



### NOTICE OF COUNCIL MEETING

TO: Mayor Karen Redman  
Deputy Mayor Cr Brian Sambell  
Councillors Cr Cody Davies  
Cr Diane Fraser  
Cr Kelvin Goldstone  
Cr David Hughes  
Cr Paul Koch  
Cr Paul Little  
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 Ordinary Meeting of the **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 15 December 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**  
10 December 2020

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**1 STATEMENT OF ACKNOWLEDGEMENT**

*We would like to acknowledge this land that we meet on today is the traditional lands for the Kurna people and that we respect their spiritual relationship with their country. We also acknowledge the Kurna people as the custodians of the greater Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna 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**

*(Limited to a total time of up to 20 minutes)*

**4 DEPUTATIONS**

Nil

**5 DECLARATIONS OF INTEREST**

## **6 ADJOURNED ITEMS**

### **6.1 KRIEG ROAD PROPERTY DIVESTMENT**

#### **Reason for Confidentiality**

In accordance with Sections 83(5) and 84(6) of the Local Government Act, 1999 – the Chief Executive Officer considers that this item may be considered in confidence by the Council on the grounds set out below (and therefore will remain confidential until the Council resolves how this item is to be classified).

A further written report will be considered by Members at the Meeting after the following recommendation is carried.

#### **OFFICER'S RECOMMENDATION**

##### **6.1 Krieg Road Property Divestment**

That:

1. Pursuant to Section 90(3) (b)(i),(h) of the Local Government Act 1999 (the Act), the Meeting orders that the public be excluded from attendance at this part of the meeting relating to Item 6.1, excepting the following persons:

- Chief Executive Officer
- Manager Development, Environment & Regulatory Services
- Manager Infrastructure & Engineering Services
- Manager Finance & Corporate Services
- Manager Business Enterprises & Communications
- Manager, Library and Community Services
- Minute Taker

to enable the Meeting to consider Item 6.1 in confidence on the basis that the Meeting considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 6.1:

(b)(i) information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council

(h) legal advice

Specifically, the matter relates to relates to divestment of Krieg Road property and subsequent legal advice

2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

## **6.2 BUSINESS INNOVATION HUB MANAGEMENT AGREEMENT UPDATE NOVEMBER 2020**

### **Reason for Confidentiality**

In accordance with Sections 83(5) and 84(6) of the Local Government Act, 1999 – the Chief Executive Officer considers that this item may be considered in confidence by the Council on the grounds set out below (and therefore will remain confidential until the Council resolves how this item is to be classified).

A further written report will be considered by Members at the Meeting after the following recommendation is carried.

### **OFFICER'S RECOMMENDATION**

#### **6.2 Business Innovation Hub Management Agreement Update November 2020**

That:

1. Pursuant to Section 90(3) (d)(i) of the Local Government Act 1999 (the Act), the Meeting orders that the public be excluded from attendance at this part of the meeting relating to Item 6.2, expecting the following persons:

- Chief Executive Officer
- Manager Development, Environment & Regulatory Services
- Manager Infrastructure & Engineering Services
- Manager Finance & Corporate Services
- Manager Business Enterprises & Communications
- Manager, Library and Community Services
- Minute Taker

to enable the Council to consider Item 6.2 in confidence on the basis that Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 6.2:

- (d)(i) commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party

Specifically, the matter relates to commercial information which is the subject of current negotiations with the manager of the Business Innovation Hub.

2. Accordingly, on this basis, the principle that meetings of the Ordinary Council Meeting should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

**7 PETITIONS**

Nil

**8 CONFIRMATION OF MINUTES**

Special Council Meeting – 23 November 2020

Ordinary Council Meeting - 24 November 2020

Special Council Meeting - 30 November 2020

**9 BUSINESS ARISING FROM MINUTES**

Nil

**10 COUNCIL MEMBER REPORTS**

Nil

## 11 OFFICER REPORTS









### 11.1 DRAFT TOWN OF GAWLER COMMUNITY PLAN 2030+

**Record Number:** CC20/57;IC20/695

**Author(s):** David Petruzzella, Strategic Planner

**Previous Motions:** 2020:09:COU362, 2020:06:COU210, 2020:02:COU054, 2019:10:COU397

**Attachments:**

1. Individual responses recieved via survey - Community Plan 2030+ Consultation - 13-11-2020 CR20/84084 
2. Department of Primary Industries Submission - Community Plan 2030+ Consultation CR20/86106 
3. Light Regional Council Submission - Community Plan 2030+ Consultation CR20/86108 
4. Adelaide Plains Council Submission - Community Plan 2030+ Consultation CR20/86112 
5. Climate Emergency Action Plan Working Group Submission - Community Plan 2030+ Consultation CR20/86114 
6. Peter Miethke Submission - Community Plan 2030+ Consultation CR20/86116 
7. Rachel Brdanovic Submission - Community Plan 2030+ Consultation CR20/86119 
8. Town of Gawler Community Plan 2030+ CR20/91366 

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### OFFICER'S RECOMMENDATION

That Council:-

1. Notes the Draft Town of Gawler Community Plan 2030+ update report.
2. Notes the outcomes and summary of the second phase of public consultation for the project.
3. Notes the updates made to the document post the second phase of public consultation.
4. Adopts the Town of Gawler Community Plan 2030+, as attached.

### SUMMARY

Pursuant to Section 122 of the *Local Government Act 1999*, Council must develop and adopt plans for the management of its Council area. It must also review its Community Plan within 2 years of a Local Government Election. As a result, the Town of Gawler is due to review its Community Plan 2017-2027 by November 2020 to ensure it is consistent with community aspirations.

This report presents an update from the second and final phase of public consultation which took place between 30 September 2020 and 13 November 2020 (6 weeks). A Draft copy of the Gawler Community Plan 2030+ was the subject of this consultation period.

### BACKGROUND

Section 122 of the *Local Government Act 1999* requires the development of a number of specific Strategic Management Plans, and the Community Plan forms a key overarching document within this Strategic Management Plan framework.



Council must also review its Community Plan within 2 years of a Local Government Election. As a result, the Town of Gawler is due to review its Community Plan 2017-2027 to ensure it is consistent with community aspirations.

Council's Strategic Management Plan Framework is illustrated as below in the Community Plan 2017-2027:



Council's current Community Plan, the 'Gawler Community Plan 2017-2027' was adopted in October 2017 following a review that took place over approximately ten months. The Community Plan is designed to span a 10-year period, and although it was adopted less than three years ago its implementation is progressing well.

As previously iterated to Council the Administration are of the opinion that the review of the Gawler Community Plan 2017-2022 should not otherwise constitute a complete rewrite but more than likely a 'refinement'. Noting that the extent of change will be very much informed by stakeholder feedback.

A report was presented to Council at the October 2019 meeting, notifying the Elected Body that the process to review the Community Plan was to commence shortly as well as providing an indicative methodology moving forward, with the aim being to have the review completed by October 2020. The below resolution was adopted by Council at this meeting:

RESOLUTION 2019:10:COU397

Moved: Cr D Fraser

Seconded: Cr D Hughes

*That Council:-*

- 1. Pursuant to Section 122 of the Local Government Act 1999 clause 4b undertake a review of Council's Community Plan to ensure it is reflective of community aspirations and proceed to formulate an updated Community Plan 2030.*
- 2. Notes that the existing Gawler Community Plan 2017-2027 was adopted in 2017 covering a 10 Year period, and its implementation is progressing accordingly.*
- 3. Notes the methodology to undertake a review of the Gawler Community Plan as detailed in the report.*

A Preliminary workshop took place on 10 February 2020. The workshop was facilitated by Mr. Steven Nayda (from Zed Management Consulting) and sought to initiate the discussion of the current Community Plan's suitability, and commence discussions with Council Members about the strategic issues facing the Council and Community over the next 10 years.

The workshop was a constructive session which occurred over approximately two and half hours. The concept of the public value triangle was explored as well as time permitted for review of existing goals, objectives and strategies. Key themes which emerged from the workshop include;

1. Opportunity to reduce overlap across objectives and strategies;

2. Seek to make Document more succinct;
3. Opportunity to review a number of dated objectives;
4. Review some of the very specific objectives to allow greater flexibility; and
5. The five goals remain relevant;

In February 2020 a report was presented to Council with a draft Community Engagement Plan for Council's consideration. The following motion was adopted:

RESOLUTION 2020:02:COU054

Moved: Cr D Fraser

Seconded: Cr K Goldstone

*That Council: -*

1. *Notes the Review of Community Plan 2017-2027 report.*
2. *Adopts the Community Engagement Plan presented.*

The Community Engagement Plan proposed a two phase approach which sought to initially gauge matters of importance with the local community as well as thoughts about the existing Community Plan. This information is to then assist with the initial formulation of the Draft Plan prior to a second phase of consultation which will be utilised to consult on the Draft Community Plan 2030+.

The preliminary round of public consultation for the Community Plan 2030+ project took place from Wednesday 29 April 2020 to Friday 22 May 2020.

At the conclusion of the consultation period a total of 90 responses were received. The responses consisted of 85 surveys and 5 individual submissions. A detailed summary of the outcomes from the preliminary phase of consultation was presented to Council in June 2020.

The following motion was also adopted:

RESOLUTION 2020:06:COU210

Moved: Cr D Hughes

Seconded: Cr D Fraser

*That Council:-*

1. *Notes the Town of Gawler Community Plan 2030+ Update report.*
2. *Notes that the preliminary phase of community consultation is now complete.*
3. *Notes the findings and themes derived from the initial engagement with Council Members and the preliminary round of community consultation presented in this report.*
4. *Seeks that the draft Community Plan 2030+ be generated with the findings and themes presented in this report.*
5. *Seeks that the draft Community Plan 2030+ be presented back to Council for consideration and endorsement prior to commencing a second phase of community consultation.*

The information gathered from the preliminary workshop as well as the preliminary phase of consultation were then utilised to form the draft Community Plan 2030+.

Following the adoption of the above resolution a second Community Plan workshop was scheduled for 2 July 2020. The workshop was again facilitated by Mr. Steven Nayda and sought to discuss a preliminary draft of the Community Plan 2030+ prepared by the administration, which was based upon the feedback received via the previous workshop and recent community consultation. The preliminary draft was received relatively well and the feedback generated was considered to be constructive, a list of key matters raised and discussed is summarised below:

- 1) Vision statement would benefit from additional explanation
- 2) Climate change and Council's role to have greater emphasis throughout the document

- 3) Greater emphasis of Council's role as a 'Regional Hub' to be accentuated
- 4) Many of the images required revisiting
- 5) References around the electrification project to be revisited emphasizing that although the project is supported by Council it is in fact a State Government project
- 6) Additional opportunity for amalgamation was highlighted
- 7) Seek to include an additional strategy which looks to protect cultural sites
- 8) Amend Goal 4 to include the word 'Protect'
- 9) Look to include a third objective under goal five to help distinguish between operational matters and leadership
- 10) Include further commentary for readers regarding how the plan is measured and where to from here.

The document was refined a further time with the information summarised above.

## COMMENTS/DISCUSSION

A report was presented to the September Council meeting seeking endorsement to release a Draft Gawler Community Plan 2030+ for public consultation in line with the adopted consultation strategy. The following motion was adopted:

*RESOLUTION 2020:09:COU362*

*Moved: Cr D Hughes*

*Seconded: Cr B Sambell*

*That Council:-*

1. *Notes the Town of Gawler Community Plan 2030+ update report.*
2. *Endorses the DRAFT Community Plan 2030+ for the purpose of public consultation, and authorises to the Administration to release it for community consultation in line with the adopted Consultation Plan.*

Following endorsement by Council to release the Draft Community Plan 2030+ for public consultation (Phase 2), the period commenced Wednesday 30 September 2020 and concluded on Friday 13 November, a total of 6 weeks.

The following measures were implemented to notify the community of their opportunity to provide input into phase two:

- 1) Public Notices in the Bunyip (30/09/2020 & 07/10-2020)
- 2) Media Release (24/09/2020)
- 3) Interactive posters located at Gawler Administration Centre and Gawler Civic Centre
- 4) Rates Notices Insert (October rates notices)
- 5) Live on Council website as of 30/09/2020
- 6) Bin signage – town centre
- 7) Banners erected at town entrances
- 8) Social media posts (Facebook)
  - o 30 September 2020
  - o 7 October 2020
  - o 19 October 2020
  - o 21 October 2020
  - o 28 October 2020
  - o 12 November 2020
- 9) Access via the Gawler App
- 10) Direct letter sent to the following:
  - o Local Government Association
  - o Light Regional Council

- The Barossa Council
- Adelaide Plain Council
- City of Playford
- Tony Piccolo MP
- Nick Champion MP
- Minister for Local Government
- Department of Infrastructure and Transport (DIT)
- Environment Protection Authority (EPA)
- Primary Industries and Regions South Australia (PIRSA)
- Natural Resources Adelaide and Mt Lofty Ranges

11) Utilised Council's databases to email and send letters the following groups:

- Community Groups / Volunteers / Local Service Clubs
- Sports Clubs
- Schools / Youth Sector
- Arts community
- General community

12) The Gawler Business Development Group assisted by distributing this information to members.

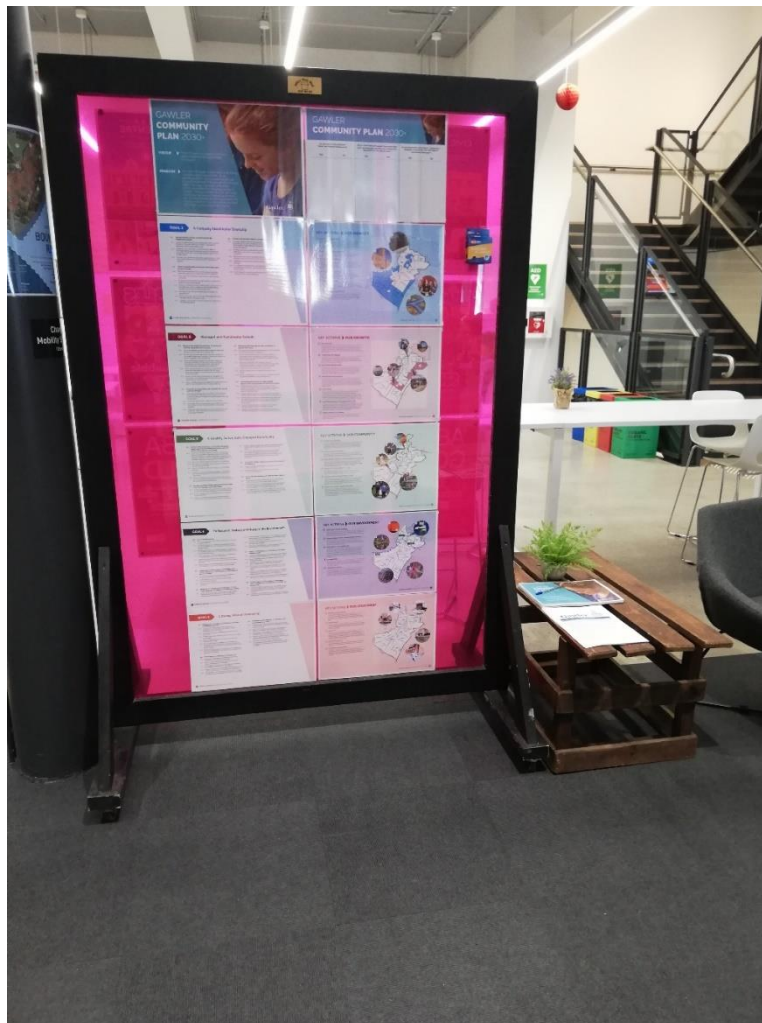


Figure 1: Interactive poster display located at the Gawler Civic Centre (Another was located at the Gawler Administration Centre)

A formal workshop was scheduled to be hosted on Tuesday 20 October 2020. However with only two people registering for the event, the decision was made to cancel the event on 19 October 2020.

A staff member was positioned at the Gawler Civic Centre on 27 October between 9am – 12pm to provide community members the opportunity to 'drop in' and ask questions about the draft plan, discuss ideas, complete a survey etc. This concept was somewhat new and sought to engage with members of our community who are less inclined to attend more formal workshops or perhaps just not available at the date/time proposed for the workshop. This approach resulted in four community members (Debbie Nelson, Tom Brdanovic, Rachel Brdanovic and Jack Gill) taking up this opportunity to ask questions and discuss their ideas relative to the draft plan. Ideas and recommendations from these discussions have been summarised below:

- 1) A desire to see support for community groups, with specific reference to support for a Community Garden.
- 2) Promote a stronger emphasis on the importance of creative Community Engagement.
  - Notion of citizen's jury was explored
  - Approaching members of the public for feedback
  - Reaching out to entire Gawler catchment not just residents within the LGA
  - Creating greater synergies with sub committees of Council e.g. Youth Advisory Committee and Climate Emergency Action Plan Working Group
- 3) Place a greater emphasis on creating a more contemporary urban environment which pushes the boundaries of the typical sprawled urban landscape we have become accustomed to.
- 4) The plan is considered to be contradictory in instances e.g. safeguarding views and vistas yet supporting development in Gawler East which is likely to impact on this.
- 5) The declaration of a climate emergency and the importance of this should be emphasized in this document.
- 6) Potentially look to bring back wards – representation on Council should be from across the entire Council area.
- 7) Strengthen policy which seeks to attract education providers to Gawler.
- 8) Seek to engender greater activation of the Civic Centre and Council facilities as a whole – make it easier and more convenient.

At the conclusion of the second phase of public consultation a total of **16 submissions** were made which consisted of **10 surveys** and **6 written submissions**. No feedback was received via the interactive posters.

Feedback received through the survey is summarised below, with individual submissions provided in full in **Attachment 1**:

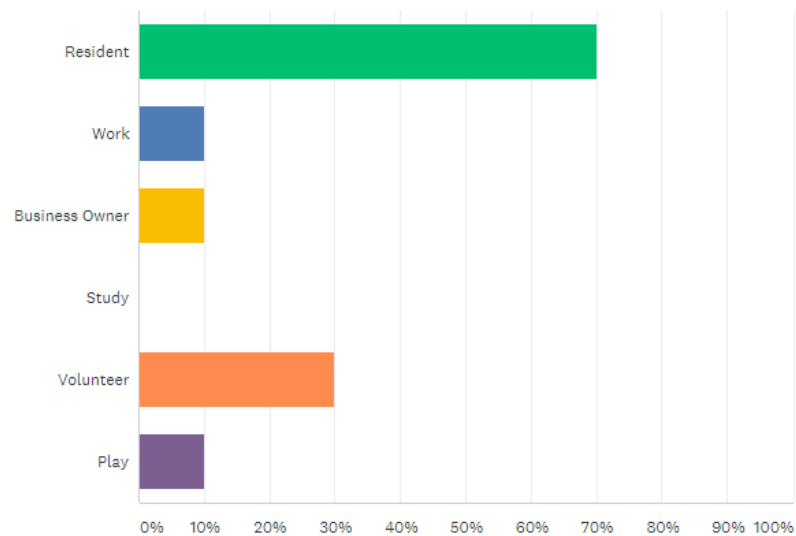
### **1. What is your relationship to the Town of Gawler?**

Respondents were asked to provide detail regarding their relationship with the Town of Gawler, the following responses were provided:

- 1) Resident (x7)
- 2) Volunteer (x3)
- 3) Business Owner (x1)
- 4) Work (x1)
- 5) Play (x1)

## What is your relationship to the Town of Gawler? (tick all that apply)

Answered: 10 Skipped: 0



### 2. If a resident which suburb do you live?

Of the respondents who were residents, below is a list of their residing suburbs:

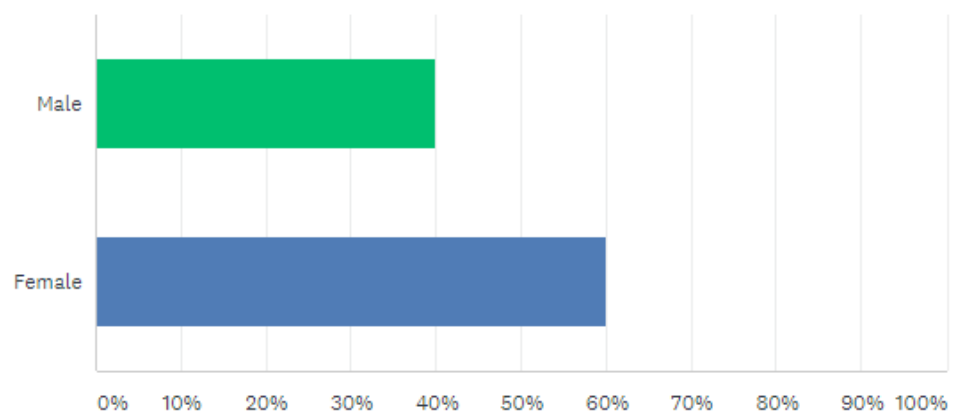
- 1) Evanston Park (x2)
- 2) Gawler South
- 3) Gawler East
- 4) Kudla
- 5) Willaston

### 3. Gender

Of the respondents who provided feedback via the survey, six (6) were female and four (4) male.

## Gender

Answered: 10 Skipped: 0



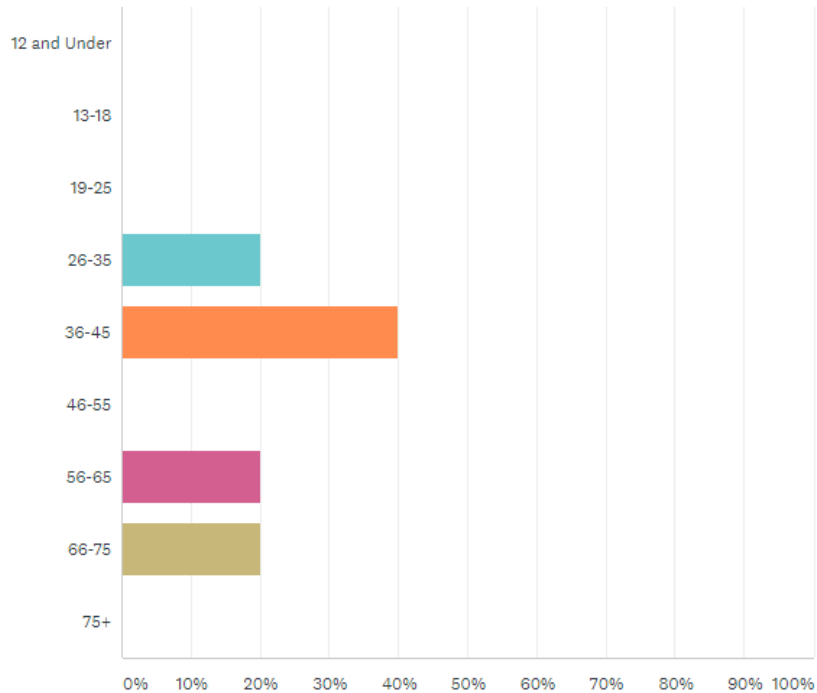
#### 4. Age Bracket

As illustrated in the graph below, respondents fall into the following age brackets:

- 6) 26-35 (x2)
- 7) 36-45 (x4)
- 8) 55-65 (x2)
- 9) 66-75 (x2)

#### Age Bracket

Answered: 10 Skipped: 0



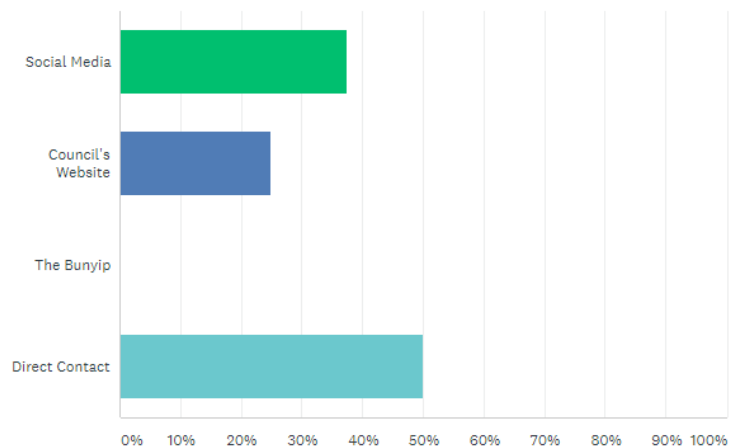
#### 5. How did you find out about this opportunity to provide feedback on the Draft Gawler Community Plan 2030+?

Respondents were asked to provide feedback detailing how they were notified of this consultation period, results as follows:

- 10) Direct Contact (x4)
- 11) Social Media (x3)
- 12) Council Website (x2)

## How did you find out about this opportunity to provide feedback on the Draft Gawler Community Plan 2030+?

Answered: 8 Skipped: 2

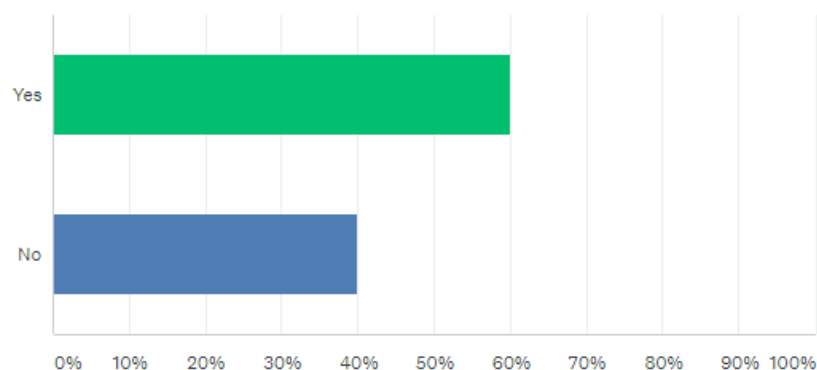


### 6. Do you support the proposed 'Vision' and 'Mission' Statements?

Six (6) respondents voiced their support for the 'Vision' and 'Mission' Statements, whilst four (4) were not in support.

