective and efficient services, including support for regional collaboration

-
4. Request Council Staff to further develop the following opportunities for lodgement with the State Government Open Space and Places for People Program, noting that a further report on the final costs of these project will be presented to the January 2021 Ordinary Council Meeting:
- a. A contribution to the delivery of community open space infrastructure proposed within the Draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan, including a community court and improved pedestrian connections to the Gawler Oval railway station, with Council's contribution to be considered as a budget bid within Council's Draft 2021/22 Annual Budget.
 - b. A contribution to the delivery of a proposed Lyndoch Road beautification, greening and pedestrian connection project with Council's contribution to be considered as a budget bid within Council's Draft 2021/22 Annual Budget.
 - c. A contribution to the delivery of a new playground located in the reserve bordered by Brigalo, Britton and Myall Streets, Gawler West (Gawler West Playground) with Council's contribution to be considered as a budget bid within Council's Draft 2021/22 Annual Budget.

CARRIED

11.5 BOUNDARY REFORM - STAGE 2 GENERAL PROPOSAL

RESOLUTION 2020:12:COU529

Moved: Cr D Hughes

Seconded: Cr P Little

That Council :-

- 1. Notes that the staged approach to Boundary Reform includes a number of hold points requiring Council decisions.
- 2. Approves the submission of the Stage 2 General Proposal as provided as Attachment 1 to the Boundaries Commission for consideration with the Areas to be included in the Town of Gawler being:
 - a. Area 1- Concordia Growth Area
 - b. Area 2 – Hewett
 - c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
 - d. Area 4 – Portion of Gawler Belt
 - e. Area 5 – Evanston Park
 - f. Area 6 – Reid
 - g. Area 7 – Hillierand the Areas to be removed from the Town of Gawler being:
 - h. Area 8 – Portion of Bibaringa
 - i. Area 9 – Portion of Uleybury
- 3. Notes that a further report will be presented to Council when the Commission provides its assessment of Council's Stage 2 General Proposal and that this report will include the indicative costs of proceeding with the Stage 3 Investigation if the Commission determines that Council's Stage 2 Proposal for Boundary Change warrants investigation.
- 4. Notes that Council Staff have previously communicated an indicative \$250,000 for the Stage 3 Investigation however, this cost can only be determined by the Commission and will, if notified by the Boundaries Commission that Council's Stage 2 General Proposal warrants investigation, be further considered by Council as part of Council's 2021/22 Annual Budget deliberations.

CARRIED

Cr Tooley called a division
The Mayor declared the vote set aside

In Favour: Crs C Davies, D Fraser, K Goldstone, D Hughes, P Koch and P Little

Against: Crs B Sambell, N Shanks, I Tooley and J Vallelonga

CARRIED 6/4

The Mayor declared the vote **CARRIED**

At 8.32pm, Cr Koch left the meeting

At 8.33pm, Cr Koch returned to the meeting

At 8.41pm. Cr Vallelong left room

11.7 PUBLIC CONSULTATION UPDATE - LEASE AGREEMENT - GAWLER VETERAN, VINTAGE AND CLASSIC VEHICLE CLUB

RESOLUTION 2020:12:COU530

Moved: Cr D Hughes

Seconded: Cr P Little

That Council:-

1. Notes the outcome from the Public Consultation process relating to the proposed leasing of Community Land, being portion of Allotment 101 Little Paxton Street Willaston, to the Gawler Veteran Vintage and Classic Vehicle Club for the purpose of establishing a Community Centre (Clubroom) resulted in no submissions having been received
2. Acknowledges that the Club will be funding an intrusive site investigation which will include drilling and other site suitability parameters at the proposed club site.
3. Notes that pending the outcomes of the intrusive site testing and engineering outcomes a Development Application will need to be lodged by GVV & CVC and assessed by Council's Assessment Panel.
4. Notes that a further report in regard to the proposed establishment of the Community Club will be presented to Council upon the completion of the site drilling and testing and the Development Application assessment to then allow Council to further consider the matter and make a final determination.

CARRIED UNANIMOUSLY

At 8.41pm, Cr Vallelonga returned to the room.

At 8.41pm, Cr Shanks left the room

At 8.43pm Cr Shanks returned to the meeting