## Do you support the proposed 'Vision' and 'Mission' Statements?

Answered: 10 Skipped: 0



Of the four respondents opposed to the 'Vision' and 'Mission' Statements, a summary of their additional feedback is provided below:

- 1) Commentary should be included relative to making the Gawler community more liveable.
- 2) The statements could acknowledge that the Gawler LGA is part of a broader region, taking and a Peri Urban area seeking to work proactively with neighbouring councils and communities, on matters of common interest.
- 3) Leave Hewett out of the Boundary Reform agenda.
- 4) Commentary relative to managing growth in the statements should be included,

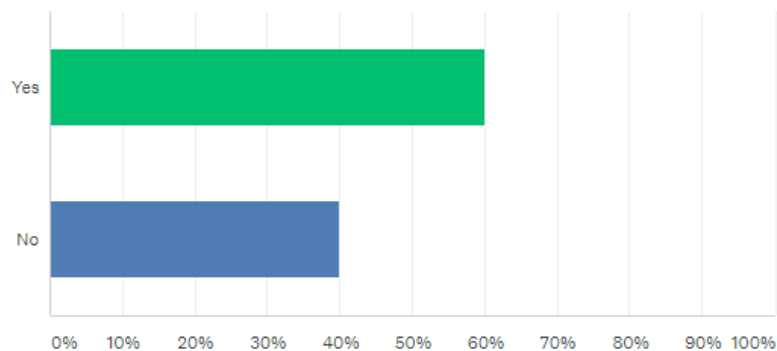


**7. Do you think the Draft Gawler Community Plan 2030+ appropriately identifies our community's aspirations for the next 10 years?**

Six (6) respondents were of the opinion that the Draft Community Plan appropriately identifies the local community's aspirations, whilst four (4) did not share this view.

Do you think the Draft Gawler Community Plan 2030+ appropriately identifies our community's aspirations for the next 10 years?

Answered: 10 Skipped: 0



Of the four respondents who do not believe the Draft Community Plan appropriately identified the community's aspirations, a summary of their additional feedback is provided below:

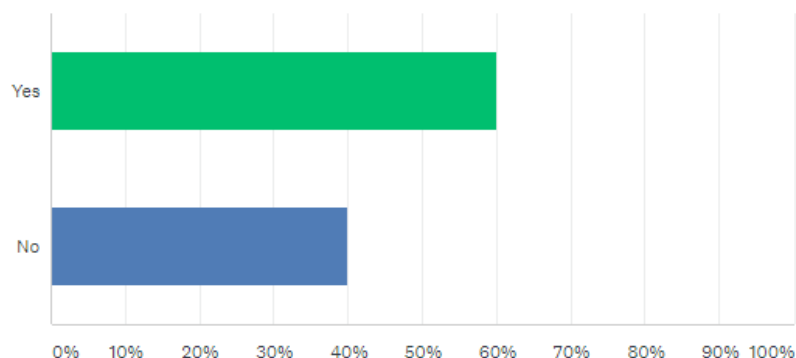
- 1) Desire to see specific commentary relative to Community Gardens.
- 2) Draft Plan is considered to be skewed towards Boundary Reform agenda.
- 3) A desire to see an equitable distribution of facilities across the Council and growth areas more specifically.
- 4) Leave Hewett out of the Boundary Reform agenda.

**8. Are you supportive of the Goals / Objectives / Strategies presented in the Draft Gawler Community Plan 2030+?**

Six (6) respondents voiced their support for the Goals / Objectives / Strategies, whilst four (4) were not in support.

Are you supportive of the Goals / Objectives / Strategies presented in the Draft Gawler Community Plan 2030+?

Answered: 10 Skipped: 0



Of the respondents not in support of the Goals / Objectives / Strategies, a summary of their additional

feedback is provided below:

- 1) A greater emphasis on improving parks and paths in all of Gawler as well as providing other facilities for every neighbourhood.
- 2) Boundary realignment not required to maintain an identifiable township.
- 3) A desire to see an equitable distribution of facilities across the Council and growth areas more specifically.
- 4) Prioritise the establishment of a water reuse scheme so that Council can adequately water their parks and reserves.
- 5) Acknowledge the role of private providers in terms of recreational facilities.
- 6) Leave Hewett out of the Boundary Reform agenda.
- 7) Beatification of public realm should be a key area.
- 8) Further emphasis/actioning of strategies relating to cycling and walking paths.

**9. Do you have any further suggestions for how the Draft Gawler Community Plan 2030+ could be improved?**

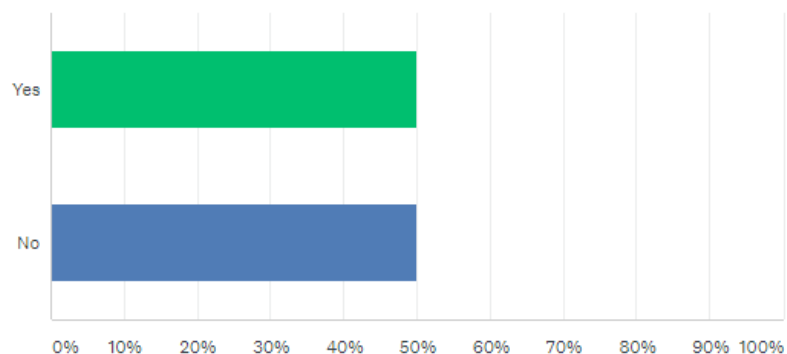
When asked if respondents had any further suggestions for improvement to the Draft Community Plan, four (4) submissions contained suggestions which are summarised below:

Desire to see specific commentary relative to Community Gardens.

- 1) Draft Plan should not contain reference to Boundary Reform.
- 2) Leave Hewett out of the Boundary Reform agenda.

Do you have any further suggestions for how the Draft Gawler Community Plan 2030+ could be improved?

Answered: 8 Skipped: 2



**10. Do you have any further comments you wish to make about the Draft Gawler Community Plan 2030+?**

Seven respondents took the opportunity to also provide additional comments, these are summarised below:

- 1) A new road from the Sturt Highway to connect to say Lyndoch Road or higher is required to remove the heavy vehicles off the well-used and beautiful Willaston Bridge.
- 2) A desire to see support for Community Gardens.
- 3) Leave Hewett out of the Boundary Reform agenda.
- 4) Locate walking / cycling path east of railway reserve to maintain public safety in Kudla.

- 5) Locate flood retarding basin / wetlands east of railway reserve, using dual-purpose widened embankment.
- 6) Further consideration of urban consolidation and infill development in general to ensure sustainable growth.

A total of 6 written submissions were made on the Draft Gawler Community Plan 2030+. Each of these submissions is provided in **Attachments 2-7**, a summary of each submission is provided below:

#### **Department of Primary Industries and Regions (Attachment 2)**

- 1) The submission from the Department of Primary Industries and Regions was positive, identifying the Town of Gawler as a fast growing regional centre.
- 2) The submission notes that whilst the Plan has been developed locally, it has identified issues with a regional and state context which will contribute to the realisation of the Government of South Australia's Strategic Plan.
- 3) It concludes that the Town of Gawler will continue be a regional hub and the Community Plan will be crucial in guiding council to achieve the best economic, social and environmental outcome for the community while maintaining its rich heritage and sense of identity.

#### **Light Regional Council (Attachment 3)**

- 1) This submission advised a lack of support for the Town of Gawler's boundary reform agenda.
- 2) Further it queried the population catchment identified within the Community Plan, and the hierarchy of Gawler as a Regional Centre in contrast to the 30 Year Plan for Greater Adelaide 2017 Update which identified Gawler as a District Centre.
- 3) This submission suggests that the Town of Gawler's draft Community Plan 2030+ should be amended to align with the 30 Year Plan Update in respect of these matters else risk the compromising the continued development of Elizabeth as a regional centre.

#### **Adelaide Plains Council (Attachment 4)**

- 1) The submission from Adelaide Plains Council acknowledged the importance of the community plan and is supportive of the five key goals and associated actions.
- 2) It commends the acknowledgement of country of the original owners of the traditional lands being included in both English and Kurna languages, and provides support for and acknowledges the importance of the Reconciliation Action Plan.
- 3) Additionally, the development of the Climate Emergency Action Plans and its incorporation within other strategic documents is identified as forward thinking.
- 4) The Town of Gawler's commitment to develop appropriate measurement tools to monitor Council's performance against goals and delivering outcomes is applauded to ensure that the Plan becomes a 'living' document that is duly actioned by Council and its staff.
- 5) Council's role in community health and social wellbeing is identified as fundamental and an ongoing responsibility of Council, in particular given both Adelaide Plains Council and the Town of Gawler's increasing population growth.

#### **Climate Emergency Action Plan Working Group (Attachment 5)**

- 1) The submission from the CEAP Working Group primarily focuses on the Community Plan's response to sustainability. In particular, the submission provides suggested updates to the wording of strategies relating to Objective 4.1 - Act on climate change. This tracked changes document is contained within the attachment.
- 2) The feedback suggested to strengthen strategies which seek for greater advocacy regarding state planning policies (namely the proposed Planning and Design Code and 30 Year Plan for Greater Adelaide) as they pertain to climate action.

- 3) Additionally feedback was included regarding the wording of strategies relating to the Town of Gawler's Climate Emergency Action Plan and its implementation, noting that there is ongoing work in this space. Further terminology amendments to policies relating to disaster resilience planning were also proposed.
- 4) Commentary regarding electric vehicle transitions, the electrification of the Gawler-Adelaide railway corridor, safe walking and cycling pathways, stormwater management was provided.
- 5) Specific quantitative goals for increased tree canopy to align with the 2017 update to the 30 Year Plan for Greater Adelaide were suggested.

**Peter Miethke (Attachment 6)**

- 1) This submission identifies concerns specifically with Goal 2 – Managed and Sustainable Growth.
- 2) In particular the submission identifies apprehension with the impact of Strategies 2.1.4 and 2.2.4 as it pertains to development opportunities within areas of open space and rural areas.
- 3) As such the submission seeks to expand Strategies 2.1.4 and 2.2.4 to clarify the scope of development within these areas, identified within the submission as open space, green surrounds, green belt and hillsides.
- 4) Concerns are also raised regarding the integration of the above two strategies with strategy 1.1.2 regarding the safeguarding of views and vistas.
- 5) Commentary around traffic management is also provided, in particular as it pertains to strategies 2.3.5 and 2.3.6. The key issues raised include traffic along Main North Road/Adelaide Road heading north, and parking within the Gawler town centre.
- 6) The submission considers Key Action 7 regarding town centre car parking to be too general, and seeks for further clarity and direction in this space.
- 7) Design suggestions regarding parking facilities are also provided.

**Rachel Brdanovic (Attachment 7)**

- 1) In addition to verbal feedback provided during the community drop-in session, feedback was also provided in writing by Rachel Brdanovic.
- 2) Submission is summarised within the feedback provided at the drop-in sessions above.

After analysing the above feedback, the administration have sought to highlight and consider the key issues raised through the consultation period below:

**11) Town of Gawler as a Regional Centre**

- a. It is acknowledged that the 2017 update to the 30 Year Plan for Greater Adelaide did not afford Gawler the status of a Regional Centre. Council has in response advocated for this status given its role in the provision of services and infrastructure for the communities to the north of Adelaide. The Town of Gawler is currently servicing a catchment of an estimated 120,000 people, with this number anticipated to grow considerably. This regional service centre function is acknowledged by both state and federal governments, as identified within the submission from the Department of Primary Industries and Regions.

**12) Boundary Reform**

- a. Boundary Realignment remains a contentious issue with some respondents taking the opportunity to voice their opposition. Council's Boundary Reform agenda has been transparent and explicitly listed in the last two iterations (at least) of the Gawler Community Plan. This significant project is currently in development and as a result should retain its reference within the Plan.

**13) Climate Change**

- a. Meaningful action on Climate Change is now essential, the Climate Emergency Action Plan Working Group has been able to provide professional and meaningful input into this document and objective 4.1 more specifically.
- b. Although the Climate Emergency Action Plan will become Council's most vital document in combatting the effects of Climate Change, it is imperative that the Community Plan is also well positioned to support Council in combatting this challenge moving forward.
- c. To this end, the feedback provided in this space has resulted in refinement of strategies under goal 4 broadly and objective 4.1 and 4.5 specifically. In particular it has been considered pertinent to improve references to the Town of Gawler's Climate Emergency Action Plan. This has resulted in the consolidation and re-drafting of several strategies to better reflect the ongoing work in this space, whilst avoiding duplication with other goals and objectives.
- d. The management of recycled water and stormwater harvesting is considered important for a growing community such as the Town of Gawler, and is considered to be adequately directed by strategy 4.4.2.
- e. Quantitative goals allow for a clear measurement of success of the implementation of strategies. Whilst the alignment of tree planting strategies with the 2017 update to the 30 Year Plan for Greater Adelaide may be considered pertinent, it is noted that the quantitative goals are sought to be achieved by 2045.

**14) Sustainable Growth Management – Urban Consolidation**

- a. The effects of urban development upon the natural environment are more apparent than ever. Gawler is a significant urban growth area in Greater Adelaide, nevertheless urban growth should be mindful of its immediate and long terms impacts on the natural environment and endeavour to combat these where possible.
- b. In addition to sustainable growth management, attention has been drawn to the importance of planning for climate resilient communities which may be better reflected by refinement to Objective 4.1 and its relevant strategies.

**15) Meaningful Engagement**

- a. There is a desire for Council to push the boundaries in terms of Community engagement, as there appears to be an appreciation for how difficult the process is. This is a matter which although deliberated upon in the Community Plan may benefit from refrainment.

**16) Traffic congestion and parking provision**

- a. Traffic congestion and parking provision particularly within the Town Centre remains a concern for residents. This has been an ongoing concern within the local community and as such is well represented on multiple fronts within the Community Plan. Goal 2, objective 2.3 and its subsequent strategies provide adequate direction/attention to this matter.

**17) Equitable Distribution of Council Facilities**

- a. The need for an equitable and convenient distribution of Council facilities across the entire LGA was highlighted as a matter in need of further attention. It is considered that Goal 3, objective 3.2 and its subsequent strategies provide adequate direction/attention on this matter. It is noted that the greater majority of Council facilities are located predominantly with the central part of the town, however this is a result of the town's natural growth pattern. Planning for community facilities has been a significant focus for Council over the coming years with a notable effort on considering growth areas.

**18) Walking and cycling paths**

- a. A desire for quality walking and cycling trails emerged through this consultation period. This reinforces the importance of recent investments made by Council to plan/expand/improve the local walking/cycling network. Goal 2, objective 2.3 and its subsequent strategies provide adequate direction/attention to this matter.

**19) Beautification of public realm**

- a. Investment into the public realm remains a priority with ongoing beautification works a desired outcome. The Community Plan appreciates the importance of a well maintained, attractive and functioning public realm with Objective 1.2.3, 1.2.7 and goal 4.5.

**20) Community Gardens**

- a. A desire to see exclusive reference in the Plan to supporting the establishment of Community Gardens was made. It is appreciated that there is strong push from the community at present for a Community Garden with the support of Council, however the Community Plan is already considered to provide adequate support under goal three for such initiatives albeit in a broader and more generalised manner.

As a result of the feedback received the administration believed it was pertinent to update the draft plan by including the following refinements into the Plan relative to the specific clauses:

- 1) 2.2.3 Encourage infill and more sustainable development opportunities, including multi-storey, mixed-use developments in appropriate locations
- 2) 2.3.4 Design and develop a pedestrian-friendly town.
- 3) 3.1.7 Seek to strengthen community resilience in dealing with the ongoing impacts of climate change.
- 4) 4.1.1 Advocate for improvements in the 30 Year Plan and the application of the Planning Design Code to support a sustainable urban form, climate resilient communities and to limit urban sprawl.
- 5) 4.1.2 Complete and implement the Town of Gawler Climate Emergency Action Plan which seeks to take effective, targeted and scalable actions to reduce emissions and adapt to climate change impacts
- 6) 4.1.3 Engage and collaborate with the Gawler community, businesses and regional partners to effectively implement the Climate Emergency Action Plan.
- 7) 4.1.4 Review and enhance disaster resilience planning, procedures and safer places to assist all members of the community in preparing for natural disasters.
- 8) 4.4.7 Continue to refine and implement development policies which improve sustainability outcomes in our built environment.
- 9) 4.5.1 Increase Gawler's urban tree canopy cover to assist in mitigating the heat island effect within our township, reinforce amenity, enhance biodiversity and improve our community's resilience to heat waves.
- 10) 5.1.5 Develop and implement innovative strategies to encourage and empower meaningfully engagement with members of the community to participate in consultation activities as part of strategic decision making of Gawler's future.

The Draft Gawler Community Plan 2030+ has now been updated as per the finding and suggestions above. The administration consider this latest iteration of the document to be an appropriate reflection of the work which has been invested into this process via numerous consultation periods and workshops. As a result the administration are recommending the Draft Gawler Community Plan 2030+ (**Attachment 8**) be adopted to become Council's highest level strategic document.

**COMMUNICATION (INTERNAL TO COUNCIL)**

Executive Management Team  
Senior Strategic Planner  
Development Assessment Planner  
Community Development Officer  
Youth Development Officer

**CONSULTATION (EXTERNAL TO COUNCIL)**

The following measures were implemented to notify the community of their opportunity to provide input into phase one of the consultation process:

- 1) Public Notices in the Bunyip (29/04/2020 & 20/05-2020)
- 2) Media Release (22/04/2020)
- 3) Rates Notices Insert (April rates notices)
- 4) Live on Council website as of 23/04/2020
- 5) 4 x Facebook status updates
- 6) Twitter updates
- 7) 2 x videos completed by the Mayor and shared to Facebook and YouTube – one video was also linked to the Council webpage
- 8) Access via the Gawler App
- 9) Utilised Council's databases to email and send letters the following groups:
  - a. Community Groups / Volunteers / Local Service Clubs
  - b. Sports Clubs
  - c. Schools / Youth Sector
  - d. Arts community
  - e. General community
- 10) The Gawler Business Development Group assisted by distributing this information to members on the 28 of April via newsletter, Facebook and website.
- 11) Banners erected at town entrances

The following measures were implemented to notify the community of their opportunity to provide input into phase two of the consultation process:

- 1) Public Notices in the Bunyip (30/09/2020 & 07/10-2020)
- 2) Media Release (24/09/2020)
- 3) Interactive posters located at Gawler Administration Centre and Gawler Civic Centre
- 4) Rates Notices Insert (October rates notices)
- 5) Live on Council website as of 30/09/2020
- 6) Bin signage – town centre
- 7) Banners erected at town entrances
- 8) Social media posts (Facebook)
  - a. 30 September 2020
  - b. 7 October 2020
  - c. 19 October 2020
  - d. 21 October 2020
  - e. 28 October 2020
  - f. 12 November 2020
- 9) Access via the Gawler App
- 10) Direct letter sent to the following:
  - a. Local Government Association
  - b. Light Regional Council
  - c. The Barossa Council
  - d. Adelaide Plain Council
  - e. City of Playford
  - f. Tony Piccolo MP
  - g. Nick Champion MP

- h. Minister for Local Government
  - i. Department of Infrastructure and Transport (DIT)
  - j. Environment Protection Authority (EPA)
  - k. Primary Industries and Regions South Australia (PIRSA)
  - l. Natural Resources Adelaide and Mt Lofty Ranges
- 11) Utilised Council's databases to email and send letters the following groups:
- a. Community Groups / Volunteers / Local Service Clubs
  - b. Sports Clubs
  - c. Schools / Youth Sector
  - d. Arts community
  - e. General community
- 12) The Gawler Business Development Group assisted by distributing this information to members

## POLICY IMPLICATIONS

Council's Community Plan is used to guide future policy development and is considered to be Council's principal overarching strategic document, one which reflects community aspirations and will be used to guide decision-making.

The Community Engagement Plan presented would be carried out in accordance with Council's Public Consultation policy.

## RISK EVALUATION

Risk	
Identify	Mitigation
Failure to adopt the Community Plan 2030+ in a timely manner results in a breach of the Local Government Act.	Continue to consult on and develop the Community Plan 2030+ in a timely manner with a goal to have a new plan adopted by November 2020.
The Community Plan 2030+ is not a true reflection of Community sentiment.	Create a robust community consultation process to appropriately engage with the local community.
Opportunity	
Identify	Maximising the Opportunity
Seek to ensure the Community Plan 2030+ is a true reflection of Community sentiment and desires.	Create a robust community consultation process to appropriately engage with the local community.

## STATUTORY REQUIREMENTS

Pursuant to Section 122 of the *Local Government Act 1999*, Council must develop and adopt plans for the management of its Council area. It must also review its Community Plan within 2 years of a Local Government general election.

## FINANCIAL/BUDGET IMPLICATIONS

The review of the Community Plan 2017-2020 will be undertaken within existing staff resources and budget allocations. However, the Community Plan 2030+ will inform the preparation of Council budgets over its 10-year lifespan.

## COMMUNITY PLAN

Objective 5.1: Support and encourage community teamwork

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



**11.2 2020/21 COMMUNITY GRANTS****Record Number:** CC20/878;IC20/989**Author(s):** Linda Weiss, Community Development Officer**Previous Motions:** Council, 29/09/2020, RESOLUTION 2020:09:COU397

**Attachments:**

1. **2020-21 Community Grants Guidelines CR20/77855** 
2. **2020-21 Community Grants - List of Applicants CR20/88505** 

**OFFICER'S RECOMMENDATION****That Council:****1. Adopts the following successful 2020/21 Community Grants applicants totalling \$8,337:**

	<b>Applicant</b>	<b>Project</b>	<b>Amount</b>
1	Trinity Old Scholars Hockey Club	Portable Pitch Divider	\$212
2	Gawler Girl Guides	Mobile Computer Trolley	\$400
3	Lions Club of Gawler	Defibrillator	\$1,000
4	Hope Chapel	Community Food Truck Launch - Evanston	\$1,000
5	Rotary Club of Gawler	Gawler Hospital TV Replacement	\$1,000
6	Wheels in Motion Gawler	Safety While Learning to Drive	\$600
7	Melissa Currinckx	Gawler and Barossa Kids Club (Autism Support Group)	\$1,000
8	Gawler Town Band	Gawler Town Band Performance Marquee	\$1,000
9	Gawler Art Society	Art For All	\$500
10	Gawler Floral Art Group Inc.	Gawler Floral Art Group	\$630
11	Meryl McDougall	Mega-Waves Art Exhibition (Community Mental Health Event)	\$995
	<b>TOTAL</b>		<b>\$8,337</b>

**2. Notes that the unallocated Community Grants funds of \$6,663 is considered to be applied towards the Stimulus Program – Hardship Fund category giving this program a total budget of \$21,663, as presented to Council via a separate report in this Agenda.**

**SUMMARY**

Council's Community Grants Program aims to encourage community development by supporting a range of community projects, events and activities occurring within the Town of Gawler. The Community Grants application process was open from Monday 19 October to Friday 20 November 2020. This report outlines the grants process and the suggested successful recipients as selected by the Grants Assessment Panel.

**BACKGROUND**

The Community Grants Program is provided an allocation of \$15,000 as part of the 2020/21 Council budget.

Eligible criteria of the Community Grants includes:

1. Incorporated bodies, not for profit community groups, non-government organisations and individuals within the Town of Gawler, that satisfy the guidelines, are eligible to apply.
2. Projects and activities of national and/or international significance that are an initiative of an incorporated body or not for profit community group that will benefit residents in the Gawler area.

3. It is expected that applicants will meet at least 50% of the project or activity cost. This can be by way of in-kind support.
4. If the requested funds are only part of the total required, details of how the balance will be raised will need to be provided.

The Community Grants Guidelines are attached (**Attachment 1**).

At the 29 September Special Council Meeting the following was resolved:

RESOLUTION: 2020:09:COU397 (Extract)

Moved by Cr D Hughes

Seconded by Cr D Fraser

*That:*

2. *Adopt the funding Guidelines for the following programs:*
  - a. *Stimulus Program – Sporting Organisations (Lease Holders)*
  - b. *Stimulus Program – Council & Community Facility Upgrades*
  - c. *Stimulus Program – Community Events & Activation*
  - d. *2020/21 Town of Gawler Community Grants Program Guidelines*
4. *Appoint the Mayor and the following Council Members to the Assessment Panel for the Stimulus Program – Community Events & Activation and 2020/21 Town of Gawler Community Grants Program:*
  - a. *Cr. Cody Davies*
  - b. *Cr. Nathan Shanks*

## COMMENTS/DISCUSSION

The 2020/21 Community Grants Program opened on Monday 19 October and closed on Friday 20 November 2020. Eligible organisations, community groups and individuals were invited to apply for up to \$1,000 to assist with community focused projects and activities in the areas of health, recreation and sport, community development, arts and culture, and environment.

The Grants program was promoted to the community via the following methods:

1. Advertisement placed in The Bunyip.
2. Media release.
3. Town of Gawler social media avenues – Facebook and Instagram.
4. Direct communication to Town of Gawler community groups, the Gawler and Districts Community Services Forum, local service clubs, sporting clubs, organisations, youth network, arts community, volunteers and individuals.
5. Direct communication to previous Community Grants applicants.
6. Direct communication to any community member or organisation who has contacted Council regarding grants in the previous year.

A total of 13 Community Grants applications were received. A full list of applicants is included with this report as (**Attachment 2**).

This is a considerable reduction compared to the number of applications received in previous Community Grants rounds. In the 2019/20 round a total of 37 applications were submitted and 22 selected as successful. It is likely that COVID-19 has brought about significant uncertainty and disruption to groups and organisations within the community and their capacity to plan and deliver their usual level of programming, activities and events. It must also be noted that some local community groups, clubs and organisations chose to apply for, and will receive funds, via the Community Events and Activation, the Sporting Organisations (Lease Holder), or the Council and Community Facility Upgrades Stimulus Programs.

The Grants Assessment Panel convened on Thursday 26 November 2020 to deliberate on the applications received. Of the 13 applications submitted, 11 have been selected to receive funding as highlighted in the Officer's Recommendation of this report. The two groups not selected to receive funding via the Community Grants applied for the Community Events and Activation Stimulus Program and the Sporting Organisations (Lease Holder) Stimulus Program.

Each of the applications aims to provide significant benefit to the Gawler community and cover activity in the areas of recreation and sport, community development, health, arts and culture, and youth development.

It is anticipated that all applicants will be notified and funds distributed to successful applicants prior to Christmas. An informal presentation and photo opportunity with successful applicants will take place early in 2021. All successful applicants must appropriately acknowledge Council support on any relevant promotional materials.

An amount of \$15,000 has been allocated within the 2020/21 budget to facilitate the Community Grants Program. The 2020/21 Community Grants come to a total of \$8,337. It is proposed that the unallocated Community Grants funds of \$6,663 is used towards the Stimulus Program – Hardship Fund giving this program a total budget of \$21,663.

A detailed report regarding all Council Stimulus Programs will also be presented to the 15 December Council Meeting, with this option for the distribution of the remaining 2020/21 Community Grants funds outlined in the report.

### **COMMUNICATION (INTERNAL TO COUNCIL)**

Chief Executive Officer  
 Manager Library and Community Services  
 Team Leader Recreation and Community Strategy  
 Youth Development Officer  
 Coordinator Gawler Home Assist and Volunteering  
 Coordinator Marketing and Communications  
 Grant Selection Panel – Mayor K Redman, Cr C Davies, Cr N Shanks

### **CONSULTATION (EXTERNAL TO COUNCIL)**

Key community stakeholders

### **POLICY IMPLICATIONS**

Community Grants Policy

### **RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Community expectations are not met.	Guidelines that encourage equity and provide clear direction regarding the scope and requirements of the program.
Community groups, organisations and individuals unaware of Community Grants Program.	Social media, print media and direct engagement with relevant community stakeholders.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
A broad range of community focused initiatives occurring across the Town.	The Community Grants program funds activity occurring in the areas of, but not limited to, health, recreation and sport, community development, arts and culture, and environment.

Community development and participation.	The Community Grants program aims to encourage community development by supporting a range of community projects, events and activities occurring within the Town of Gawler.
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**STATUTORY REQUIREMENTS**

Nil

**FINANCIAL/BUDGET IMPLICATIONS**

\$15,000 has been allocated within the 2020/21 budget to facilitate the Community Grants Program. The 2020/21 Community Grants come to a total of \$8,337.

**COMMUNITY PLAN**

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

Objective 1.4: Foster a vibrant and active, event-filled Council area

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

Objective 3.4: Gawler to be an inclusive and welcoming community

Objective 3.5: Recognise, respect, support and advocate on behalf of volunteers

Objective 3.6: Encourage the development of the Arts and the creative sector

Objective 5.1: Support and encourage community teamwork

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

Objective 5.4: Create a safe community environment

### 11.3 FUNDING OPPORTUNITIES

**Record Number:** CC20/57;IC20/994

**Author(s):** David Barrett, Manager Business Enterprises and Communications

**Previous Motions:** Nil

**Attachments:** Nil

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#### OFFICER'S RECOMMENDATION

**That Council:**

1. Authorises the Chief Executive Officer to lodge the following funding applications:
  - a. State Government's Office for Recreation, Sport and Racing Infrastructure Projects grant programs:
    - i. \$900,000 as a contribution to the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan that has a total estimated project cost of \$1,800,000 with Council's contribution of \$900,000 being funded from Council's Property Equity Reserve Fund, with the entire project to be included as a budget bid within Council's Draft 2021/22 Annual Budget.
    - ii. \$1,500,000 as a contribution to the construction of ten new netball courts within the Netball Association Precinct of the Draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan that have a total estimated project cost of \$3,200,000, noting that the balance \$1,700,000 is to be funded via a direct contribution from Council of \$850,000 and a partner contribution of \$850,000 from Netball SA or other source, with the entire project to be included as a budget bid within Council's Draft 2021/22 Annual Budget.
  - b. State Government's Local Government Infrastructure Partnership Program:
    - i. \$900,000 as a contribution to the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan that has a total estimated project cost of \$1,800,000 with Council's contribution of \$900,000 being funded from the Council's Property Equity Reserve Fund, with the entire project to be included as a budget bid within Council's Draft 2021/22 Annual Budget.
  - c. Federal Government Local Roads and Community Infrastructure Program Extension
    - i. \$100,000 as a contribution to the construction of public toilets at Martins Place as previously resolved by Council.
    - ii. \$569,970 for a lift to be installed at the Gawler Visitor Information Centre providing Disability Discrimination Act compliant access to the upper level of the Centre and providing the opportunity for the Centre to be refurbished as a community art gallery.
    - iii. \$120,000 for the delivery of increased scope of works of the Hemafood Reserve Playspace Renewal Project, including a \$25,000 half court basketball facility, at that location aligned to community consultation outcomes,

OR

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**\$95,000 for additional scope at the Hemaform Grove Playspace Renewal Project (aligned to community consultation outcomes but excluding a half-court basketball facility) and delivery of a half-court basketball facility at ..... (such other reserve that Council Members feel would better meet broader community needs).**

- iv. **\$122,224 for Council's Road Reseal program, enabling future renewal works to be brought forward.**
- 2. **Notes that Council is applying for funding for the delivery of Stage 1 B and elements of Stage 2 of the Karbeethan Master Plan from two different funding programs as they are both competitive grant programs and if Council is successful with both applications then Council will seek to negotiate the best possible community outcome from each funding body regarding the delivery of the projects.**
- 3. **Notes that the accounting treatment (capital or operating expenditure) of Council's contributions to both the Karbeethan Stage 1B and elements of Stage 2 Project and the Netball Association Precinct Project are currently undetermined and need further investigation and clarification from Council's auditors and that Council will receive the clarification regarding this treatment during the 2021/22 Annual Budget Process.**
- 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.**

## **SUMMARY**

Council is eligible to apply for various levels of funding support from both the State and Federal Governments in the coming weeks. This report provides Council with the opportunity to consider what projects it wants to seek funding support to deliver.

## **COMMENTS/DISCUSSION**

### Office for Recreation, Sport and Racing Infrastructure Projects

To support the implementation of the State Sport and Recreation Infrastructure Plan the South Australian Government has committed \$35 million toward the establishment of the \$10 million Regional and Districts Facilities Program and the \$25 million Grassroots Facilities Program - these budgets are to be split over 2020-21 and 2021-22.

This new funding combined with existing program budgets will result in \$44 million being available for infrastructure grants over the next two financial years.

### **Community Recreation and Sport Facilities Program (CRSFP)**

The objective of CRSFP is to provide access to funding for the development of sustainable, functional, inclusive and fit-for-purpose active recreation and sport facilities that meet the current and future needs of the South Australian community. CRSFP will assist eligible organisations to develop infrastructure that directly addresses demonstrated need and supports participation through the rational development of good quality projects.

### **Grassroots Facilities Program (GFP)**

The objective of GFP is to increase sport participation and improve gender equality to support healthier, happier and safer communities. GFP will assist eligible organisations to develop core infrastructure that directly impacts participation through the rational development of good quality, well designed and utilised facilities.

### **Regional and Districts Facilities Program (RDFFP)**

The objective of RDFFP is to create regionally significant sport and active recreation precincts (sport and active recreation hubs) that meet the current and future needs of the South Australian community. RDFFP will assist eligible organisations to develop infrastructure that is strategically justified through the rational development of good quality projects.

All programs will support the objectives of Game On: Getting South Australia moving.

Game On: Getting South Australia moving is a forward-looking agenda to guide everyone involved in sport and recreation to create environments and opportunities to build a more active SA. The intention of 2020-2021 CRSFP and Round 1 of GFP and RFP is to support the achievement of Game On targets through projects that contribute to the following Game On issues:

- Quality and accessibility of public open spaces --> high quality and accessible public open spaces for active recreation.
- Affordable sport and recreation opportunities --> reducing costs associated with participating in sport and recreation.
- Sustainable sport and recreation sector --> reducing costs associated with delivering sport and recreation.
- The lack of and maintenance of facilities --> high quality, inclusive and accessible sport and recreation infrastructure.

Key dates for these programs are outlined in the table below:

Activity	Date
Applications Open	14 November 2020
Applications Close	27 January 2021 – 12pm ACST
Applications Screened	February 2021
Assessment	February / March 2021
Expected Notification	After 1 April 2021
Agreements Offered	April / May 2021
Project Commencement	Within 6 months from payment of Grant
Project Completion	24 months from execution of Grant Agreement

Applicant co-contributions are required for these grants. Co-contributions are limited to confirmed cash contribution and in-kind materials and labour. The below table outlines the minimum applicant contributions required based on the total project cost:

Total Project Cost	Minimum Applicant Contribution	Maximum Grant
Up to \$3 million	50%	\$1.5 million
\$3 million to \$4.5 million	50% to 66%	\$1.5 million
\$4.5 million and above	66%	\$3 million
All Trail Projects	25%	\$1 million

### **Eligible projects**

#### **Community Recreation and Sport Facilities Program (CRSFP)**

Examples of eligible projects may include:

- Construction or upgrade of an active recreation and sport facility or multi-use sports hub. Some examples of this include:
  - Significant upgrades to playing surfaces, including multi-sport upgrades and resurfacing that supports increased use.
  - Building, expanding and/or upgrading change rooms, parent and child change spaces and officials' areas.
  - Improved sports floodlighting and safety lighting.
- Upgrade of an aquatic facility.
- Modifications to ensure that an existing facility meets environmental and Occupational Health and Safety regulations.
- Construction/development of trails (walking, horse, bike, water-based).
- Water and energy saving initiatives including water harvesting, installation of new or upgrades to existing irrigation infrastructure, connection to existing water infrastructure, more efficient lighting, installation of solar panels and other innovative smart technologies.

#### **Grassroots Facilities Program (GFP)**

Examples of eligible projects may include:

- Construction or upgrade of unisex change room facilities (including modular)
- Install new or replace and improve on existing lighting for training or playing areas.
- Redevelop or refurbish current change facilities.
- Construct parent and child change space.
- Develop new or redevelop/refurbish existing change rooms for officials.
- Develop or redevelop playing surfaces (new surfaces, cricket pitches or practice nets, drainage, irrigation etc.).

Additional amenities (i.e. storage or medical treatment rooms) may be considered if they complement the overall facility and are not the primary reason for the project.

#### **Regional and Districts Facilities Program (RDFP)**

Examples of eligible projects include:

- Projects that enhance a precinct classified as regional level.
- Projects that will establish a precinct as regional level.

Where applicable all projects must also meet relevant state sporting organisation and Australian Standards (e.g. change room dimensions).

Please note that the lists above includes example projects that may be funded. The list is by no means exhaustive and applications for other projects that meet the objectives of the program are welcome.

### **Ineligible costs**

The ORSR grant contribution cannot be used to cover the following project costs:

- Costs that are not considered labour or materials.



- Costs associated with ongoing operations, such as but not limited to, electricity, water and other utilities.
- Cost of landscaping for aesthetic purposes.
- Costs associated with the construction or sealing of car parks or roads.
- Insurances.
- Any costs associated with preparing and submitting a funding application.
- Project management fees where the project is being managed by a local Council or school.

**Ineligible projects**

The following project types are ineligible across CRSFP, GFP and RDFP:

- Facility planning and design.
- Projects that are to upgrade or develop major stadia.
- Projects that have already received funding through an ORSR grant process.
- Projects solely for the upgrade or redevelopment of public toilet facilities.
- Projects that commence prior to a Grant Agreement being finalised.
- Projects that do not support active recreation and sport activities.
- The repair of like-for-like replacement of facilities damaged by fire, explosion, vandalism, flood, storm or other natural disasters that are covered by insurance.
- Routine or cyclical maintenance works to existing facilities.
- Residential buildings including caretaker residences.
- The purchase of recreation, entertainment, sporting, maintenance or any other equipment.

Council Staff believe that the following projects are eligible for funding support via the Office for Recreation, Sport & Racing Infrastructure Projects programs:

1. Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan

As presented to the 14 July 2020 Corporate and Community Services Committee Meeting, Stage 1B includes redevelopment of the existing baseball diamond, bringing the diamond to a standard commensurate with that required of a Baseball SA Division 1 side. It should be noted that in the current 2020/21 season, Gawler Rangers Baseball Club are competing within Division 2 and have recently submitted a proposal to Baseball SA for the club to become a Division 1 club for the 2021/22 season. This project would provide the existing turf with a nominal increase in capacity, most likely through the ability to utilise the outfield more effectively and efficiently given an increase in quality.

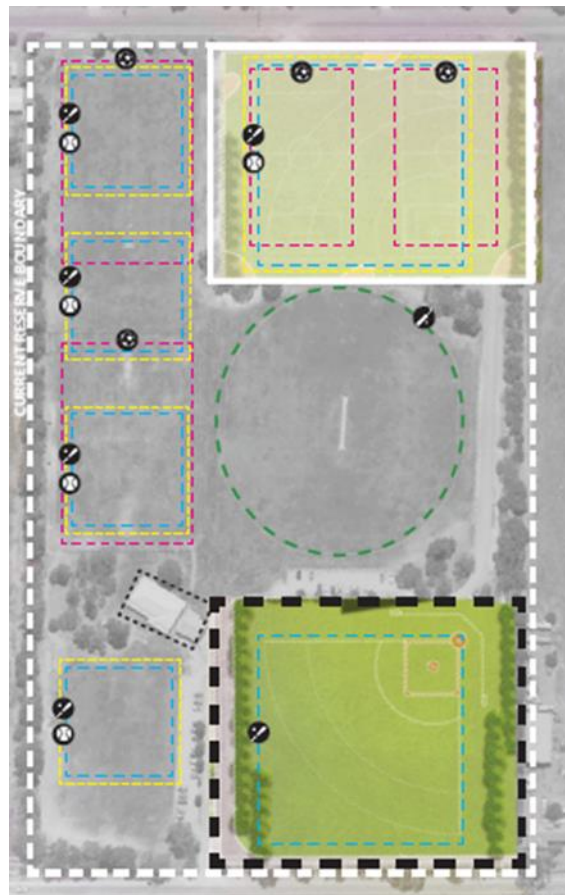


Image: Karbeethan Reserve Master Plan Stage 1B

A cost estimate for the delivery of Stage 1B has been obtained and presented within the overall Karbeethan Reserve Master Plan Costs at the 14 July 2020 Corporate and Community Services Committee Meeting. The total cost estimate for Stage 1B is \$1,048,500.

It is recommended that to achieve broad positive outcomes for all current users of Karbeethan Reserve, elements of Stage 2 of the Master Plan to the value of \$750,000 also be undertaken within this project. It should be noted that the total cost estimate (based on a 2024 delivery and so inclusive of an escalation allowance) for Stage 2 of the Karbeethan Reserve Master Plan (as shown in the below image) as presented to Council at the 14 July 2020 Corporate & Community Services Committee meeting is \$1,997,000.

The following have been identified as priority elements of Karbeethan Reserve Master Plan Stage 2 for early delivery:

- a. Development of feature softball diamond (between Karbeethan Sporting Association clubrooms and Angle Vale road) with associated fixed infrastructure including LED lighting, shelter and seating.
- b. Upgrade to existing soccer and shared turfed areas (between Karbeethan Sporting Association clubrooms and Hillier road) with associated fixed infrastructure including LED lighting, internal fencing, shelter and seating.



Image: Karbeethan Reserve Master Plan Stage 2

**Note:** The above image shows Stage 2 implementation following the construction of new shared club facility (Stage 1C) and the demolition of the current clubrooms – neither of these actions are proposed within the project identified in this report.

As outlined above, applications for projects with a total cost of up to \$3M require a minimum 50% contribution to the project cost by Council. Consequently, Council's contribution to the project would need to be at least \$900,000. Council's contribution could be funded from its Property Equity Reserve Fund, a fund established in the 2011/12 financial year, following the receipt of \$2.266m developer contributions that year, towards the provision of future community infrastructure in the Southern Urban Areas. The current balance of this Fund is \$995,000. Extracting Council's contribution to the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan from the Fund would leave a balance of \$95,000 within the Fund.

It is important to note that, in accordance with Council's Treasury Management Policy, the Equity funds retained in the Property Equity Reserve are not 'cash-backed' – i.e. the funds have been internally borrowed against, at an internal rate of interest that is considerably less than external borrowing interest rates. Accordingly, it is anticipated that, should Council wish to utilise \$900,000 from the Property Equity Reserve Fund, then this would require new *external* borrowings of this amount (this would be ultimately subject to Council's financial position at the time of the associated works being undertaken).

If Council elects to pursue this opportunity, the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan will need to be included as a Budget Bid within the Draft 2021/22 Annual Budget.

It should be noted that the project would only be delivered if Council is successful in obtaining matching funding for its delivery and Council's share of the funding required can be accommodated within its financial policy constraints. The State Government's Local Government Infrastructure Partnership Program provides another opportunity to gain 50% contributory funding for this project (as outlined later in this report).

2. Construction of new netball courts as proposed within the draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan.

The construction of ten new netball courts for the Gawler & District Netball Association has been identified as a priority project within the Netball Association Precinct of the draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan. The Association currently has thirteen courts, although the infrastructure is ageing and in need of remedial action in the short term to ensure their continued safe use. The Association, given the improved quality of courts and lighting efficiencies, supports the proposed initial reduction of court numbers from the current thirteen to ten courts – noting that the draft Master Plan does identify future opportunities for two additional courts to be developed as required.

The development of ten new courts, as shown in the below image, as opposed to the simple resurfacing of the courts within the current configuration will address the following:

- a. Non-compliance of current courts – runoff distances between courts and orientation
- b. Stormwater and drainage issues
- c. Installation of efficient and compliant LED lighting for all courts



Image: Draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan – Netball Association Precinct “First Steps”

Initial cost estimates developed for the draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan, estimate the construction of the ten new Gawler & District Netball Association courts at \$3.2million.

As outlined earlier in this report, applications for projects with a total cost of between \$3million and \$4.5million can apply for a maximum of \$1.5million in funding and require a minimum of 50% contribution to the project cost by Council. Consequently, Council's contribution to this project would need to be at least \$1.7million. Council Staff are seeking a commitment from Netball SA or other sources to fund 50% of Council's contribution requirement which would make the net cost to Council \$850,000. If Council elects to pursue this opportunity, the project will need to be included as a Budget Bid within Council's draft 2021/22 Annual Budget. It should be noted that this project would only be delivered if Council is successful in obtaining the required external funding and Council's share of the funding required can be accommodated within its financial policy constraints.

### Local Government Infrastructure Partnership Program

The Local Government Infrastructure Partnership Program has been established to support Councils to accelerate spending on community infrastructure projects that contribute to the future economic growth of their region, support the Government's *Growth State* agenda, or improve local infrastructure facilities for businesses and community organisations to enable them to grow in the future.

Under the program, the State Government will provide grants to Councils for up to 50 per cent of the cost of approved infrastructure projects. Councils will fund the remaining 50 per cent either through their own reserves or borrowings. Infrastructure projects can include other funding partners, including the Commonwealth Government and/or local businesses. The total State Government contribution to the program is up to \$100 million and is expected to result in a total program of at least \$200 million in infrastructure investment.

Grant payments will be made to eligible local Councils in line with key project milestones and as agreed with local Councils in grant agreements.

The program is being administered by the Department of Treasury and Finance (DTF). DTF will consult with the Office for Local Government (OLG) in assessing proposals.

The following are eligible to apply for Local Government Infrastructure Partnership Program support:

- a) Any Council (as constituted under the *Local Government Act 1999*) can apply for program support.
- b) Two or more Councils may jointly apply for a single or related group of projects located across Council boundaries, provided that the respective financing contributions of each Council is agreed and documented between the applicable Councils and both Councils have the necessary authorities.
- c) Councils may submit applications for more than one project.

To be eligible for funding:

- a) Proposed infrastructure projects must contribute to the future economic growth of the region, support the Government's *Growth State* agenda, improve local infrastructure, facilities for businesses and community organisations to enable them to grow in the future or include upgrades to key community facilities.

Eligible infrastructure projects may include construction or major renewal, replacement or upgrades to community facilities including improved road access, energy, water and storm water infrastructure, tourism facilities, arts and cultural facilities (performance spaces, museums and galleries), the construction of affordable housing that supports attracting key workers, community centres (civic centres, libraries, lifelong learning facilities), early childhood and family support facilities (child care and preschool), education facilities, health facilities (community aged care, rehabilitation, primary care, private, diagnostics and screening), or sport and recreation (indoor and outdoor spaces and facilities including gyms, swimming pools, park infrastructure and walking and cycling paths).

- b) Proposed infrastructure projects must not be in the Council's existing 12-month budget. This does not preclude a further stage of a development being eligible where the Council can demonstrate that that stage is not scheduled to commence and has yet to source sufficient funding.
- c) Infrastructure funded through other State Government programs eg. through Recreation and Sport grants or through grants from the Planning and Development Fund are not eligible for funding under this program. Infrastructure currently funded from Commonwealth grants are also not eligible eg. a project already funded from local government and Commonwealth funding.

- d) Eligible projects can include contributions from third parties eg. from a sporting/community club towards an upgrade of the facilities or Commonwealth Government funding. The State Government's contribution would be up to 50 per cent of the balance of the funding required once the third party contribution(s) is taken into account.
- e) Councils must demonstrate that the project expenditure will be in addition to existing expenditure plans and there is no offsetting reduction in planned other capital expenditure in 2020-21 and 2021-22.
- f) Councils must be able to commence construction within 12 months of approval of the application for funding (i.e. be shovel ready, not commence the planning/design phase).
- g) Councils must maximise the use of local contractors during the construction phase.
- h) All other things being equal, Councils that have supported ratepayers during COVID-19, including through the provision of rate rebates and reductions (as distinct from temporary postponement of rates), will be given preference. In this regard, it is important to note Council's sector-leading approach, which now provides for a 0% General Rate increase for the average residential ratepayer plus a 25% General Rate remission for ratepayers who have been financially impacted by the COVID-19 pandemic. No other Council in the metropolitan area or within the local region has provided Rates rebates or remissions support of this order.
- i) Projects must have a GST exclusive cost of at least \$1 million. This amount may comprise, for example:
  - o a single project/program (e.g. a library, a single road segment);
  - o a group of different but related projects (e.g. redevelopment of community facilities clustered in a single location);
  - o a group of projects of a similar nature that can be packaged as a single program (e.g. small road projects in different sites within the local government area which require major periodic renewal).

In recognition of the practical difficulties faced by small regional Councils in isolated areas, consideration will be given, on a case by case basis, to applications by those Councils for projects with a GST exclusive cost of less than \$1 million. Without ruling out assistance for other small regional Councils, it is anticipated that this concession would be available only for small regional Councils with an estimated resident population of less than 3000 and total rate revenue in 2019-20 of less than \$4.5 million.

While there is no maximum project size, depending on the level of application, the Treasurer may decline a project, seek staging of a project, or offer a lower grant to ensure more Councils are able to participate in the program.

### **Ineligible projects**

The following types of infrastructure projects will not be eligible for program support:

- a) Projects that are included in a Council's 2020-21 budget
- b) Projects that have commenced or are scheduled to substantially commence before 30 June 2021
- c) Projects that are for routine asset maintenance
- d) Projects relating to Council administrative premises
- e) Projects which largely result in commercial profits to private parties (e.g. construction of a retail shopping centre).



## Assessment and approval

The Department of Treasury and Finance (DTF), in consultation with the OLG, will assess applications against the eligibility criteria. DTF and OLG may contact applicant Council's nominated contact officers for clarification on aspects of their submissions. Applications will be expected to provide a response in writing, or a copy of any additional documentation requested to DTF/OLG within a specified number of days.

Final decisions as to which projects will be supported through the program will be made by the Treasurer.

Applicants will be notified of final decisions by 19 March 2021.

Successful applicants will be required to sign a Grant Agreement with the Treasurer stipulating obligations of the applicant and the conditions under which assistance is given.

The Treasurer is not obliged to approve any application.

The Treasurer may consider or accept (at the Treasurer's sole discretion) any application at any time including without limitation a late application or the application of a Council who has failed to submit an application in accordance with these guidelines.

No approval of an application, nor any notification to a Council that its application is successful, nor any invitation to negotiate will be effective to constitute a contract or to create any legitimate expectation on the part of the application unless a formal written Grant Agreement is executed by both parties.

Where a proposed project is to be implemented by two or more Councils, each participating Council will sign the Grant Agreement.

## How to Apply

Councils will be required to provide:

- a) a business case of the proposed project, including
  - a. demonstrating how the proposed project will contribute to the future economic growth of the region, supports the Government's *Growth State* agenda, or improves local infrastructure facilities for businesses and community organisations to enable them to grow into the future or improved community facilities
  - b. cashflow projections for the construction phase and supporting documentation
  - c. details of project financing
  - d. evidence of the Council's capacity to meet the ongoing costs associated with any new/upgraded infrastructure
- b) a project delivery timetable that includes provision for necessary approvals and market approach (where applicable) to demonstrate that project construction will commence within 12 months of approval of the grant
- c) evidence that the proposed project expenditure will be in addition to existing expenditure plans and there is no offsetting reduction in planned other capital expenditure in 2020-21 and 2021-22 (i.e. that there will be a gross increase in capital expenditure due to program support)
- d) information on how the project will maximise employment for South Australian residents and an undertaking to maximise the use of local contractors during the construction phase
- e) where two or more Councils are jointly applying, documentation supporting the agreed financing contributions of each Council
- f) information on how Council supported ratepayers during COVID-19 (eg through the provision of rate rebates or reductions)
- g) any other supporting project documentation as requested in the online application form.

Local Government Infrastructure Partnership Program grants will be provided to successful Councils by DTF.

Potential applicants should note that information received in connection with an application may be used and communicated outside the Government of South Australia for due diligence purposes and may also be provided to the Australian Government and third parties engaged by DTF to assist with the assessment and processing of the applications received, together with program monitoring, reporting and evaluation purposes.

### Closing Date

Applications close 29 January 2021.

Applications must be submitted via [www.treasury.sa.gov.au](http://www.treasury.sa.gov.au)

### Subsequent grant rounds

If the first grant round closing 29 January 2021 does not result in all funding under the grant program being allocated, DTF may hold a subsequent grant round during 2021. Further details on that grant round will be provided if required in due course.

### Town of Gawler's proposed project

Considering the requirements of the Local Government Infrastructure Partnership Program, more specifically the requirement that projects must have a GST exclusive cost of at least \$1 million and that projects cannot already be provided for within Council's existing budget, Council Staff are recommending that the project submitted for this funding be the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan.

As presented to the 14 July 2020 Corporate and Community Services Committee Meeting, Stage 1B includes redevelopment of the existing baseball diamond, bringing the diamond to a standard commensurate with that required of a Baseball SA Division 1 side. It should be noted that in the current 2020/21 season, Gawler Rangers Baseball Club are competing within Division 2 and have recently submitted a proposal to Baseball SA for the club to become a Division 1 club for the 2021/22 season. This project would provide the existing turf with a nominal increase in capacity, most likely through the ability to utilise the outfield more effectively and efficiently given an increase in quality.

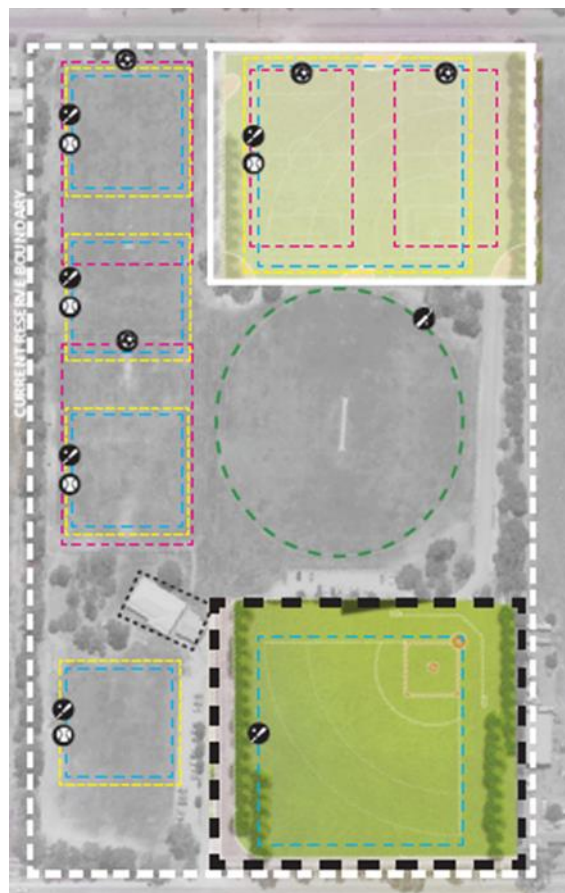


Image: Karbeethan Reserve Master Plan Stage 1B



A cost estimate for the delivery of Stage 1B has been obtained and presented within the overall Karbeethan Reserve Master Plan Costs at the 14 July 2020 Corporate and Community Services Committee Meeting. The total cost estimate for Stage 1B is \$1,048,500.

It is recommended that to achieve broad positive outcomes for all current users of Karbeethan Reserve, elements of Stage 2 of the Master Plan to the value of \$750,000 also be undertaken within this project. It should be noted that the total cost estimate (based on a 2024 delivery and so inclusive of an escalation allowance) for Stage 2 of the Karbeethan Reserve Master Plan (as shown in the below image) presented to Council at the 14 July 2020 Corporate & Community Services Committee meeting is \$1,997,000.

The following have been identified as priority elements of Stage 2 for early delivery:

- a. Development of show softball diamond (between Karbeethan Sporting Association clubrooms and Angle Vale road) with associated fixed infrastructure including LED lighting, shelter and seating.
- b. Upgrade to existing soccer and shared turfed areas (between Karbeethan Sporting Association clubrooms and Hillier road) with associated fixed infrastructure including LED lighting, internal fencing, shelter and seating.

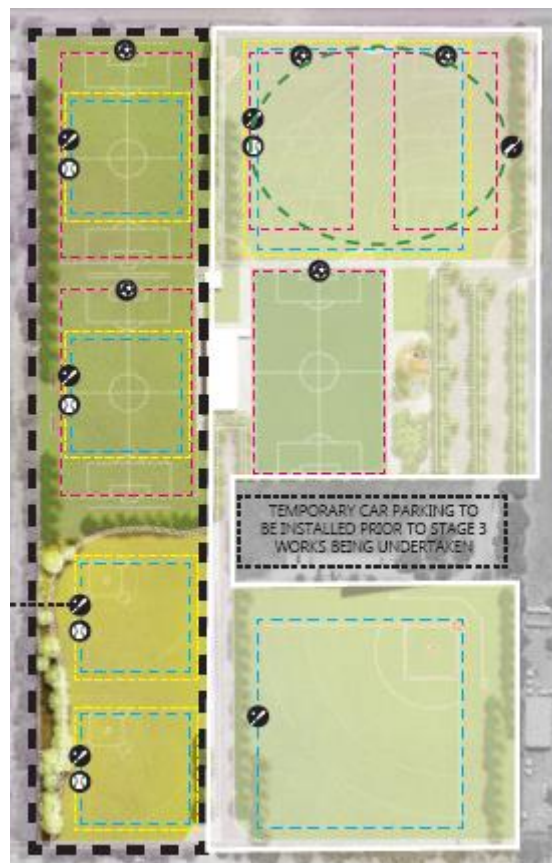


Image: Karbeethan Reserve Master Plan Stage 2

**Note:** The above image shows Stage 2 implementation following the construction of new shared club facility (Stage 1C) and the demolition of the current clubrooms – neither of these actions are proposed within the project identified in this report.

As outlined above, the State Government's Local Government Infrastructure Partnership Program requires a 50% contribution to the project cost by Council. Consequently, Council's contribution to the project would need to be \$900,000. Council's contribution could be funded from its Property Equity Reserve Fund, a fund established in the 2011/12 financial year, following the receipt of \$2.266m developer contributions that year, towards the provision of future community infrastructure in the Southern Urban Areas. The current balance of this Fund is \$995,000. Extracting Council's contribution to the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan from the Fund would leave a balance of \$95,000 within the Fund.

It is important to note that, in accordance with Council's Treasury Management Policy, the Equity funds retained in the Property Equity Reserve are not 'cash-backed' – i.e. the funds have been internally borrowed against, at an internal rate of interest that is considerably less than external borrowing interest rates. Accordingly, it is anticipated that, should Council wish to utilise \$900,000 from the Property Equity Reserve Fund, then this would require new *external* borrowings of this amount (this would be ultimately subject to Council's financial position at the time of the associated works being undertaken).

This project is not within Council's existing budget and can be delivered within the timeframe that the grant requires making it eligible under the Program.

If Council elects to pursue this opportunity the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan will need to be included as a Budget Bid within the Draft 2021/22 Annual Budget. It should be noted that the project would only be delivered if Council is successful in obtaining matching funding for its delivery and Council's share of the funding required can be accommodated within its financial policy constraints. The Office for Recreation, Sport and Racing Infrastructure Projects provides another opportunity to gain 50% contributory funding for this project (as outlined earlier in this report).

It should be noted that Council Staff are recommending applying to both the ORSR's Infrastructure Projects program and the State Government's Local Government Infrastructure Partnership Program for contributory funding towards the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Master Plan. This is a deliberate strategy as each of these funding programs is highly competitive and Council Staff would not want to miss out on securing funding for the project simply because an application was not lodged accordingly.

In the event that Council is successful in obtaining funding from both programs, Council Staff will commence negotiations with the funding bodies regarding how the best outcome for the community can occur as a result. This may be a reduction in funding from each program with a commensurate reduction from Council – ie making the project one-third funded from each program and Council. This outcome would reduce Council's contribution from \$900,000 to \$600,000.

Alternatively, the funding bodies may want to remain committed to the full \$900,000 and enable an increase to the scope of works to encompass more elements of the Karbeethan Masterplan. Equal three-way funding would bring the total project funds available to \$2.7million.

#### Local Roads and Community Infrastructure Program Extension

As Council is aware, the Federal Government extended its Local Roads and Community Infrastructure (LRCI) Program and Town of Gawler will receive an additional funding allocation of \$912,194. This funding will be available from 1 January 2021, with the Program being extended until the end of 2021.

At the time of writing this report the Federal Government was still drafting the Program Guidelines and Grant Agreements for the LRCI Program Extension however, noting the timeframes for delivery of projects funded through the Program (2021 calendar year), Council Staff would appreciate Council providing approval for the proposed projects to be funded from this Program allowing them to progress post haste.

The projects identified by Council Staff for delivery under the LRCI Program Extension have been selected as they are shovel ready, are able to be implemented within the timeframes required, allow for local suppliers to be engaged in delivery and meet the overall objectives of the Program by providing improvements to both Local Roads and Community Infrastructure. The proposed projects are:

1. Martins Place Toilet

At the 24 November 2020 Ordinary Council Meeting the construction of a public toilet facility was approved to occur at Martins Place (opposite the Post Office). The funding strategy for this toilet block included an allocation of \$100,000 from the LRCI Program Extension.

2. Installation of a lift at the Gawler Visitor Information Centre.

Council Staff have been working with members of the Gawler Community Gallery and Gawler Arts Society to provide art gallery space at the Gawler Visitor Information Centre (VIC) since a forum was convened by Mayor Redman in October 2017. Council has considered a number of different proposals for refurbishment of the VIC with the preferred option for all parties being the installation of a lift to enable compliant public access to level one of the Centre. In June 2018 Council obtained a cost estimate for the required building works and has been seeking contributory funding for the project through various grant opportunities. To date Council has been unsuccessful in obtaining contributory funding for the project.

Council has allocated \$84,500 within its 2020/21 Capital Works Budget to a ground floor refurbishment of the VIC and changes to the Elderly Centre to accommodate art display and sales and an office for the Gawler Community Gallery respectively, noting that these changes only provide an interim solution to the needs of the Community Gallery. This investment does not duplicate any of the building works required for the installation of a lift, it adds value to the overall refurbishment proposed at the VIC if a lift was to be installed therefore is not wasted expenditure.

The allocation of additional funding from the Federal Government's Local Roads and Community Infrastructure Program provides Council with the opportunity to deliver the full refurbishment of the VIC at no cost to Council. The project is shovel ready having been previously costed. The cost estimate obtained in June 2018 for the installation of a commercial lift was \$422,200. Applying a 12.5% increase for cost escalation and an additional 20% contingency brings the cost estimate to \$569,970. It is recommended that this amount be allocated to this project from the \$912,194 LRCI Program Extension funding.

### 3. Hemaform Reserve Playground

Council is currently undertaking a playspace renewal project for Hemaform Reserve. Outcomes of recent community consultation on this project identified demand for the playspace renewal to include a basketball court and other play facilities. These elements are not within the current project scope for the playspace renewal. The allocation of additional funding from the Federal Government's Local Roads and Community Infrastructure Program provides Council with the opportunity to deliver the additional project infrastructure at no cost to Council. An allocation of \$120,000 would deliver these elements. If not at Hemaform Reserve Council Members may consider such an upgrade at an alternative location based on local knowledge and community feedback.

### 4. Road Reseal Program

Noting the above project allocations from the LRCI Program Extension funds, Council Staff recommend allocating the balance of funds to bringing forward future local road resealing projects. This would provide for an allocation of \$122,224 to road reseal projects.

## Open Space and Places for People

The 2020-2021 Open Space and Places for People Grant Round is now open, closing 19 February 2021.

Access to quality public open space is becoming increasingly important to ensure South Australia remains a healthy and sustainable place to live.

The grant may assist with the planning, purchase and enhancement of public open space.

The grant programs will support projects that:

- a) facilitate the integrated delivery of quality public open space particularly in areas of growth and renewal
- b) provide a diverse range of high quality public open spaces that offer a range of active and passive opportunities
- c) improve the way our places function, making them more sustainable, more accessible, safer and healthier
- d) promote urban greening and climate change resilience

- e) create an interconnected network of high quality green spaces that join destinations, public transport and growth areas.

Council Staff believe that the following projects are eligible for funding support via the Open Space and / or Places for People grant programs:

1. Passive recreation elements of the Draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan within the Princes Park Precinct, such as the community basketball court, playspace and Shared Use Boulevard linking to the Gawler Oval railway station.

The following opportunities have been identified, not only during the development of the draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan, but during discussions with site users and community consultation as part of the Gawler Open Space, Sport & Recreation Plan:

- a. Absence of community recreation offering within Princes Park and Gawler Oval precincts, and as such the precinct are seen as sporting facilities only, rather than broader community recreational hubs.
- b. Poor connectivity into and through the Princes Park and Gawler Oval precincts.

The draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan proposes the development of a community recreation feature within the Princes Park precinct as show in the image below. The design provides for a community basketball court (noting that this solid surface could be utilised during the annual Gawler Show in a similar manner to the existing concreted area located to the north east of the main car park) and formal playspace to be developed within the precinct.



2.

Image: Draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan – Princes Park Precinct with Shared Use Boulevard along Nixon Terrace to Gawler Oval Railway Station

To assist in providing improved connectivity and safer pedestrian and cycling opportunities across Essex Park and the Gawler Showgrounds a Shared Use Boulevard has been included within the draft Master Plan. The boulevard provides the following positive community outcomes and would run along the length of the precinct and include – Victoria, Thomas, Nixon and Patterson terraces:

- a. Provide great walking and cycling connection
- b. Improve arrival experience from Gawler Oval railway station
- c. Opportunity to integrate with WSUD and tree planning to create additional shade

- d. Potential to upgrade to solar and/or LED lighting where appropriate
- e. Opportunity to unify the site with a consistent frontage
- f. Significantly improved aesthetic identity to site

It is proposed that this initiative embark with the implementation of the Shared Use Boulevard linking the Gawler Oval railway station along Nixon terrace to Princes Park and the new community recreation infrastructure.

2. Playground that is scheduled for renewal in the 2021/22 financial year.

Council has an annual playground renewal program. The Open Space Program provides the opportunity to leverage the funding for this renewal and deliver improvements to the playground that is intended to be replaced in 2021/22. Whilst the Program does not specifically provide for contributory funding for like-for-like replacement of Open Space assets, it does provide funding support for the upgrading of playgrounds that will deliver greater community outcomes such as accessibility, sustainability, improved safety and diversity of spaces that offer a range of active and passive opportunities.

Council lodged an application to the Open Space Program in the previous round to support the redevelopment of the playspace at Hemafood Reserve. Feedback from the funding body was that Council's application was very good and only missed out on being funded due to Program being significantly oversubscribed. The funding body encouraged Council to re-submit this application or similar applications in the future.

Council Staff consider the renewal of the playground located in the reserve bordered by Brigalo, Britton and Myall Streets, Gawler West as a suitable project for application to the Open Space Program.





The revitalisation of the Gawler West playground provides an opportunity to become a catalyst for this entire neighbourhood. The playground, originally built in the 1970s, has reached the end of its service life. Council Staff propose to apply for funding assistance from the Open Space Program to breathe new life back into this space by creating an environment that works for all community members. We envisage this space becoming the beating heart of the neighbourhood.

From experience, Council's best loved parks evolve from community ideas generated via engagement with local residents, volunteer groups, schools and the wider community. Planning the revitalisation of the Gawler West playground would include community engagement activities undertaken early in the project such as a community event at the playground (similar to the successful event held earlier this year at Hemafood Reserve). Council Staff believe the locals know best how they anticipate using the space and share insights into the demographic use of the space. The new park design will be practical for all ages including small children, teens, families and the elderly. Practically, this means multiple seating options for ages and abilities, accessible paths, Disability Discrimination Act compliant materials, easy navigation and open sightlines.

With climate resilience as one of Gawler's core objectives, Council Staff plan to explore the use of salvaged and recycled materials, increase shade cover, celebrate locally native plant species and their integrated ecological functions, and reduce water usage through water sensitive urban design and irrigation technology.

Sharing food is an important part of the Australian culture. Council Staff intend to create spaces, including outdoor picnic areas, where people can gather, share cultures and ideas, in turn promoting an active, vibrant and cohesive town. Examples of these spaces could be barbecues and breakout areas with seating, shade, thoughtful plantings and educational elements.

Revitalisation of the Gawler West Playground will create a space that that residents can take pride in as the community evolves around it. Ultimately, the new Gawler West Playground will be a welcoming, fun, public space which layers recreation, culture, community and ecology for the community into the future.

3. A concept for improved greening and beautification of Lyndoch Road that will connect to existing parks / reserves and provide opportunities for people to linger.

A conceptual beautification project for Lyndoch Road was presented to the Infrastructure and Environmental Services Committee at its 8 December 2020 Meeting. The Lyndoch Road entrance to Gawler accommodates approximately 7,500 vehicles per day and is the primary entrance used by visitors travelling from the Barossa Valley. Significant change is anticipated for this entrance with the planned Concordia development located to the north. Additional tree planting within reserves and verges is a key opportunity to provide a distinct and recognisable entrance to the Township.

This proposal is more than just for a road verge upgrade. It is intended to create destinations and places where the community can traverse and engage that in turn builds community interaction, safety and experiences. Break out spaces will be included to provide opportunities for the community to stop, talk and interact. The design will create reference points to related community destinations, particularly open space areas and other points of community interest. Way finding will be an important aspect to new space to be created.

The project provides an opportunity to create connections relative to, but not limited to:

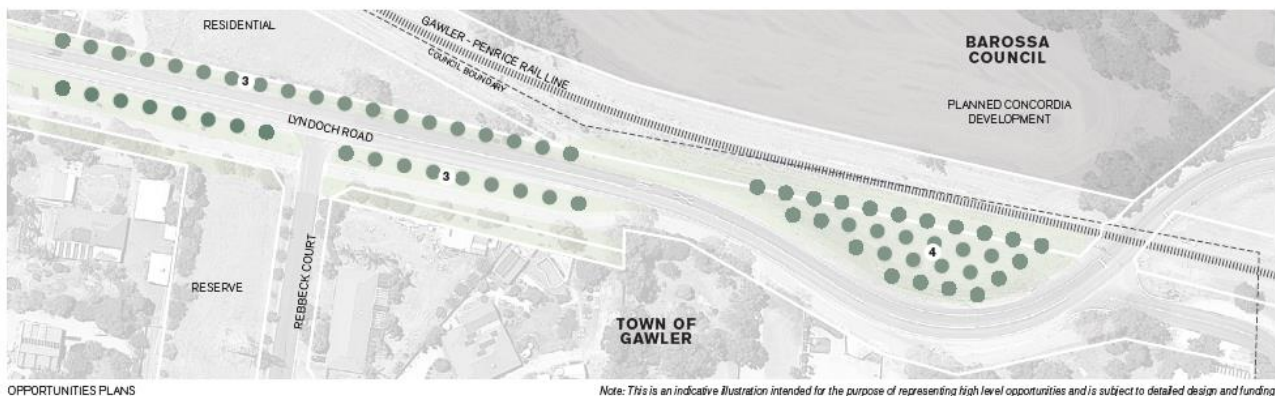
- a) Connections between key community focus points,
- b) Reserves,
- c) Schools,
- d) Public open space areas,
- e) Gawler Hospital,
- f) Gawler Railway Station (soon to be electrified),
- g) Town Centre and economic activity,
- h) Tourism opportunities within Gawler and the broader region.

The following opportunities have been identified for the length of Lyndoch Road to Murray Street:

- New street tree planting (staged approach to replacement of existing eucalypts)
- Footpath and verge upgrade (consistent rubble verges)

The following opportunities have been identified for the arrival into the Township from the Barossa Valley:

- Structured tree planting
  - Primarily deciduous species
  - Enhance sense of arrival
  - Opportunity for Water Sensitive Urban Design
- New street tree planting
  - New street tree planting requiring removal of some shrubs and trees



This conceptual beautification project provides the opportunity for a people-centred design outcome. Lyndoch Road provides the backbone for pedestrian connections emanating from Murray Street and Pioneer Park through to locations such as Immanuel Lutheran School, Gawler Health Service, Gawler East Primary School and Hemafor Reserve. Planting appropriate street trees along the length of Lyndoch Road promotes urban greening and climate change resilience and will assist Council to create an interconnected network of high-quality green spaces that join destinations, public transport and growth areas.

### COMMUNICATION (INTERNAL TO COUNCIL)

Executive Management Team  
Team Leader Recreation and Community Strategy  
Team Leader Asset Planning  
Special Projects Officer

### CONSULTATION (EXTERNAL TO COUNCIL)

Nil.

#### Southern Urban Areas Project Control Group

Should the Council support the Karbeethan Reserve project identified in this report for submission of a grant funding application, further engagement and support from the Southern Urban Areas Project Control Group is required.

This group oversee the delivery of backbone infrastructure in the rezoned southern development areas by way of contractual arrangements with Renewal SA, developers of Aspire Estate and developers of Orleana Waters arrangement. The funding submission is predicated on use of funding which the Council has received from these developers for Community Infrastructure delivery as nominated in a legal Deed between the parties. This requires that the remaining funding be allocated against the Karbeethan Reserve expansion, unless specifically agreed by the parties. Whilst discussions have been ongoing for some time on the Karbeethan Reserve Master Plan with this group, there support is required to allow for the Council to access this funding as its contribution to the grant submission.

Whilst it is not envisaged that this approval would be withheld, it remains a risk, which will need to be resolved prior to the grant being able to be submitted.



**POLICY IMPLICATIONS**

Budget Management Policy  
Treasury Management Policy

**RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Stimulus projects have short delivery timeframes and must be outside existing budget allocations.	Shovel ready projects that are not within current budget identified for delivery.
Existing Council Staff have limited capacity to deliver additional capital projects.	Ensure projects have funding allocated for additional project management resourcing (either external or internal).
Use of existing Community Infrastructure funds held by Council not in accordance with Southern Urban Areas Infrastructure Deed	Seek approval immediately from the Southern Urban Areas Project Control Group, should Council support this grant opportunity being pursued.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Be recognised as a best practice organisation with regards to obtaining funding and delivering related outcomes.	Providing evidence to funding bodies of high value projects and high quality project outcomes to secure significant funding in the future.

**STATUTORY REQUIREMENTS**

Nil

**FINANCIAL/BUDGET IMPLICATIONS**

1. Office for Recreation, Sport and Racing Infrastructure Projects

a) Karbeethan Reserve Master Plan Stage 1B and elements of Stage 2

3. As outlined above, applications for projects with a total cost of up to \$3M require a minimum 50% contribution to the project cost by Council. Consequently, Council's contribution to the project would need to be at least \$900,000. Council's contribution could be funded from its Property Equity Reserve Fund, a fund established in the 2011/12 financial year, following the receipt of \$2.266m developer contributions that year, towards the provision of future community infrastructure in the Southern Urban Areas. The current balance of this Fund is \$995,000. Extracting Council's contribution to the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan from the Fund would leave a balance of \$95,000 within the Fund.

It is important to note that, in accordance with Council's Treasury Management Policy, the Equity funds retained in the Property Equity Reserve are not 'cash-backed' – i.e. the funds have been internally borrowed against, at an internal rate of interest that is considerably less than external borrowing interest rates. Accordingly, it is anticipated that, should Council wish to utilise \$900,000 from the Property Equity Reserve Fund, then this would require new *external* borrowings of this amount (this would be ultimately subject to Council's financial position at the time of the associated works being undertaken).

If Council elects to pursue this opportunity the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan will need to be included as a Budget Bid within the Draft 2021/22 Annual Budget. It should be noted that the project would only be delivered if Council is successful in obtaining matching funding for its delivery and Council's share of the funding required can be accommodated within its financial policy constraints.

- b) Construction of new netball courts as proposed within the draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan.

Initial cost estimates developed for the draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan, estimate the construction of the ten new Gawler & District Netball Association courts at \$3.2million.

As outlined earlier in this report, applications for projects with a total cost of between \$3million and \$4.5million can apply for a maximum of \$1.5million in funding and require a minimum of 50% contribution to the project cost by Council. Consequently, Council's contribution to this project would need to be at least \$1.7million. Council Staff are seeking a commitment from Netball SA or other sources to fund 50% of Council's contribution requirement which would make the net cost to Council \$850,000. If Council elects to pursue this opportunity, the project will need to be included as a Budget Bid within Council's draft 2021/22 Annual Budget. It should be noted that this project would only be delivered if Council is successful in obtaining the required external funding and Council's share of the funding required can be accommodated within its financial policy constraints.

## 2. Local Government Infrastructure Partnership Program

### 4. Karbeethan Reserve Master Plan Stage 1B and elements of Stage 2

5. As outlined above, the State Government's Local Government Infrastructure Partnership Program requires a 50% contribution to the project cost by Council. Consequently, Council's contribution to the project would need to be \$900,000. Council's contribution could be funded from its Property Equity Reserve Fund, a fund established in the 2011/12 financial year, following the receipt of \$2.266m developer contributions that year, towards the provision of future community infrastructure in the Southern Urban Areas. The current balance of this Fund is \$995,000. Extracting Council's contribution to the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan from the Fund would leave a balance of \$95,000 within the Fund.

It is important to note that, in accordance with Council's Treasury Management Policy, the Equity funds retained in the Property Equity Reserve are not 'cash-backed' – i.e. the funds have been internally borrowed against, at an internal rate of interest that is considerably less than external borrowing interest rates. Accordingly, it is anticipated that, should Council wish to utilise \$900,000 from the Property Equity Reserve Fund, then this would require new *external* borrowings of this amount (this would be ultimately subject to Council's financial position at the time of the associated works being undertaken).

6. This project is not within Council's existing budget and can be delivered within the timeframe that the grant requires making it eligible under the Program.

7. If Council elects to pursue this opportunity the delivery of Stage 1B and elements of Stage 2 of the Karbeethan Reserve Master Plan will need to be included as a Budget Bid within the Draft 2021/22 Annual Budget. It should be noted that the project would only be delivered if Council is successful in obtaining matching funding for its delivery and Council's share of the funding required can be accommodated within its financial policy constraints.

## 3. Local Roads and Community Infrastructure Program Extension

Projects delivered via the LRCI Program Extension are 100% funded by the Federal Government. The below table provides an overview of the projects and funding allocations recommended by Council Staff to be allocated against the LRCI Program Extension:

Project	Amount
Changing Places Toilet (Martins Place)	\$100,000
Installation of Lift at the VIC	\$569,970
Hemaford Reserve Project Scope Increase*	\$120,000
Road Reseal Program	\$122,224
<b>TOTAL</b>	<b>\$912,194</b>

\*Note: Additional scope aligned with community consultation outcomes (ie sealed pathway allowing scooter/bicycle use around playground, half-court basketball facility, extended unsealed pathways, larger irrigation space, improved play outcomes)

If Council elects to pursue these projects under the LRCI Program Extension they will need to be included as Capital Works Projects within Council's 2020/21 and / or 2021/22 Annual Budgets. The process for this to occur will be via Council's Quarterly Budget Review process with respect to the 2020/21 Budget and Capital Budget Bids within the Draft 2021/22 Annual Budget with respect to those projects being delivered in the second half of 2021. It should be noted that as these projects are 100% funded the net capital cost to Council will be \$0.

#### 4. Open Space and Places for People

Detailed cost estimates will be presented to Council at its January 2021 Ordinary Council Meeting for the projects being considered for submission to the State Government's Open Space and Places for People Program.

#### ***Financial Implications Summary:***

The accounting treatment of Council's contributions with respect to both the Karbeethan and Netball Association projects outlined in this report are currently undetermined. Both of these projects involve capital works that deliver assets that may not be immediately owned by Council as these assets are part of the responsibility of the sporting associations that lease the land from Council.

It should be noted that the respective sporting club leases expire at the end of 2021 and are currently being reviewed by Council Staff. Part of this review will encompass consideration of the financial implications of capital works that are proposed to be undertaken at the sites and the potential to amend lease provisions to provide better outcomes for both Council, the sporting clubs and the community.

If it is determined that Council cannot capitalise parts or all of these projects then Council's contributions will need to be funded from its operating budget rather than its capital works budget. If this occurs then there will be a one-off spike in Council's operating expenditure in the financial year that the works occur (likely 2021/22). Council Staff are seeking advice from Council's auditors in this regard and clarification will be provided during Council's 2021/22 Annual Budget process.

Whilst Council should continue to seek external grant funding towards capital projects, thereby minimising Council's net capital costs, it is imperative that this is considered in the context of both Council's existing recurrent operating performance (noting that the major purchase and/or construction of new / upgraded assets will have material new operating expenditure consequences), and its overall financial position (i.e. considering the impact on Council's Net Financial Liabilities Ratio and the associated policy target threshold), in accordance with its Budget Management Policy.

It is also appropriate to recognise that external borrowing rates are currently at historic all time low rates, meaning that the current interest rates are conducive for Council's capital investment in major iconic assets. Nonetheless, this needs to be considered in the context of Council's current Net Financial Liabilities Ratio, which is currently estimated to be 95.5% as at 30 June 2021, which is subsequently only marginally below Council's policy position of the Ratio not exceeding 100%.

Based on an estimated Net Financial Liabilities Ratio of 95.5%, this would mean Council's *external* borrowing capacity would be limited to in the order of \$1.5-\$2m. Consequently, it is expected that the majority of any material increase in Council's existing capital works programs for 2020/21, and its 2021/22 capital works programs, would need to be funded from alternative funding sources (i.e. General Rate revenue (as informed by Council's operating performance) and external grant funding).

## **COMMUNITY PLAN**

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

Objective 1.4: Foster a vibrant and active, event-filled Council area

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

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 3.2: Sporting facilities to meet local and regional community needs

Objective 3.3: Provide facilities for a range of different recreational activities.

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

**11.4 COUNCIL STIMULUS PROGRAMS**

**Record Number:** CC20/57;IC20/1002

**Author(s):** Bryce Norton, Team Leader Recreation and Community Strategy

**Previous Motions:** Special Council 30/11/2020, RESOLUTION 2020:11: COU 503; Special Council 29/09/2020, RESOLUTION 2020:09:COU397

**Attachments:** Nil

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**OFFICER'S RECOMMENDATION**

**That Council:-**

1. Approves funding to the following lease holders through the Stimulus Program – Community Facility Upgrades for the projects outlined within this report, and authorise the CEO to issue an individual Funding Agreement to each lease holder:
  - a. Gawler Dog Training Club - \$10,000
  - b. Gawler River Pony Club - \$10,000
  - c. Gawler Scouts Group - \$10,000
  - d. Para Districts Invitational Homing Pigeon Club - \$10,000
  - e. Willos Men's Shed - \$10,000
2. Approves in principle funding to the following lease holders through the Stimulus Program – Community Facility Upgrades for the projects outlined within this report, and authorise the CEO to issue an individual Funding Agreement to each lease holder, noting Council staff will assist in finalisation of the project scope prior to issuing the Funding Agreement:
  - a. Evanston Gardens Progress Association - \$10,000
  - b. Gawler Community House - \$10,000
3. Agrees to accept a late application for funding through the Stimulus Program – Community Facility Upgrades from Gawler Meals on Wheels, with this application presented to Council for consideration at its January 2021 meeting.
4. Notes that community leased facilities have been prioritised over eligible Council managed facilities within the Stimulus Program – Community Facility Upgrades. Council staff will finalise project scopes for eligible Council managed facilities in early 2021.
5. Notes the amended division of the \$240,000 Council & Community Facility Upgrades program budget as outlined within the report:
  - a. \$80,000 – Stimulus Program – Community Facility Upgrades – to be delivered by lease holders.
  - b. \$160,000 – Council managed community facilities – to be delivered by Council.
6. Approves funding to the following lease holders through the Stimulus Program – Sporting Organisations (Lease Holders) for the projects outlined within this report, and authorise the CEO to issue an individual Funding Agreement to each lease holder:
  - a. Gawler & District Netball Association - \$10,000
  - b. Gawler BMX Club - \$11,500

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- c. **Gawler Bowling Club - \$10,000**
  - d. **Gawler Central Sporting Club - \$40,000**
  - e. **Gawler Petanque Club - \$10,000**
  - f. **South Gawler Football Club - \$40,000**
  - g. **Willaston Football Club - \$28,500**
7. Approves in principle funding to the following lease holder through the Stimulus Program – Sporting Organisations (Lease Holders) for the project outlined within this report, and authorise the CEO to issue an individual Funding Agreement to the lease holder, noting Council staff will assist in finalisation of the project scope prior to issuing the Funding Agreement:
- a. **Gawler & District Tennis Association - \$10,000**
8. Approves in principle funding to the following lease holder through the Stimulus Program – Sporting Organisations (Lease Holders) for the project outlined within this report, and authorise the CEO to issue an individual Funding Agreement to the lease holder, noting Council staff will assist in finalisation of the project scope prior to issuing the Funding Agreement:
- a. **Karbeethan Sporting Association - \$40,000**
    - i. Council notes that delivery of the fencing components of this project within the Funding Agreement will be as outlined within this report as it relates to external funding opportunities for the implementation of Karbeethan Reserve Master Plan Stage 1B and Stage 2 (part).
    - ii. Council authorises the CEO to negotiate alternative projects to be included within the Funding Agreement, in line with the Stimulus Program – Sporting Organisations (Lease Holders) Funding Guidelines, if required due to Council being successful in attracting external funding for the implementation of Karbeethan Reserve Stage 1B and Stage 2 (part) so making the fencing projects within the original Karbeethan Sporting Association application redundant.
9. Approves funding to the following organisations through the Stimulus Program – Community Events & Activation for the events and initiatives outlined within this report, and authorise the CEO to issue an individual Funding Agreement to each organisation:
- a. **Feros Care Gawler - \$10,000**
  - b. **Gawler Agricultural, Horticultural & Floricultural Society - \$10,000**
  - c. **Gawler Apex Club - \$10,000**
  - d. **Rotary Club of Gawler Light - \$10,000**
  - e. **Zonta Club of Gawler - \$10,000**
10. Approves the establishment of Round 2 of the Stimulus Program – Community Events & Activation, with the following parameters:
- a. Round 2 will utilise the remaining program budget of \$25,000 and be launched in February 2021.
  - b. Applicants can apply for a maximum of \$2,500.
  - c. Events and activation initiatives are to be delivered prior to 31 December 2021.
  - d. Applications will be assessed by the existing Assessment Panel and presented to Council for consideration.

- 11. Approves the Funding Guidelines for the Stimulus Program – Hardship Fund as outlined within this report.**
- 12. Approves the use of the unallocated funds (\$6,663) from the 2020/21 Community Grants program within the Stimulus Program – Hardship Fund, giving the program a total budget of \$21,663.**
- 13. Notes all applications for the Stimulus Program – Hardship Fund will be presented to Council for consideration at its March 2021 meeting.**

## **SUMMARY**

A significant component of Council's 2020/21 budget was the incorporation of a \$2million Economic Stimulus Package in response to the immediate and ongoing impacts of the COVID-19 pandemic to the local community, with a key aspect of this Economic Package the provision of \$380,000 in grant funding across the following four Stimulus Programs:

- a. Stimulus Program – Community Facility Upgrades - \$90,000 program budget.
- b. Stimulus Program – Sporting Organisations (Lease Holders) - \$200,000 program budget.
- c. Stimulus Program – Community Events & Activation - \$75,000 program budget.
- d. Stimulus Program – Hardship Fund - \$15,000 program budget.

The Council Economic Stimulus Package, in particular in relation to community assets and events, was developed with the following three central program pillars:

- a. Local benefits through the prioritised use of local contractors, suppliers, and entertainers to provide improved infrastructure and positive inclusive events and activation initiatives for organisations and the broader Gawler Community.
- b. A timely economic and wellbeing stimulus from Council into the local community, with the significant majority of the infrastructure projects, events, and activation initiatives to be delivered within the 2020/21 financial year.
- c. A focus on the repair and replacement of community infrastructure that is either ageing, damaged, or not fit for purpose, or that can be made safer or more environmentally sustainable.

This report provides details of the applications received across the Stimulus Programs – Community Facility Upgrades, Sporting Organisations (Lease Holders), and Community Events & Activation, noting the three central pillars of these programs.

The prioritised use of local contractors and suppliers in relation to the \$280,000 of funding for the Stimulus Programs – Community Facility Upgrades, Sporting Organisations (Lease Holders) has resulted in only 11% of funds being allocated to non-local contractors and/or suppliers - noting that 40% of this amount is for a single very specialised piece of equipment that will be installed by local contractors, with club funding outside of this program, in turn providing additional local economic benefit. The report also provides confirmation of funds across the various Stimulus Programs that remain unallocated and recommendations towards the allocation of these amounts.

The projects and initiatives applied for through these Stimulus Programs show how organisations have vastly different needs, priorities, and requirements, but all are consistent in their delivery of activities, facilities, and services that provide vital positive health and wellbeing outcomes for the Gawler community.

## **BACKGROUND**

A significant component of Council's 2020/21 budget was the incorporation of a \$2million Economic Stimulus Package in response to the immediate and ongoing impacts of the COVID-19 pandemic to the local community, with a key aspect of this Economic Package the provision of \$380,000 in grant funding across the following four Stimulus Programs:

- a. Stimulus Program – Community Facility Upgrades - \$90,000 program budget.

- b. Stimulus Program – Sporting Organisations (Lease Holders) - \$200,000 program budget.
- c. Stimulus Program – Community Events & Activation - \$75,000 program budget.
- d. Stimulus Program – Hardship Fund - \$15,000 program budget.

The following commentary provides an overview of the four Stimulus Programs.

#### Stimulus Program – Community Facility Upgrades

This Stimulus Program is provided to local community organisations that lease facilities from Council to assist them in undertaking minor upgrades, repairs, or replacement to infrastructure that directly affect their provision of safe, functional, and fit for purpose facilities for the local community. The following community lease holder organisations are eligible to receive funding through this program:

- a. Evanston Gardens Progress Association.
- b. Gawler Agricultural, Horticultural & Floricultural Society.
- c. Gawler Community House.
- d. Gawler Dog Training Club.
- e. Gawler River Pony Club.
- f. Gawler Scouts Group.
- g. Meals on Wheels.
- h. Para District Invitational Homing Pigeon Club.
- i. Willos Men's Shed.

#### Stimulus Program – Sporting Organisations (Lease Holders)

This Stimulus Program is provided to local sporting organisations that lease facilities from Council to assist them in undertaking minor upgrades, repairs, or replacement to infrastructure that directly affects their provision of safe, functional, and fit for purpose active recreation and sporting facilities for the local community. The following sporting lease holder organisations are eligible to receive funding through this program:

- a. Gawler & District Netball Association.
- b. Gawler & District Tennis Association.
- c. Gawler BMX Club.
- d. Gawler Bowling Club.
- e. Gawler Central Sporting Club.
- f. Gawler Petanque Club.
- g. Karbeethan Sporting Association.
- h. South Gawler Football Club.
- i. Willaston Football Club.

#### Stimulus Program – Community Events & Activation

This Stimulus Program is provided to local community organisations to deliver community events and activation initiatives to help support a connected, inclusive, and creative town. This includes local community sporting and active recreation organisations to hold an event or initiative (e.g. carnival, championships) outside of their regular activities.

#### Stimulus Program – Hardship Fund

This Stimulus Program, included within the Economic Stimulus Package at the 29 September 2020 Council Meeting, provides for sporting and community organisations excluded from the other three Stimulus Programs to apply for up to \$2,000 in funding.



To provide broad support to local organisations across Gawler, community organisations are only able to receive funding through ONE of the following programs:

- a. Stimulus Funding – Community Facility Upgrades.
- b. Stimulus Funding – Sporting Organisations (Lease Holders).
- c. Stimulus Funding – Community Events & Activation.
- d. Stimulus Funding – Hardship Fund.
- e. 2020/21 Community Grants Program.

The following was resolved at the Special Council meeting held on 29 September 2020:

RESOLUTION 2020:09:COU397

Moved: Cr D Hughes

Seconded: Cr D Fraser

*That Council:-*

1. *Note that the \$2m 2020/21 Economic Stimulus package has been allocated as follows:*
  - a. *\$200,000 - Stimulus Program – Sporting Organisations (Lease Holders)*
  - b. *\$240,000 Council & Community Facility Upgrades comprising:*
    - i. *\$90,000 - Stimulus Program – Community Facility Upgrades (Lease Holders); and*
    - ii. *\$150,000 to be delivered by Council*
  - c. *\$100,000 – Community Events & Activation comprising:*
    - i. *\$75,000 Stimulus Program (Community delivered); and*
    - ii. *\$25,000 to be delivered by Council.*
  - d. *\$1,635,000 - Council delivered projects, comprising:*
    - i. *\$1,117,400 to be outsourced during 2020/21 (including the \$175,000 Council delivered projects outlined in Recommendation 1b and 1c);*
    - ii. *\$480,000 already under contract or will be delivered internally; and*
    - iii. *\$37,600 project management allocation, equating to 1.8% of the total \$2m stimulus funding.*
2. *Adopt the funding Guidelines for the following programs:*
  - a. *Stimulus Program – Sporting Organisations (Lease Holders)*
  - b. *Stimulus Program – Council & Community Facility Upgrades*
  - c. *Stimulus Program – Community Events & Activation*
  - d. *2020/21 Town of Gawler Community Grants Program Guidelines*
3. *Note all applications for the Sporting Organisations and Council & Community Facility Upgrades will be reviewed by staff, with recommendations presented to Council for consideration at its December 2020 meeting.*
4. *Appoint the Mayor and the following Council Members to the Assessment Panel for the Stimulus Program – Community Events & Activation and 2020/21 Town of Gawler Community Grants Program:*
  - a. *Cr. Cody Davies*
  - b. *Cr. Nathan Shanks*
5. *Adopt the following locations in regards to Shade Sail installation:*
  - a. *Fifth Street (estimated at \$85,000)*
  - b. *Hemaford Grove (estimated at \$55,000)*
  - c. *Willaston Nature Play (estimated at \$85,000)*
  - d. *Apex Park (pending budget available after completion of first three sites - estimated at \$40,000).*

6. *Note that Council Administration will implement a 2020/21 Procurement Guideline in order to drive local employment/local supplier engagement outcomes, including:*
  - a. *A minimum weighting of 15% for Local Economic Benefit & Social Inclusion will be applied to all tender evaluations for procurements valued over \$10,000 (GST Exclusive).*
  - b. *Any commitments made by respondents as part of the procurement process regarding Local Economic Benefit & Social Inclusion will be included as an obligation within contract documentation and managed by Council accordingly.*
7. *Note that Council Administration will implement other initiatives to further assist local suppliers in understanding tendering opportunities, including:*
  - a. *Advertisement of open tenders in the local media and social media platforms;*
  - b. *Development of a suppliers guide to tendering and workshops/information sessions where there is perceived benefit; and*
  - c. *Publishing on an annual basis a Forward Procurement Plan to provide suppliers with an indication of potential tendering opportunities and timeframes.*
8. *Note that in developing the 2020/21 Forward Procurement Plan, the objectives of Council's stimulus Program have been considered and an estimated \$6.5m in contract expenditure where tangible local employment/local supplier engagement outcomes can be achieved through Council's procurement practices has been identified as follows:*
  - a. *Approximately \$6m in estimated expenditure to be undertaken by way of open market approach (comprising \$758,000 stimulus funding).*
  - b. *Approximately \$535,000 in estimated expenditure to be sourced locally (comprising \$359,400 in stimulus funding).*
9. *Sets up a hardship fund up to the value of 15k for those sporting/ community groups excluded from the above initiatives. Each eligible group (to be assessed by staff on a case by case basis) may apply for up to 2k in funding that is untied. The funding pool will be sourced from the 1.635million dollar capital projects mentioned in this resolution*

This report is provided to Council in response to the above resolution, with projects presented for consideration across the Stimulus Programs – Community Facility Upgrades, Sporting Organisations (Lease Holders) and Community Events & Activation, as well as imparting to Council Program Guidelines for the Stimulus Program – Hardship Fund.

## COMMENTS/DISCUSSION

The Council Economic Stimulus Package, in particular in relation to community assets and events, has been developed with the following three central program pillars:

- a. Local benefits through the prioritised use of local contractors, suppliers, and entertainers to provide improved infrastructure and positive inclusive events and activation initiatives for organisations and the broader Gawler Community.
- b. A timely economic and wellbeing stimulus from Council into the local community, with the significant majority of the infrastructure projects, events, and activation initiatives to be delivered within the 2020/21 financial year.
- c. A focus on the repair and replacement of community infrastructure that is either ageing, damaged, or not fit for purpose, or that can be made safer or more environmentally sustainable.

This report provides summary details of the applications received across the Stimulus Programs – Community Facility Upgrades, Sporting Organisations (Lease Holders), and Community Events & Activation.

As part of the information provided in relation to the proposed project, commentary will only be made by exception in relation to the utilisation of local contractors – i.e. those projects in which contractor locale is not specifically discussed, the applicant has nominated the use of local (within 20km of the community facility) contractors and/or suppliers.

**Stimulus Program – Community Facility Upgrades**Evanston Gardens Progress Association

The Evanston Gardens Progress Association submitted an application to address the safety and functionality of the meeting room located within the Progress Association Hall. The meeting room currently has worn carpet tiles, with a number of tiles damaged, while others have lifted and been re-glued. The tiles are not conducive to the room being fully utilised by The Association itself for meetings or by facility hire groups, in particular for patrons with mobility devices such as walking frames. The Progress Association have commenced investigating to either replace the current floor covering with carpet tiles (have sourced a quote from a local flooring business) or to remove the current carpet tiles and have the floor sanded and sealed, noting they have not received a final scope of works and quote for this option.

It is envisaged that the works required to the floor in the meeting room will be less than the \$10,000 the community organisation is eligible to apply for, regardless of the final preferred option. With the funds remaining from the \$10,000 following the completion of the flooring works required in the meeting room, the Evanston Gardens Progress Association have applied to use this amount for the purchase of new chairs for the facility that can be utilised by all patrons. It should be noted that the nominated chairs would not be sourced from a local supplier, instead being supplied by an organisation from New South Wales. It is recommended that Council provide “In Principle” support to this project and continue to liaise and work with Association to confirm and finalise the project scope relative to the meeting room and Council approve the use of the residual funds for the purchase of chairs as included within the application.

Gawler Community House

The Gawler Community House has identified that the installation of heating for their facility is of significant importance to the organisation, in particular given the demographic of many of their regular volunteers and clients. Heating has been an ongoing issue within the Community House facility over a period of time, with the proposed project involving the installation of heating for both the shop front staff and the sorting volunteers within the sorting area. It is anticipated that this project will increase volunteer participation during the colder periods, as the cold weather makes it increasingly challenging to maintain volunteer engagement during winter.

The Gawler Community House contacted a number of local heating and cooling suppliers /contractors but were not able to successfully obtain a quote for their proposed project prior to the due date for the submission of applications. It is proposed that Council provide “In Principle” support to this project and continue to liaise and work with Gawler Community House staff to confirm and finalise the project scope.

Gawler Dog Training Club

The Gawler Dog Training Club has applied to improve lighting at their training grounds within the Elliott Goodger Memorial Park in Willaston. The club is proposing to install additional LED lighting in the north-western corner of the training grounds and replace the flood lighting adjacent to the clubrooms with LED lighting. The increase and improvement in lighting across the training grounds will allow the club to safely utilise the entirety of the area, rather than only part as occurs currently. This will enable the club to deliver a fuller range of classes and further assist the club to promote responsible dog ownership through education and training. The proposed Gawler Dog Training Club Stimulus Program project will not only improve the club’s ability to provide a safe and fit for purpose facility for the community, while also achieving a positive environmental outcome with the installation of LED lighting.

Gawler River Pony Club

The Gawler River Pony Club has applied for the construction of a storage shed for their show jumping equipment, customised show jumping trailer (currently being designed and built), and ride on (to be purchased following construction of secure storage). The Pony Club have in recent years undertaken significant fundraising and attracted sponsorship to fund the modifications of the jumps with breakaway tracks and cups, so making them safer for club members and visiting competitors. These

jumps are currently being stored out in the elements, with the shed needed as a priority to assist in the preservation of the clubs equipment.

#### Gawler Scouts Group

The Gawler Scouts Group have applied to the Stimulus Program – Community Facility Upgrades to undertake various minor works building projects to their Willaston facility, namely:

- a. Installation of new 1<sup>st</sup> Gawler Scouts signage with updated Scouts SA branding.
- b. Roof and fascia repairs.
- c. Construction of shed for equipment storage.
- d. Plumbing works.

The identified projects will assist the organisation to provide a safe and fit for purpose facility for their members and the community, noting that the quote provided for the plumbing works (\$1,500) has been provided from a non-local (Tanunda) contractor – a Gawler South contractor has quoted all other works.

#### Meals on Wheels

The Meals on Wheels organisation did not submit an application for funding through the Stimulus Program – Community Facility Upgrades by the nominated closing date of the program – 20 November 2020. Staff have had ongoing dialogue with representatives of the Meals on Wheels Gawler branch and the Meals on Wheels State Office, who, due to their internal organisational arrangements are required to lodge the application. It has been strongly nominated by local Meals on Wheels members that the organisation apply for funding to replace air-conditioning within the facility, in particular the kitchen area.

It is recommended that Meals on Wheels be given an extension to allow the Meals on Wheels State Office to submit an application on behalf of the local volunteer members. The application would be presented to Council for consideration at its January 2021 meeting.

#### Para District Invitational Homing Pigeon Club

The Para District Invitational Homing Pigeon Club have identified the following minor building works projects to be undertaken to their facility located within Princes Park:

- a. Electrical works, including the removal of asbestos switchboard and replacement with a new switchboard, installation of ceiling fan, replacement of internal lighting with LED lights, and installation of external security lighting.
- b. Installation of floor coverings within the clubroom.
- c. External painting of clubroom.

These projects will increase the quality of this community facility for club members and the numerous visitors who attend, while also allowing the club to address identified safety issues.

#### Willos Men's Shed

Willos Men's Shed have applied for funding to undertake the following repairs and upgrades to their Little Paxton Street facility:

- a. Roofing and guttering repairs and replacement to be undertaken by contractor.
- b. Purchase of materials and equipment for the construction of an outdoor shade structure to be used as a member work area and the building of a secure compressor enclosure. The works to develop and install the shade structure and compressor enclosure will be undertaken by members of the Men's Shed.

These projects have been identified to address building condition (roofing and guttering) and member health and safety (shade structure and compressor enclosure) matters. The shade structure is seen as a significant positive, as it will provide for a shaded outside area for members to work safely, in particular during warmer weather, when the temperature of existing inside working areas increases beyond comfortable levels. It should be noted that in sourcing the shade cloth required for

the shade structure the Men's Shed have identified that a non-local supplier (Regency Park) provides significantly the best value for money and as such approximately 8% of this project budget is proposed to be expended with a non-local supplier.

#### Gawler Agricultural, Horticultural & Floricultural Society

It should be noted that although eligible as a community lease holder organisation, the Gawler Agricultural, Horticultural & Floricultural Society did not submit an application to the Stimulus Program – Community Facility Upgrades, rather submitting an application to the Stimulus Program – Community Events & Activation. In response, it is proposed that the division of the \$240,000 Council & Community Facility Upgrades Program be amended as follows:

#### Current division of \$240,000 program budget:

- \$90,000 Stimulus Program – Community Facility Upgrades.
- \$150,000 Council managed community facility upgrades (Evanston Gardens Community Centre, Gawler Elderly Centre, Gawler Sport & Community Centre).

#### Proposed division of \$240,000 program budget:

- \$80,000 Stimulus Program – Community Facility Upgrades.
- \$160,000 Council managed community facility upgrades (Evanston Gardens Community Centre, Gawler Elderly Centre, Gawler Sport & Community Centre).

#### **Stimulus Program – Sporting Organisations (Lease Holders)**

The Stimulus Program provided an allocation of \$40,000 for each of the following five sporting precincts:

- a. Eldred Riggs Reserve.
- b. Elliott Goodger Memorial Park.
- c. Essex Park.
- d. Gawler Oval.
- e. Karbeethan Reserve.

Of the five sporting precincts identified above, two (Elliott Goodger Memorial Park and Essex Park) have multiple lease holders eligible to apply for funding through this program. In these two instances the below funding distribution was agreed to by the relative organisations:

- a. Elliott Goodger Memorial Park:
  - a. \$11,500 Gawler BMX Club.
  - b. \$28,500 Willaston Football Club.
- b. Essex Park:
  - a. \$10,000 Gawler & District Netball Association.
  - b. \$10,000 Gawler & District Tennis Association.
  - c. \$10,000 Gawler Bowling Club.
  - d. \$10,000 Gawler Petanque Club.

#### Gawler & District Netball Association

The Gawler & District Netball Association Stimulus Project proposes to undertake numerous minor upgrade, repair, and replacement works to the Associations Clubroom, including:

- a. Repairs to damaged floor and skirting boards.
- b. Bathroom tiling replacement.
- c. Ceiling and veranda repairs.
- d. Door and safety shutter upgrades.

These works have been identified by the Gawler & District Netball Association Management committee in consultation with Council staff and assisted by the most recent Building Condition Audit undertaken on the facility.

#### Gawler & District Tennis Association

The Gawler & District Tennis Association have identified a range of proposed minor building works to be undertaken through the funding provided by the Stimulus Program – Sporting Organisations (Lease Holders), with the projects including works to:

- a. External roof, guttering, and internal ceilings.
- b. Clubroom toilets.
- c. Shade structures.
- d. Boundary fencing.

These works have been identified by the Gawler & District Tennis Association Management committee in consultation with Council staff and assisted by the most recent Building Condition Audit undertaken on the facility.

The Gawler & District Tennis Association have identified a local contractor to undertake the proposed building works but were not able to successfully obtain a quote for their proposed project prior to the due date for the submission of applications. It is proposed that Council provide “In Principle” support to this project and continue to liaise and work with the Gawler & District Tennis Association to confirm and finalise the project scope.

#### Gawler BMX Club

The Gawler BMX Club has applied for funding towards the ‘Starting Gate Upgrade’ project that involves removing the legacy BMX starting gate, constructing a precise concrete trench, and the installation of a purpose built barrel gate. The installation of the newer style barrel gate will significantly increase rider safety, improve operational reliability, as well as reducing the noise experienced by local residents that emanates from the current gate dropping. This project is seen as emphatically the most important facility need by the Club, in particular given the meaningful improvements to rider safety that will be an outcome of the barrel gate installation.

The Gawler BMX Club is undertaking this project in stages with the funding requested through the Stimulus Program – Sporting Organisations (Lease Holders) utilised, along with additional club funds for the purchase of the starting gate and installation of the power and required pneumatic lines. The club will then raise the required remaining funds to finalise the installation of the new barrel gate. The Gawler BMX Club have stated that a contractor in New South Wales, who is the only manufacturer of this specialised equipment within Australia and is well respected within the BMX community nationwide, makes the barrel gate. In the application submitted, the BMX Club have stated that they will, as have done with previous works related to the starting gate and hill utilise local contractors. The value of the installation and site works, to be undertaken by local contractors, actually exceeds the funding requested from Council.

The Stimulus Program – Sporting Organisations (Lease Holders) Program Guidelines state that “Projects that have already received funding from the Town of Gawler” are not eligible to be funded through this program. It should be noted that the Gawler BMX Club received \$1,000 in funding from Council through the 2019/20 Community Grant program for part of this larger overall project. It is recommended by staff that the Starting Gate Upgrade project as applied for be funded given the following:

- a. Gawler BMX Clubs financial contribution to this project, noting that the entire project has a value of approximately \$50,000.
- b. The minor (\$1,000) amount of previous funding provided by Council.
- c. The demonstrated importance of this project and the identified positive outcomes for not only the club and members, but other precinct users and local residents, given the reduction in noise from the new starting gate.

### Gawler Bowling Club

The Gawler Bowling Club has applied for funding towards the upgrade of the heating and cooling within the club facility located on Hallam Drive. The current cooling system within the clubrooms is in excess of fifty years old and has reached the end of its useful life, with a new system expected to provide significant improvements in performance, as well as greatly increased operational efficiencies. The main hall and the lounge/meeting room within the Gawler Bowling Club do not have heating and as such, the facility becomes very cold in winter, with the conditions less than ideal for club members and visiting bowlers.

The overall project is anticipated to cost approximately \$40,000, with the Gawler Bowling Club committed to funding the remaining project amount, with the aim of finalising the installation of heating prior to the winter of 2021.

### Gawler Central Sporting Club

Gawler Central Sporting Club have applied for funding to install solar energy systems on their three club facilities:

- a. Main clubroom (Gawler Sport & Community Centre building).
- b. Administration Centre.
- c. Netball clubroom.

The installation of the three solar energy systems has the potential to provide annual electrical savings to the club of up to \$10,000 annually, in addition to the obvious and significant environmental benefits of commissioning the solar systems.

It should be noted that although the supplier that has provided the quote and specifications for the three solar energy systems has their head office in Edwardstown, the local business principle has committed to the use of local contractors for all installation works required and as such, this project is supported for funding.

The Gawler Central Sporting Club have also applied for funding to upgrade the football umpires room, including the repair of moisture damage, supply and install new flooring, and painting of all walls and ceiling.

### Gawler Petanque Club

The Gawler Petanque Club have submitted an application to undertake the 'Boules a Go-Go' project, comprising of the following initiatives:

- a. Replacement of clubroom roof.
- b. Repairs to boundary fence.
- c. Completion of playing surface layout.
- d. Revegetation of the site.

The club has engaged with three contractors to quote the replacement of the clubroom roof, two local contractors and a contractor beyond the local boundary definition who were suggested by a local Willaston supplier. Quotes were obtained from one of the local contractors approached and the non-local contractor, with the local contractor quote being 50% more than the alternative quote sourced. It is recommended that this project be funded, noting that the Club will accept the cheaper quote and engage the non-local contractor given the significant cost disparity and value for money proposition. The other components of the 'Boules a Go-Go' project nominate the use of local contractors with the club seeking to utilise the expertise of Council's horticultural team to assist in the planning of the revegetation project.

### Karbeethan Sporting Association

Karbeethan Sporting Association have applied for funding across the following broad range of projects that provide collective benefits for the Association's three member sporting organisations - Gawler & District Softball Association, Gawler Eagles FC, and Gawler Rangers Baseball Club:

- a. Upgrade to shared clubroom kitchen, noting that the need for this upgrade has been identified in conjunction with Council's Environmental Health Officers.
- b. Minor building works including increasing of external security lighting.
- c. Installation of home run fence – baseball diamond.
- d. Repairs to Federation soccer pitch fencing.
- e. Installation of softball batting cage.

The Karbeethan Sporting Association application has identified that the purchase of the components for the kitchen upgrade, notably stainless steel benches and sink, oven and kitchen exhaust, can be achieved most cost effectively through online sourcing from a non-local supplier. The Association has identified and sourced quotes from local building and electrical contractors to install the kitchen equipment that will address key food safety matters, as well as providing the clubs with increased fundraising opportunities through more effective and efficient food preparation areas and cooking equipment.

Two fencing projects have been included within the Karbeethan Sporting Association application, with the first being the installation of a home run fence on the baseball diamond. The Gawler Rangers Baseball Club currently have a temporary home run fence, acknowledged as only a short-term solution. The Rangers are currently a Division 2 side within the Baseball SA competition, with the club looking to advance to Division 1 from next season. A Baseball SA requirement of playing in their Division 1 competition is a permanent and regulation home run fence. The second fencing project is to repair the existing fencing around the Gawler Eagles FC Federation soccer pitch. This fencing is currently in poor condition in a number of areas and in need of repair to ensure it is safe and fit for purpose, noting that this fencing is a requirement of Football SA for the league played in the by the Eagles.

It should be noted that a separate report within this agenda is outlining opportunities for Council to apply for external funding for the delivery of infrastructure across Gawler, including for the implementation of Karbeethan Reserve Master Plan Stage 1B and Stage 2 (part). The two fencing projects included within the Karbeethan Sporting Association application for the Stimulus Program - Sporting Organisations (Lease Holders) fall within Stage 1B and Stage 2 of the Karbeethan Reserve Master Plan.

The Karbeethan Sporting Association has identified a contractor, although the location of the contractor has not been confirmed, for the delivery of the proposed softball batting cage but were not able to successfully obtain a quote for their proposed project prior to the due date for the submission of applications.

It is recommended that Council provide "In Principle" support to the Karbeethan Sporting Association project and continue to liaise and work with the Association to confirm and finalise the project scope relative to the softball batting cage. The fencing projects included within the Karbeethan Sporting Association application will be included within the initial Funding Agreement, although will be subject to the following scenarios:

- a. Council submit applications for external funding for the implementation of Karbeethan Reserve Master Plan Stage 1B and Stage 2 (part) – the fencing projects identified within the Karbeethan Sporting Association application are included within the Funding Agreement, but will be placed on hold until the outcomes of the funding applications is known, expected in April 2021.
- b. Council does not submit applications for external funding for the implementation of Karbeethan Reserve Master Plan Stage 1B and Stage 2 (part) – the fencing projects identified within the Karbeethan Sporting Association application are included within the Funding Agreement to be undertaken without any additional conditions.

In the event that Council is successful in obtaining external funding for the delivery of Karbeethan Reserve Master Plan Stage 1B and Stage 2 (part) this will make the fencing projects included within the Karbeethan Sporting Association application redundant. In this instance, it is recommended that Council staff and Karbeethan Sporting Association negotiate alternative projects, in line with the



Stimulus Program – Sporting Organisation (Lease Holders) Program Guidelines, to be included in the Funding Agreement, with the CEO authorised to amend the Funding Agreement.

#### South Gawler Football Club

The South Gawler Football Club have proposed the upgrade of the following facilities within their clubrooms:

- a. Development of a new accessible toilet and baby room.
- b. Renovation of the existing female toilets.

The current facilities have been in place since 1974, are not compliant, nor do they meet the requirements and expectations of club members and visitors. This project has been identified by the club and is included within their Strategic Plan 2020-2025 for implementation. This inclusive project will see the provision of compliant and far more suitable facilities at the club.

#### Willaston Football Club

The Willaston Football Club have applied for funding to undertake the following projects:

- a. Replacement of tiles and installation of hand basin in football change room showers.
- b. Minor building works to the clubroom, as identified within the most recent Building Condition Audit.
- c. Installation of netting behind football goals.

The replacement of tiles within the football change room showers will see the original 1977 tiles, many of which are chipped and/or cracked replaced, so addressing player safety issues, as well as assisting with maintaining the building condition by restoring the required waterproofing. Willaston Football Club has provided two quotes for the works required within the change room showers, with the non-local contractor (Hamley Bridge) quoting to undertake the job at a cost of 25% less than the local contractor. Given this significant variation in cost and in applying the principle of the club obtaining value for money, the use of the non-local contractor for this part of the project is supported by staff.

The club is also proposing the installation of black chain wire fencing (15m long by 4m high) behind each of the Willaston Oval goals to assist in addressing pedestrian and vehicle safety issues resulting from stray flying footballs, as well as their collection during both games and training. An upgrade of Willaston Oval lighting is the club's priority strategic project, with the club looking to attract external funding to undertake this project. Given this, the club has identified if funds remain from their \$28,500 these would be expended on materials required for this initiative.

### **Stimulus Program – Community Events & Activation**

A total of six applications were received for the Stimulus Program – Community Events & Activation and considered by the Assessment Panel.

It has been evident to staff that there is a meaningful level of uncertainty and trepidation, as well as in many cases a significantly reduced internal capacity of community organisations, in committing to the planning and hosting of a community event given the current and unknown future in a COVID influenced environment. This is reinforced by the limited applications received for funding through this program and that a number of organisations while submitting an application have identified a date beyond the 30 June 2021 date identified within the program guidelines – these events have been reviewed by the Assessment Panel and are recommended for funding given the nature and broad positive community benefits they provide to the Gawler community.

All proposed events are to be held either outdoors within Council parks or indoors within Council facilities and as such, events to be held outdoors are required to complete an Event Application and obtain a Community Event Permit, with indoor events required to complete a Facility Hire Application. It is the responsibility of the event organiser to meet all COVID-19 requirements, including obtaining SA Health approval for an event COVID Safe Plan or COVID Management Plan as necessary.

The following five applications have been assessed and are recommended for funding by Council:

Feros Care Gawler – Inclusive Communities: An Art Exhibition

Feros Care is proposing to coordinate a two-day creative and inclusive art event in the Institute Hall of the Gawler Civic Centre in June 2021. In collaboration with the Gawler Art Society, the event will showcase artworks created by people with disability, including psychosocial disability (mental health). The exhibition will be free for members of the community to attend, with artists having the opportunity to sell their artworks to interested parties. The event is intended to support people with disability to connect to their local community following isolation and disconnection experienced due to COVID-19. The aim of the two-day event is to increase inclusivity in the community and attitudinal change for people with disability in the Gawler area and to strengthen community understanding of what it means to live with a disability. It is anticipated that Council staff will investigate the opportunity to exhibit the artwork for an extended period (beyond the two-day event) within the Institute Hall.

Gawler Agricultural, Horticultural & Floricultural Society (Gawler Show Society) – Mini Show

The Gawler Show Society has applied for funding towards a Mini Show. The event scheduled to be held on Sunday 17 January 2021 at Princes Park is described within the application as a hybrid of market, festival, and carnival type event and planned to include:

- a. Market stalls.
- b. Catering.
- c. Face painting.
- d. Petting zoo.
- e. Local entertainment.
- f. Serviced bar area (licensed).
- g. Carnival rides.
- h. Show bags.
- i. Water park.

The event will provide a day for members of the community to come together following what has been a very turbulent year in 2020, as well as providing engaged local businesses an income generating opportunity and the chance to interact with a broader audience and be involved in something that celebrates the community. The Mini Show is a ticketed event, with the entry fee covering all rides and entertainment, noting food, beverages, show bags, and market stall purchases are not included within the ticket price.

It is suggested that given the nature of the proposed event, that as part of the Funding Agreement development, the Gawler Show Society be able to request to receive a component of the \$10,000 as in-kind support e.g. site preparation and remediation, facility hire, rather than cash support. It should be noted that given the very limited time prior to the proposed event, that the provision of some types of in-kind support may not be able to be provided by Council.

Gawler Apex Club – Christmas in July

The Christmas in July event aims to include Christmas carols and other entertainment on a large stage, similar to the Gawler Carols event that has been cancelled for 2020. The free event is proposed to be held at Pioneer Park and is anticipated to include a market in the same manner as the 2019 Christmas Carols. The Apex Club has identified that the community has suffered as a result of the cancellation of many key events – with a loss of connection, as well as financially – and a Christmas in July event will assist to bring some joy and festivities at a time when it is most needed. It should be noted that the Gawler Apex Club have stated that the event could be held on 30 June 2021 if this is a fixed requirement of the program and funding, although Saturday 17 July 2021 and the concept of Christmas in July is their definite preference, with this supported by the Assessment Panel.

**Rotary Club of Gawler Light – Free Concert and Musical Entertainment**

The Rotary Club of Gawler Light are proposing to host a free concert in Gawler's central business district, with Pioneer Park or Walker Place locations having been identified and nominated as suitable potential venues. The event, to be held on a Friday or Saturday evening is planned for February or March 2021, with Spring 2021 a contingency suggested by the applicant. The proposed event will bring the community together to celebrate local musical artists, with the Gawler Town Band headlining proceedings and joined during the evening by guest performers to perform collaboratively and individually.

**Zonta Club of Gawler – SPRING Back Gawler – Stimulating – Promoting – Reconnecting – Inspiring – Networking – Generating**

SPRING Back Gawler is a concept designed to provide stimulus and confidence to the Gawler community by providing a series of coordinated events that target vulnerable groups in the community. All SPRING Back Gawler events will be free for community members to attend or have a small entry fee for catered events (women's lunch and men's breakfast), with the following proposed SPRING Back Gawler events:

- a. SPRING Back Gawler – 'Ladies Who Lunch' Women's Wellness Expo and Lunch (Venue TBD).
- b. SPRING Back Gawler – 'Cyber Safety & You' Workshop for young people (Gawler & District B-12 College).
- c. SPRING Back Gawler – 'My Family & COVID' Art competition and display (Gawler Civic Centre and Library).
- d. SPRING Back Gawler – 'SPRING Back Gawler Community Fun Day' including information stalls, food, entertainment, musicians, and performers (Apex Park or Gawler Sport & Community Centre).
- e. SPRING Back Gawler – 'Chill Out Zone' including information stalls, free café, and entertainment (Walker Place).
- f. SPRING Back Gawler – 'Men's & Mates Brekkie' Pop-up Men's Health and Wellbeing Expo including information stalls and guest speaker (Venue TBD).

The proposed timing for this event is 5 to 12 September 2021 to align with National Child Protection Week, with the Assessment Panel supportive of the suggested dates, noting that it falls outside the program guidelines.

An application was submitted by the Maxima Training Group to undertake a free Jobs Fair to connect local employers with local jobseekers. The Assessment Panel, while appreciating the concept, viewed the event as more of a business focused event and not in line with the event criteria highlighted in the Stimulus Program – Community Event & Activation guidelines of 'celebrating the cultural and social life of the community' and as such, it has not been recommended for funding through this program.

**Next Steps – Funding Approved**

Stimulus Program projects, events, and initiatives presented within this report and if approved by Council across the Community Facility Upgrades, Sporting Organisations (Lease Holder), and Community Events & Activation programs will follow the below delivery framework:

- a. Funding Agreement – The community organisation will be required to sign the Funding Agreement, with the funding being transferred via Electronic Funds Transfer from Council following the return of the completed Funding Agreement. The Funding Agreement will contain general funding conditions, as well as conditions specific to the organisations project, including conditions related to the approved project scope, and requirements such as development approval and funding administration.
- b. Funding Acquittal – At the conclusion of the project, event, or initiative implementation or delivery, the community organisation will be required to provide Council with a signed Funding Acquittal.

It should be noted that Council staff will continue to provide assistance to community organisations across the implementation and delivery of projects, events, and initiatives funded through the Stimulus Programs in the following manner:

- a. Stimulus Programs – Community Facility Upgrades and Sporting Organisations (Lease Holders) will, following the approval of the funded projects by Council, see Project Management transition to Council's Engineering team.
- b. Stimulus Programs – Community Events & Activation and Hardship Fund will have Project Management remain with Council's Recreation and Community Services team.

### **Available Stimulus Program Funding**

This report and the associated Officer's Recommendations have allocated (including in principle support), in conjunction with the decision of Council at its 30 November 2020 Special Council meeting to provide \$2,000 of funding from the Stimulus Program – Hardship Fund to the Gawler Amateur Swimming Club (as per the below resolution), a total of \$332,000 of Stimulus Program Funding, with the following Stimulus Program funding currently unallocated:

- a. \$10,000 – Community Facility Upgrade (nominally allocated to Meals on Wheels).
- b. \$25,000 – Community Events & Activation.
- c. \$13,000 – Hardship Fund.

RESOLUTION 2020:11:COU503

Moved: Cr D Fraser

Seconded: Cr K Goldstone

*That Council adopts the recommendation from the Corporate & Community Services Committee made at item 7.3 of the meeting of that Committee meeting held on 10 November 2020, being:*

*That the Corporate & Community Services Committee recommends to Council that:*

1. *It approves the request from Gawler Amateur Swimming Club for a 100% concession for Exclusive Use Hire of the Gawler Aquatic Centre for its annual carnival. That the date will be determined based on the lifting of COVID-19 restrictions and the approval of Swimming SA. This will result in an increase of in kind Council contribution of \$840.00 to a total in kind Council contribution for its annual carnival of \$3,360.00 for the 2020/2021 financial year.*
2. *It approves the request from Gawler Amateur Swimming Club for a 100% concession for its members to enter the Gawler Aquatic Centre at their training times only (not season or visit passes) and as outlined within this report. This is estimated to be a total in kind concession for facility entry of approximately \$5,688.00, calculated on the group rate of \$4.00 per person entry and the number of attendees at each training session during the 2019/2020 summer season (excluding parents and spectators of members).*
3. *As per current arrangements the Gawler Amateur Swimming Club continue to be eligible for 75% concession for Gawler Aquatic Centre season and visit passes purchased by its members.*
4. *Its allocates \$2000 from the Council Hardship Fund to the Gawler Amateur Swimming Club to contribute to the purchase of the diving blocks recently installed at Gawler Aquatic Centre and kindly gifted by the club to Council.*

The following proposal is presented for Stimulus Program funding that has yet to be allocated, noting it also utilises the unallocated funds (\$6,663) from the 2020/21 Community Grants program (as presented within a separate report in this agenda).

### **Stimulus Program – Community Events & Activation**

The COVID-19 pandemic has had, and continues to have, a significant impact on local community organisations in relation to the planning and hosting of any, but in particular large-scale events. This effect, in combination with numerous organisations having a reduced volunteer capacity in recent times, influenced the volume of applications received for the Stimulus Program – Community Events & Activation, and has seen \$25,000 of program funding remain unallocated.

It is proposed that a Round 2 of the Stimulus Program – Community Events & Activation, with a budget of \$25,000, be launched in February 2021. The program would utilise the existing Stimulus Program – Community Event & Activation Guidelines, incorporating the following key updates:

- a. \$2,500 maximum funding can be applied for, with this change to encourage a broad range of smaller events and activation across the town, without the significant event management and logistic impost for community organisations.
- b. Events and activation initiatives are to be delivered prior to 31 December 2021.

The applications submitted within Round 2 of the Stimulus Program – Community Events & Activation will be assessed in the same manner as the applications presented in this report – i.e. applications assessed by the Assessment Panel (Mayor Redman, Cr. Davies and Cr. Shanks), with recommended events and activation initiatives presented to Council for consideration.

#### Stimulus Program – Hardship Fund

The Stimulus Program – Hardship Fund was included within the Economic Stimulus Package at the 29 September 2020 Special Council meeting, and provides for sporting and community organisations excluded from the other three Stimulus Programs. It is proposed that the unallocated funds (\$6,663) from the 2020/21 Community Grants program be included within the Stimulus Program – Hardship Fund, so increasing the program total budget to \$21,663.

The Funding Guidelines for the Stimulus Program – Hardship Fund are presented to Council below and outline the eligibility criteria required for sporting and community organisations to meet and so be able to apply for the up to \$2,000 of untied funding.

#### Funding Guidelines: Stimulus Program – Hardship Fund

##### Aim of Program

This temporary funding program will assist eligible sporting and community organisations that are experiencing financial hardship as a result of COVID-19 disruptions and/or additional requirements related to re-establishment of service provision.

##### What Funding is Available?

The Stimulus Program – Hardship Fund budget is \$15,000 (TBC – subject to decision of Council at December 2020 Council meeting) and is a component of Council's \$2million Economic Stimulus Package. Eligible sporting and community organisations are able to apply for up to \$2,000 in funding.

##### Program Timelines

25 January 2021 – Program Open

28 February 2021 – Program Close

23 March 2021 – Applications presented to March 2021 Council meeting

##### Who Can Apply

The following sporting and community organisations can apply for funding:

- a. An incorporated organisation based within the Town of Gawler and/or that can demonstrate that their organisation significantly benefits residents of Gawler.

The following sporting and community organisations are ineligible to apply for funding from the Stimulus Program – Hardship Fund:

- a. Organisations receiving funding through any of the following Council Stimulus Programs:
  - i. Sporting Organisations (Lease Holders).
  - ii. Community Facility Upgrades.
  - iii. Community Events & Activation.

### Eligible Projects/Costs

Through this program, funding is available to assist organisations:

- a. Address financial hardship caused by the COVID-19 pandemic.
- b. Safely operate in a manner that meets COVID public health requirements.
- c. With the costs associated in establishing and implementing COVID Safe Plans.

### Ineligible Projects/Costs

Applications for the payment of salaries and wages incurred by sporting and community organisations and applications where funding support is available from other levels of government are not eligible for funding.

### Application Process

Complete the application in full and submit prior to the closing time of the program (5 February 2021).

Eligible sporting and community organisations will be required to provide evidence that they have been negatively impacted by the COVID-19 pandemic or associated public health restrictions/requirements and have as a result experienced financial hardship. This may include:

- a. Written evidence that demonstrates that the organisation has experienced financial hardship.
- b. Evidence of a loss of revenue, income, or fundraising opportunities.
- c. Evidence of an increase in costs directly as a result of public health restrictions/requirements related to the re-establishment of service provision.
- d. Limited cash reserves of the applicant or the inability to source funding to secure the ongoing operation of the organisation.

### Assessment Process

All applications will be presented to Council for consideration at its February 2021 meeting.

(Note – this will provide a consistent approach to the allocation of funds through this program, as Council allocated \$2,000 of funding from the Stimulus Program – Hardship Fund to the Gawler Amateur Swimming Club at the 30 November 2020 Special Council meeting)

### Notification

The Project Manager, following the decision of the Council, will notify successful applicants.

### Acknowledgement

Successful applicants will be required to acknowledge the support and contribution from the Town of Gawler in promotional material, media releases, and any other public documents relating to the project.

## **COMMUNICATION (INTERNAL TO COUNCIL)**

Assessment Panel: Stimulus Program – Community Events & Activation  
Executive Management Team  
Team Leader Asset Delivery  
Team Leader Procurement and Business Improvement  
Team Leader Property and Facilities  
Team Leader Recreation and Community Operations  
Community Development Officer  
Horticultural Coordinator

## **CONSULTATION (EXTERNAL TO COUNCIL)**

Direct communication was made as outlined below, providing details of the relative Stimulus Program the organisation was eligible to apply for funding through:

- a. Community Facility Upgrades – Community lease holder organisations.
- b. Sporting Organisations – Sporting lease holder organisations.

c. Community Events & Activation – Local community and sporting organisations.

Council's Project Manager for the Stimulus Programs – Community Facility Upgrades and Sporting Organisations (Lease Holders), met onsite with seventeen of the eighteen lease holders to discuss the relative Stimulus Program, its guidelines, and potential projects the lease holder was considering to apply for funding through the program. Numerous phone calls and emails were exchanged with the lease holder organisation with which an onsite meeting did not take place.

A broad range of follow up and additional communication and interaction, including face to face meetings, presentation at the Gawler & Districts Community Services Forum, phone calls and emails, was undertaken with local community organisations related to prospective events and activation initiatives being considered for submission of an application through the Stimulus Program – Community Events & Activation

The Council Project Manager will liaise with successful funding recipients following the decision of Council to provide organisations with Funding Agreements and ensure they understand the conditions and their obligations related to the funding provided to them by Council. Following the return of the signed Funding Agreement, ongoing liaison and consultation for the delivery of the Stimulus Programs - Community Facility Upgrades and Sporting Organisations (Lease Holders) will transfer to Council's Engineering team, while the Stimulus Programs – Community Events & Activation and Hardship Fund will continue to be coordinated by the existing Council Project Manager from Council's Recreation and Community Services team.

The Stimulus Program – Hardship Fund will be promoted to eligible sporting and community organisations through direct communication, with additional awareness of the program being made to the broader Gawler community through print and social media platforms to ensure organisations are conscious of the available funding opportunity.

Round 2 of the Stimulus Program – Community Events & Activation (if adopted by Council), will be launched in February 2021, with the community awareness of the program occurring through various avenues including direct communication to eligible organisations, and print and social media promotion.

Details of the Stimulus Programs – Hardship Fund and Community Events & Activation will also be included on Council's website [www.gawler.sa.gov.au](http://www.gawler.sa.gov.au) and made available at the following Council facilities:

- a. Evanston Gardens Community Centre.
- b. Gawler Administration Centre.
- c. Gawler Aquatic Centre.
- d. Gawler Civic Centre.
- e. Gawler Elderly Centre.
- f. Gawler Sport & Community Centre.

## POLICY IMPLICATIONS

Procurement Policy

## RISK EVALUATION

Risk	
Identify	Mitigation
Reputation risk – community expectations are not met.	Development of program guidelines provided to community organisations. Council staff undertake direct communication with eligible organisations and meet with organisation to discuss the funding program, its guidelines, and the organisations application.

Eligible sporting and community organisations unaware of the funding programs.	Direct communication with sporting and community organisations, with additional social media and print media promotion of Stimulus Program – Community Events & Activation.
Funded projects are not delivered in accordance with legislative requirements, including events being COVID-Safe.	All funded projects and events will have a specific Funding Agreement between the organisation and Council. Community organisations will have a specific Council Officer to liaise with throughout the project or event development and implementation.
Stimulus Program funding not expended prior to 30 June 2021.	The grantee (community organisation) will be provided with the total grant amount upon execution of the Funding Agreement.
Community organisations and Council do not obtain value for money in the expenditure of public funds.	All funded projects and events will require grantees to provide evidence of expenditure through a grant acquittal process. Value for money proposition applied to review of applications from community organisations.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Improved maintenance of Council leased facilities that will provide the community with improved facilities, as well as undertaking of required maintenance.	Scope of funding program guidelines to include the upgrade, repair, or replacement of facility infrastructure that is the responsibility of the community lease holder.
Increased activation of the local community through the delivery of additional events and initiatives, through the provision of financial support to deliver activities.	Provision of financial support to community organisations, cognisant that the delivery of COVID-Safe events is likely in many instances to incur additional costs.
Increased local contractor, supplier, performer engagement.	Funding programs have promoted and prioritised the utilisation of local contractors, suppliers, and/or performers.

## STATUTORY REQUIREMENTS

Nil

## FINANCIAL/BUDGET IMPLICATIONS

The Stimulus Programs – Sporting Organisations (Lease Holders), Community Facility Upgrades, Community Events & Activation, and Hardship Fund, are part of the \$2m Economic Stimulus Package within the adopted 2020/21 Council budget.

Funding across all Stimulus Programs will be provided to community organisations, upon the signing of a Funding Agreement, noting that funding for events and activation initiatives to be held after 30 June 2021 will be provided with funding within the 2020/21 financial year. The provision of a signed acquittal to Council from the funding recipient is a condition of the Funding Agreement.

## COMMUNITY PLAN

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

Objective 1.4: Foster a vibrant and active, event-filled Council area

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

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



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

Objective 3.3: Provide facilities for a range of different recreational activities

Objective 3.5: Recognise, respect, support and advocate on behalf of volunteers

Objective 5.1: Support and encourage community teamwork





**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** 

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**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.

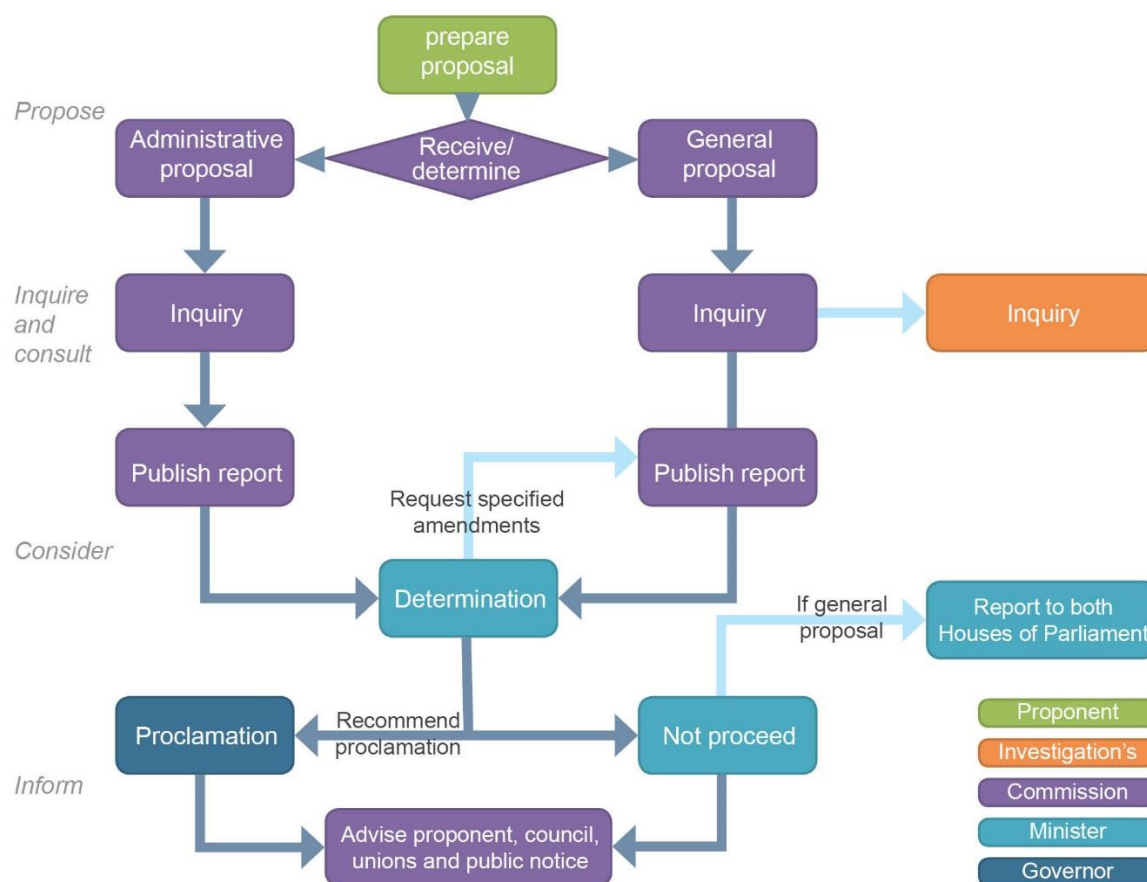


Figure 1: Process for considering Boundary Change Proposals<sup>1</sup>

<sup>1</sup> 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	

<p>Stakeholder consultation: (Aug - Oct)</p> <ul style="list-style-type: none"> <li>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.</li> <li>Part 2 = Community and Stakeholder open forum (with Independent Facilitator) &amp; consultation via website – Your Voice and communication schedule below etc (closing early October 2020).</li> </ul>	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
<b>Stage 3 – Investigation of General Proposal</b>	
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.

<b>2020/21 RATING COMPARISON *</b>				
	<b>Gawler</b>	<b>Barossa</b>	<b>Playford</b>	<b>Light</b>
<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. <b>added</b> 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
<b>2019/20 Variance to Gawler</b>		<b>-\$53.92</b>	<b>-\$42.01</b>	<b>-\$118.03</b>
<b>2020/21 Variance to Gawler</b>		<b>-\$18.08</b>	<b>+\$4.26</b>	<b>-\$48.89</b>

\*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


**11.6 GAWLER BUSINESS DEVELOPMENT GROUP ANNUAL REPORT & FUNDING EXTENSION**

**Record Number:** CC20/57;IC20/993

**Author(s):** David Barrett, Manager Business Enterprises and Communications

**Previous Motions:** Council 19 March 2019, Resolution: 2019:03:COU077, Council 28 July 2020, Resolution: 2020:07:COU262

**Attachments:**

1. **Gawler Business Development Group - Endorsed Annual report 2020 - received by Council 24-11-2020 CR20/86801** 
2. **Gawler Business Development Group Business Plan 2019 2020 CR19/17194** 
3. **Business Survey Results CR20/90624** 
4. **Gawler Business Development Group - GBDG - Executed signed FINAL funding agreement 2019 CR19/40945** 

**PRESENTATION**

Ms Caren Brougham, Executive Officer and Ms Louise Drummond, Chair, of the Gawler Business Development Group will give a brief presentation to the Council on this matter.

**OFFICER'S RECOMMENDATION.**

**That Council:**

1. **Notes the Gawler Business Development Group's Annual Report for the 2019/2020 Financial Year.**
2. **Grants the Gawler Business Development Group the Extended Term as provided for within clause 5.2 of the Funding Agreement between Council and the Gawler Business Development Group dated 3 June 2019.**
3. **Notes that the Extended Term provides the Gawler Business Development Group with funding under the Agreement through to 30 June 2022.**

**SUMMARY**

According to the funding agreement between Council and the Gawler Business and Development Group (GBDG), the GBDG is required to provide Council with an Annual Report by 30 November each year. This report provides Council with the opportunity to receive and note the GBDG's Annual Report for the 2019/2020 Financial Year.

The funding agreement also requires Council to provide the Gawler Business Development Group with no less than six (6) calendar month's notice if it does not intend to grant the Extended Term of funding to 30 June 2022. This report provides Council with the opportunity to consider granting the Extended Term.

**BACKGROUND**

The GBDG is contracted under a funding agreement with Council to assist with promoting and marketing the businesses within the Town of Gawler. At the Special Council meeting held on 19 March 2019, Council delegated authority to the Chief Executive Officer to enter into the funding agreement in accordance with the below resolution:

Resolution 2019:03:COU077

Moved: Cr D Hughes

Seconded: Cr D Fraser

*That Council:-*

1. *Notes the feedback received from Gawler businesses from the Business Survey.*



2. *Receives and notes the Gawler Business Development Group 2019/20 Business Plan which incorporates the following:*
  - a) *A request for funding in the amount of \$175,870 (exc. GST), funded from the application of a Separate Rate, increased annually by CPI for a preferred minimum period of two years (2019/20, 2020/21), with the option to extend the agreement for a further 12 months to 30 June 2022; and*
  - b) *Distribution of a Gawler Business Development Group membership and benefits flyer within Council's First Quarter Rates Notices of each Financial Year.*
3. *Delegates authority to the Chief Executive Officer to enter into a new funding agreement with the Gawler Business Development Group from July 2019.*

The funding agreement was fully executed on 3 June 2019 and requires, under clause 10.4 Annual Report, the GBDG to provide Council with an Annual report for the previous financial year. The report is to be provided to Council by the 30 November each year and it must contain:

1. A summary of Activities held over the relevant period
2. Details and results of the member's survey
3. Audited financial statements and a budget vs actual comparison for the relevant year.

Clause 5.2 of the funding agreement states that the Initial Term of the agreement expiring on 30 June 2021 can be extended by mutual consent for a further term of one (1) year (the Extended Term). Clause 5.3 of the funding agreement states that Council will provide no less than six (6) calendar months' notice if it does not intend to grant the Extended Term or enter into a new agreement following the Initial Term's expiry (30 June 2021).

The purpose of this report is to provide Council with the GBDG's Annual Report for 2019/20 financial year and the opportunity to consider granting the Extended Term taking the current funding arrangements through to 30 June 2022.

## **COMMENTS/DISCUSSION**

### GBDG 2019/20 Annual Report

The GBDG supplied Council with its Annual Report for 2019/20 on 24 November 2020 (**Attachment 1**).

The focus of the GBDG Annual Report is the organisation's COVID-19 response. The Annual Report also outlines the GBDG's business development and information sharing activities and events, provides a sample of testimonials and comments regarding these activities and a statement regarding the business coaching approach taken by the GBDG.

The Annual Report states that the GBDG responded to 2,210 business assists/engagements for the year and provides a break-down regarding the various areas of assistance to which these relate. It goes on to provide information of Gawler Business movements for the year as well as the reach and engagement levels of the GBDG's social media pages.

The results from the GBDG's Member Survey are also included within the Annual Report, however information regarding the number of responses that were received, and the level of membership engagement has not been included within the report.

The Annual Report identifies two special projects that were undertaken by the GBDG during the year:

1. Television Commercial

The South Aussie with Cosi segment developed in the 2018/19 financial year was aired on Sunday 21 July 2019 and commercials promoting Gawler were aired on the show each Sunday for the next 10 weeks.

2. Christmas Greeting Card Trail

Large format printouts of the winners of the Mayor's Christmas Card Competition were displayed in selected shop windows surrounded by Christmas decorations to create a themed trail encouraging visitors to the town centre. Giving trees were also set up at the Gawler Flower Gallery and The Bunyip.

Attached to the Annual Report is the GBDG's audited financial statements which indicate a net profit of \$16,829.32 for the financial year providing for Closing Members' Funds of \$130,581.91. Council Staff note that the planned expenditure for 2019/20 in the GBDG's Annual Business Plan (**Attachment 2**) provided for an estimated end of year Members' Funds of \$34,510. The Annual Report shows this end of year result to be some \$96k more favourable than planned. The end of year Members' Funds is approximately 75% of the GBDG's annual funding provided by Council.

It is noted that the format of the 2019/20 Annual Report is similar to previous Annual Reports presented by the GBDG and has not incorporated feedback provided to the Group when the last Annual Report was presented to Council. Council Staff will continue to liaise with the GBDG regarding this issue with a hope that future Annual Reports incorporate the changes requested.

By submitting the Annual Report, the GBDG has complied with Item 10.4 of the Funding Agreement with Council.

### Business Survey

At the 28 July 2020 Council Meeting Town of Gawler's Small Business Friendly Council Initiative Annual Report was presented for Council's information and the following was resolved:

RESOLUTION 2020:07:COU262

Moved: Cr I Tooley

Seconded: Cr N Shanks

*That Council:*

1. *Notes the Town of Gawler's Small Business Friendly Council Initiative Annual Report for 1 June 2019 to 31 May 2020.*
2. *Commissions a survey of Gawler's small business community in order to gauge the effectiveness of the Town of Gawler's initiatives, as reported in the Small Business Friendly Council Initiative Annual Report and to also gauge the "wellbeing" of our small businesses*
3. *Seeks the involvement of the Gawler Business Development Board in the abovementioned survey.*

In response to the above resolution, Council Staff conducted a business survey in November 2020. The results of the survey are provided as **Attachment 3**. The purpose of the survey was two-fold:

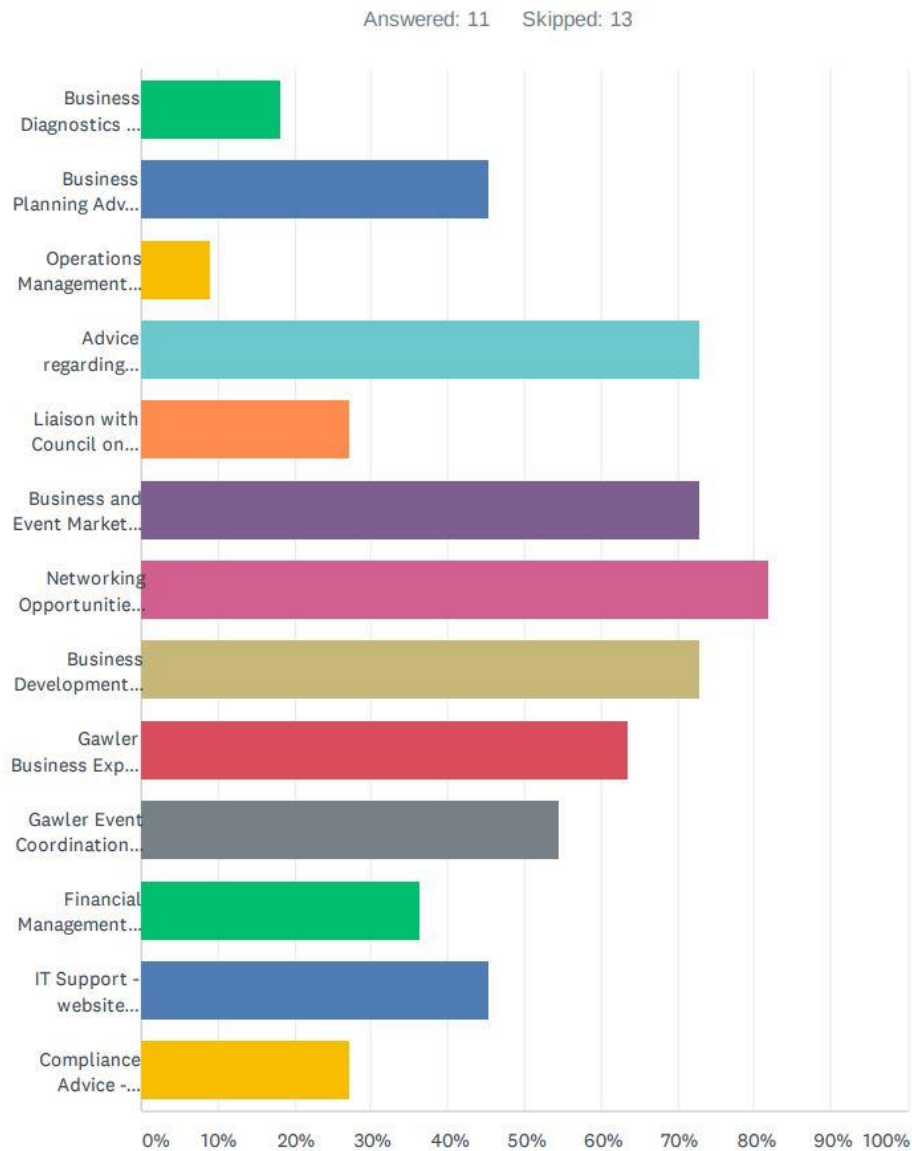
1. To determine the level of effectiveness of the GBDG (as one of the key initiatives that Council supports as part of its Small Business Friendly Initiative)
2. To determine the level of effectiveness of Council's Small Business Council Friendly Initiatives and seek input on future initiatives.

The survey was open for 21 days opening on the 11 November, closing on the 2 December 2020, attracting 24 responses after being promoted via:

- Councils website, Your Voice Gawler
- Council's social media channels.
- Emailed to the GBDG Business database
- Included in both RDA and GBDG e-newsletters; and
- GBDG facebook page.

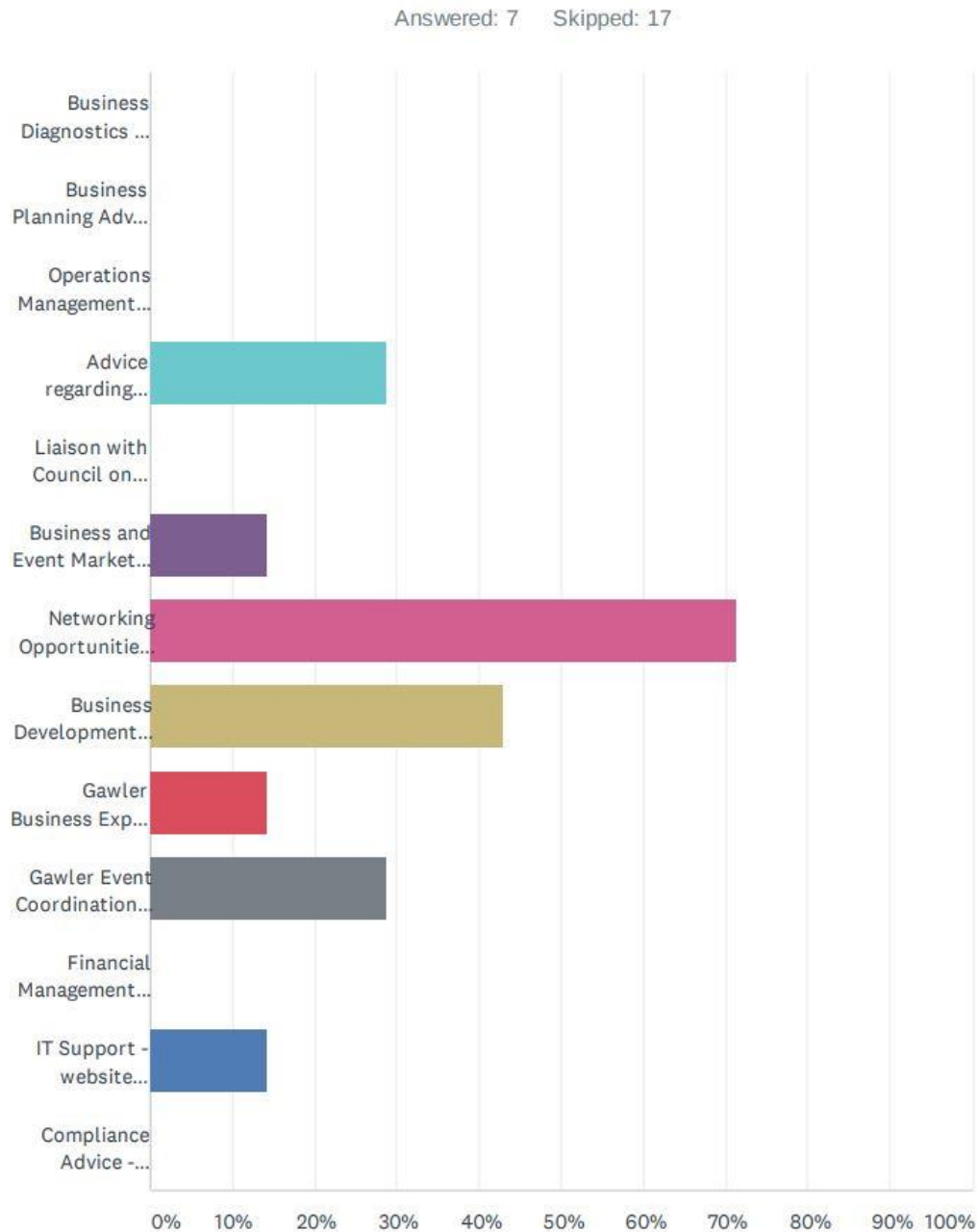
In regards to the GBDG the survey results indicated that 47.62% (10) Respondents indicated that they felt that the initiative of Council continuing to fund the GBDG through the Special Rate on commercial and industrial premises was useful. Awareness of the services offered by GBDG was higher with 66.67% (12) respondents indicating they were aware of their services, however 6 respondents did skip this question.

Q22 If you answered 'yes' to the previous question please indicate which GBDG services you are aware of (select all that apply).



Only 38.89% (7) responders indicated they had used GBDG services in the past 12 months and the services or events they accessed are indicated in the graph below:

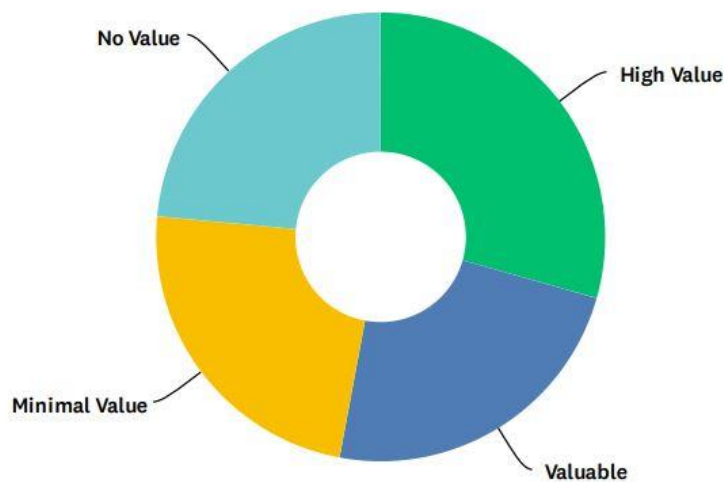
## Q24 If you answered 'yes' to Question 23 please indicate which GBDG services you have used. (select all that apply).



The data shows that 52.94% (9) of respondents indicated that they valued the services of the GBDG, whilst 23.53% (4) indicated they placed minimal value on the group and the same number placed no value in the group.

### Q26 How do you currently value the services provided by the Gawler Business Development Group?

Answered: 17 Skipped: 7



ANSWER CHOICES	RESPONSES	
High Value	29.41%	5
Valuable	23.53%	4
Minimal Value	23.53%	4
No Value	23.53%	4
TOTAL		17

When asked what services they would like to see offered by GBDG the following responses were provided:

- Continue with their current level of service.
- Be good to see them better influence economic & business strategy with ToG as council admin seem out of touch
- Just more marketing for Gawler we need more foot-traffic throughout the town
- Not sure
- Do something with the hub, it has delivered none of what was promised
- Focus on developing and assisting businesses come to Gawler
- Continue the same - all those listed above appear to be very useful for varied business needs.

#### Funding Agreement Extension

As stated earlier in this report, Clause 5.2 of the funding agreement (**Attachment 4**) states that the Initial Term of the agreement expiring on 30 June 2021 can be extended by mutual consent for a further term of one (1) year (the Extended Term). Clause 5.3 of the funding agreement states that Council will provide no less than six (6) calendar months' notice if it does not intend to grant the Extended Term or enter into a new agreement following the Initial Term's expiry (30 June 2021). Council Staff recommend that Council grants the GBDG the Extended Term under the funding agreement.

**COMMUNICATION (INTERNAL TO COUNCIL)**

Chief Executive Officer  
Special Projects Officer

**CONSULTATION (EXTERNAL TO COUNCIL)**

Gawler Business Development Group

**POLICY IMPLICATIONS**

Strategic Rating Policy

**RISK EVALUATION**

Council contracts the Gawler Business Development Group through a funding agreement to assist with promoting and marketing the businesses within the Town of Gawler. The funds are collected by Council through a levy on commercial properties within the Local Government Area. Council needs to ensure that the public funds provided under the funding agreement are being administered and expended appropriately and must provide a level of oversight and accountability in this process.

<b>Risk</b>	
Identify	Mitigation
GBDG do not meet its requirements under the Funding Agreement	Council meets regularly with GBDG and has established regular reporting requirements within the funding agreement.  Regular feedback is provided on reports received
GBDG – value for money proposition	Council conducts business surveys independent of the GBDG to gain feedback on the Group's performance and value to businesses.  Regular monitoring of GBDG's activities against budget.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Collaboration between GBDG and ToG in delivering strategic outcomes in line with Council's strategic documents & GBDG aims and objectives.	Regularly Liaison meetings with GBDG to include discussion of strategic synergies and areas where collaboration benefits both organisations.  Provision of Council strategic documents, Tourism Plan and Gawler Economic Development Strategy and Action Plan to GBDG.
Council work with GBDG to improve reporting standards	Council staff assist the GBDG in providing reports which provide an appropriate level of information that will identify the value of GBDG to the Gawler Business Sector.  Continuous improvement in governance standards for GBDG

**STATUTORY REQUIREMENTS**

Nil

**FINANCIAL/BUDGET IMPLICATIONS**

Council provides the GDBG with annual funding in the amount of the Separate Rate levied against commercial and industrial properties in accordance with Council's Strategic Rating Policy. In 2019/20 the funding amount provided to the GDBG was \$175,870. In 2020/21 the GDBG will receive \$179,211. Provided that the Separate Rate levied against commercial and industrial properties remains the same for the 2021/22 financial year, granting the Extended Term will provide the GDBG with a similar level of funding in 2021/22.

**COMMUNITY PLAN**

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

Objective 5.1: Support and encourage community teamwork

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

**11.7 PUBLIC CONSULTATION UPDATE - LEASE AGREEMENT - GAWLER VETERAN, VINTAGE AND CLASSIC VEHICLE CLUB**

**Record Number:** CC20/57;IC20/992

**Author(s):** Chris Parish, Team Leader Property & Facilities

**Previous Motions:** Council, 27/10/20, Motion No 2020:10:COU419, Council, 29/09/20, Motion No 2020:09:COU002, Council, 03/06/20, Motion No 2020:06:COU001

**Attachments:** 1. **DRAFT Lease - Gawler Vintage Veteran and Classic Vehicle Club CR20/75952** 

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**OFFICER'S RECOMMENDATION**

**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.**

**SUMMARY**

This report provides Members with the results of the Public Consultation process undertaken between 4 November 2020 and 27 November 2020, in relation 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 (GVV&CVC) for the purpose of establishing a Community Centre.

**BACKGROUND**

At the Ordinary Meeting of Council on 27 October 2020 the following resolution was adopted:

RESOLUTION 2020:10:COU001

Moved: Cr I Tooley

Seconded: Cr P Koch

*That Council:-*

1. *Acknowledges the proposal and notes the lease is consistent with the sites corresponding Community Land Management Plan.*
2. *Endorses, in principle, the Draft Lease Agreement and authorises the Chief Executive Officer or his Delegate to undertake public consultation in accordance with Section 202 of the Local Government Act 1999.*
3. *Notes that a further report will be provided to a future meeting of Council to consider the*



*results from the public consultation process to be undertaken.*

4. *Acknowledges that the Club will be lodging a planning application and subject to approval investigations will then commence drilling and other site suitability parameters at the club.*
5. *Notes that a further report will be provided to Council upon completion of the above elements for final deliberation.*

In accordance with the above resolution, Council staff undertook public consultation in accordance with Council's Public Consultation Policy.

Council Members are advised that at the conclusion of the public consultation period ending 27 November 2020, no objections were received.

## COMMENTS/DISCUSSION

In accordance with Council's Public Consultation Policy, a Public Notice was placed in *The Bunyip* newspaper on the 4 November 2020 and on Council's *Your Voice Portal*, inviting written submissions on the proposed leasing of Community Land, being portion of Allotment 101 Little Paxton Street Willaston, to the Gawler Veteran Vintage and Classic Vehicle Club.

At the conclusion of the Public Consultation period ending 27 November 2020, no written objections on the Proposed Draft Lease Agreement (**Attachment 1**) between Council and GVV&CVC were received.

The site has its own Community Land Management Plan that states the purpose for which the land is held as follows:

1. Primary Purpose - Open Space and to ensure the environmental condition of the land is appropriate for the intended use and is maintained in a safe condition.
2. Objectives for management of land
  - a. To develop the area for future consideration of divestment
  - b. To provide the ability to offer leases / licences or permits.

The Community Land Management Plan provides that the site can be used for leases/licences and requires that the environmental conditions are maintained. The club proposal is considered in keeping with the Community Land Management Plan for the site.

It is important to note that the proposed positioning for the Club emphasises opportunities for co-location and future possibilities for the development a community group precinct or hub. This location of the GVV&CVC club room buildings and a central car park area could allow for other groups to incorporate into the space in the future.

An effective way to increase connectivity in the Town is to focus on precinct areas or hubs that drive connections through a concentration of activity and people. Precincts like this can become vibrant and productive places where people can interact and build social cohesion. In this regard there is future opportunity for the Willo's Men's Shed, the GVV&CVC and other similar group/s to co share a vibrant and active precinct space.

## Conclusion

- a) An onsite intrusive site investigation which will include drilling and other site suitability parameters at 13 Little Paxton Street Willaston is currently being undertaken by Lab and Field Construction with the costs associated with such works to be funded by the GVV & CVC. Council staff will provide a further report to Council once the investigations have concluded.
- b) 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 allow Council to further consider the matter and make a final determination.

## COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer  
Mayor

Manager Finance and Corporate Services  
 Manager Development, Environment and Regulatory Services  
 Manager Infrastructure and Engineering Services  
 Property Officer  
 Team Leader Environmental Services  
 Team Leader Development Services  
 Team Leader Recreation and Community Strategy  
 Team Leader Asset Planning

### CONSULTATION (EXTERNAL TO COUNCIL)

Gawler Veteran, Vintage and Classic Vehicle Club Incorporated  
 Lab and Field Construction Material Testing

### POLICY IMPLICATIONS

Public Consultation Policy  
 Sporting Club/Associations Agreement Schedule Ground Leases (Exclusive Right of Possession)  
 Policy  
 Environmental Policy

### RISK EVALUATION

Risk	
Identify	Mitigation
Use of community land	Engage with the community and local service providers, outlining the benefits of a community hub.
Site security fencing for new clubrooms	As per Draft Lease agreement (annexure C) fencing on both the Eastern and Northern Boundaries will be a shared cost of 50:50 between the GVV&CVC and the Town of Gawler to ensure appropriate protection of the assets which are proposed to be developed.
Construction: - If the club chooses to construct the buildings without engaging a suitably qualified building company or at minimum project manager who can sign off commercial work (under the building code buildings are either domestic or commercial).  If the club purchase kit sheds without fully briefing the supplier about the footing being founded into a landfill site and being of commercial construction.	Council's Building & Planning team to provide information on construction requirements to Club Representatives as part of the Planning & Building approval process.
Opportunity	
Identify	Maximising the Opportunity
Community Engagement	Opportunities to include additional community groups in the development of the site.
Partnerships and funding.	Future planning may assist in identifying potential partnerships and funding opportunities to support project delivery.

**STATUTORY REQUIREMENTS**

*Local Government Act 1999*

*Environmental Protection Act 1993*

*Environment Protection (Site Contamination) Amendment Act 2007*

*Development Act 1993*

*South Australian Public Health Act 2011*

**FINANCIAL/BUDGET IMPLICATIONS**

Before determining if the site will be leased, investigations need to be completed regarding the site suitability due to contamination.

Costs associated with further environmental assessment, particularly drilling investigations will be borne by the club.

In regard to any future lease agreement, staff recommend lease preparation and execution costs will be borne on a 50/50 basis between Council and the Club. The cost to date to Council for Lease preparation is \$7161.00 (GST Inclusive). This is to be shared on a 50:50 basis by Council and the Car Club. Council will pay for preparation of Identification Survey of Leased Area for Boundary Identification - \$990.00 (GST Inclusive).

In addition, the club contribute all associated costs with respect to the public notification requirements of the *Development Act 1993*.

Community land public consultation required pursuant to Section 202 of the *Local Government Act 1999* will be borne by Council.

**COMMUNITY PLAN**

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

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

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

Objective 3.4: Gawler to be an inclusive and welcoming community

Objective 5.1: Support and encourage community teamwork







## 11.8 PLANNING AND DESIGN CODE - SECOND ROUND OF PUBLIC CONSULTATION - COUNCIL SUBMISSION

**Record Number:** CC20/57;IC20/913

**Author(s):** Jessica Lewig, Development Assessment Planner

**Previous Motions:** Council, 25/02/2020 Motion No. 2020:02:COU053, Council, 28/01/2020 Motion No. 2020:01:COU009, IES, 13/8/2019, Motion No. 2019:08:IES039, Council, 26/06/2018, Motion No. 2018:06:216; Council, 24/04/2018, Motion No. 2018:04:125; Council, 23/01/2018, Motion No. 2018:01:15; Council, 28/11/2017, Motion No. 2017:11:413; Council, 28/11/2017, Motion No. 2017:11:412; Council, 26/09/2017, Motion No. 2017:09:312; Council, 22/08/2017, Motion No. 2017:08:274; Council, 27/06/2017, Motion No. 2017:06:215; Council, 28/03/2017, Motion No. 2017:03:76; Council, 27/09/2016, Motion No. 2016:09:363; Council, 28/06/2016, Motion No. 2016:06:259

**Attachments:**

1. **Previous Town of Gawler Submission - Draft Planning and Design Code - Phase three (Urban Areas) - February 2020 CR20/11720** 
2. **Summary of Post-Consultation Amendments Report CR20/91355** 
3. **Correspondence to Mayor from State Planning Commission CR20/91356** 
4. **Updated Phase 3 Code Analysis CR20/91358** 
5. **Draft submission to State Planning Commission - Phase 3 second round community consultation CR20/91360** 
6. **Updated Town of Gawler Planning and Design Code Zone Mapping CR20/91361** 

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### OFFICER'S RECOMMENDATION

**That Council:-**

1. **Notes the Planning and Design Code – Second Round of Public Consultation submission report.**
2. **Notes the analysis document of the draft Planning and Design Code pertinent to the Town of Gawler.**
3. **Authorises the Mayor and CEO to finalise Council's submission and send to the State Government's Planning Department and State Planning Commission.**
4. **Notes that timeframes associated with the release of the Planning and Design Code remain uncertain.**

### SUMMARY

As frequently reported to Council, the state of South Australia is in the process of transitioning to a new planning system under the *Planning, Development and Infrastructure Act 2016* (the Act). As a result, every Development Plan in South Australia will be replaced by a State Wide Planning and Design Code (the Code).

The State Planning Commission (SPC) released a preliminary draft of the Planning and Design Code (Code) for public consultation in October 2019 for a five month consultation period ending in February 2020. This was anticipated to be the one and only formal consultation period associated with the Code. However as a result of ongoing public and stakeholder pressure, the SPC decided to

release a later iteration of the Code for a six week consultation period commencing Wednesday 4 November 2020. Council's feedback will need to be submitted by no later than 18 December 2020.

This report presents an analysis of the revised draft Code prepared by the administration for adoption by the Council to forward to the SPC.

## BACKGROUND

The *Planning, Development and Infrastructure Act 2016* came into operation in April 2017, followed by the *Statutes Amendment Act 2017* in July 2017 and further implementation of the Act in August 2017.

When the Planning, Development and Infrastructure Bill was originally introduced to parliament the Minister for Planning at the time, via his Second Reading Speech stated:

*"South Australia needs a planning system that will contribute to a stronger economy and a better lifestyle for all South Australians, today and tomorrow.....We recognised that to unlock even more potential, in our capital and across the State, tweaks and tinkering won't be enough. This State needed a comprehensive rethink of our planning system and its role as an agent to grow South Australia."*

The *Planning, Development and Infrastructure Act 2016* was formulated with the intent of fulfilling the following goals:

1. Will enable developments, big and small, to happen quickly and easily.
2. Promotes design quality at every scale and in every project, and ensures integrated delivery of infrastructure and services to communities.
3. Places a premium on professionalism and is based on ongoing, meaningful engagement with communities.
4. Will open the door to investment and help generate jobs.

This update of the Planning system has been promoted as a once in a generation process. The Code represents a major change to the planning system in South Australia and it is likely to have a significant impact on both Council operations and the local community.

This Code will replace all Development Plans across the State and is a crucial part of the reforms process. As previously reported to Council, it will be entirely electronic and available through the e-Planning portal.

The SPC released a preliminary draft of the Planning and Design Code (Code) for public consultation in October 2019 for a five month consultation period ending in February 2020.

A detailed report was presented to Council at their regular meeting in February 2020 presenting an in-depth analysis of the Code as well as a submission for adoption. The feedback presented was not considered to be a perfect list of the Code's errors relative to the Council area. However, the feedback generated was considered to be extensive, taking into regard the scale of the task at hand and the time limitations which were involved. The feedback benefitted from a combined effort and input from Council planners and engineers as well as community input community workshop. The following resolution was adopted by Council:

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.*

As a result of the above resolution, Council's submission (**Attachment 1**) was forwarded to the Department of Planning Transport and Infrastructure and the State Planning Commission for consideration.

If members require a recap of how the Code is structured and will function it is encouraged that the report presented to Council in February 2020 be revisited.

## COMMENTS/DISCUSSION

The previous consultation period between late 2019 and early 2020 was originally anticipated to be the one and only formal consultation period associated with the Code.

However as a result of ongoing public and stakeholder pressure, the SPC has now decided to release an updated iteration of the Code for a six week consultation period which commenced Wednesday 4 November 2020. Council's feedback will need to be submitted by no later than 18 December 2020.

The Code is available via the SA Planning Portal (Link below):

[https://plan.sa.gov.au/resources/planning/planning\\_and\\_design\\_code](https://plan.sa.gov.au/resources/planning/planning_and_design_code)

As part of the consultation process, the SPC has released a "Summary of Post Consultation Amendments" report (**Attachment 2**) which sought to explain what has changed in response to the engagement feedback provided in the last consultation period. This report sought to highlight the key areas that are of interest to the majority of readers and to follow with more detail on areas where there was a high level of interest.

Further to this, the Chair of the State Planning Commission provided correspondence on 3 November 2020 (**Attachment 3**) which outlined specific changes that were proposed in response to Council's previous submission. In summary, the following key items have been addressed in the undated draft Code:

- 1) Suggested changes to draft Historic Area Statements have been incorporated where possible;
- 2) Minimum site areas have been incorporated via a Technical and Numeric Variation (TNV) for areas within the current Rural Zone, particularly for the land at Kudla within the 'Affected Area' as delineated in Figure Ru/1 of the Gawler Development Plan;
- 3) The Master Planned Neighbourhood Zone has been spatially applied instead of the General Neighbourhood Zone to major growth areas of the council, including Gawler East (Springwood), Evanston Gardens, Evanston South and Hillier;

- 4) Sites within the existing Business Zone have been transitioned to the Code's Employment Zone instead of the Suburban Activity Centre Zone; and
- 5) Flooding data and mapping supplied by Council has been used to inform the creation and spatial application of two new flood hazard Overlays in the Code.

Per the previous consultation on the Draft Code, staff have undertaken an analysis of the updated document (**Attachment #**). Due to the short consultation period, this analysis sought principally to determine whether Council's previous feedback has been acknowledged in the current consultation version of the Code. The analysis is limited to overarching key issues, proposed Zoning transitions, and the Overlays that will be applied over the Gawler Council area.

In general, it is noted that the SPC has taken on board the majority of feedback that was provided by Council as part of its previous consultation response. In particular, the following key changes are welcomed as part of the Commissions response to the consultation feedback:

- 1) Introduction of new zones to better reflect local characteristics and existing policy:
  - Established Neighbourhood Zone to replace Residential Historic (Conservation) Zones
  - Hills Neighbourhood to replace Residential (Hills) Zone
- 2) Creation of new subzones (Emerging Activity Centre Subzone)
- 3) Inclusion of the following Concept Plans:
  - Gawler East
  - Evanston Gardens/ Evanston South/ Hillier)
- 4) Further refinements to the Historic Area Statements per Council feedback
- 5) Introduction of additional numerical local variations via TNVs to reflect current development plans such as building height, minimum site area, frontage width, and setbacks
- 6) Additional requirements to address urban green cover, tree canopy, parking, water sensitive urban design, building façade design among other improvements
- 7) Inclusion of Contributory Items as Representative Buildings that will be referred to in Historic Area Statements and mapped in the South Australian Planning and Property Atlas.
- 8) Improved flood mapping that was created based on additional information provided by local Councils
- 9) Spatial zoning application changes per Council's submission

The below is a summary of the analysis contained within **Attachment 4** which is proposed to form the basis of Council's draft submission. This draft submission is contained within **Attachment 5**.

The first table provides commentary on the Commission's response to concerns previously raised which were relevant to the Code and the planning reforms at a high level:

Concern	Updated Consultation Comments
<b>Loss of structure plans</b>	<ul style="list-style-type: none"> <li>• Pleased and supportive with Plan SA's approach to insert Concept Plans 100 Gawler East and 101 Evanston Gardens, Evanston South, Hillier.</li> <li>• Concept Plans within are however less detailed than structure plans currently within the Development Plan.</li> <li>• A number of structure plans within the Development Plan have not been included in the latest iteration of the Code. It is noted however that these Structure Plans are within more established areas and some of the relevant detail is located within overlays.</li> </ul>

Concern	Updated Consultation Comments
<b>Loss of Contributory Items</b>	<ul style="list-style-type: none"> <li>• Pleased and supportive with Plan SA's approach to specifically recognise Contributory Items as Representative Buildings within the Code.</li> </ul>
<b>Historic Area Statements</b>	<ul style="list-style-type: none"> <li>• Pleased and supportive with Plan SA's approach to include nine (9) Historic Area Statements directly affecting the Town of Gawler into the Code.</li> <li>• These statements are largely a reflection of the Desired Character Statements within Council's Development Plan.</li> <li>• Council and the State Government worked very constructively on this matter and the outcome is considered valuable.</li> <li>• In terms of constructive feedback, the Historic Area Statements would benefit from being selectable by Council Area instead of being lumped together.</li> </ul>
<b>Lack of policy relating to infrastructure delivery</b>	<ul style="list-style-type: none"> <li>• Reiterate below as per February submission:</li> <li>• A fair and equitable approach to the funding of infrastructure was one of many issues to be tackled through this reform process. Infrastructure Schemes were to be imbedded into the Code to ensure critical infrastructure be identified, committed to, costed and funded before it is required to be in place. Although it is appreciated that the nuances relating to Infrastructure Schemes are still being worked through, the draft Code does not appear to provide the necessary tools to identify essential infrastructure, nor resolve details in relation to its funding and delivery.</li> <li>• This is likely to leave Councils in a more precarious position than with the existing platform, with Councils negotiating with developers for appropriate infrastructure however with far tighter timeframes to work within and an as yet undefined path.</li> <li>• This is a disappointing outcome and something which Council hopes will be further refined as the reforms progress. The provision of critical and adequate infrastructure is for the benefit of the community and should be appropriately funded by the relevant benefactors. It is unsatisfactory when local Councils and, in essence, the greater community are left to fund the voids created by inadequate infrastructure that should be otherwise funded by state government or the private sector (developers)</li> </ul>
<b>Loss of localised policy content</b>	<ul style="list-style-type: none"> <li>• Whilst it is acknowledged that a number of positive amendments have been made in this regard, it is not considered that numerical TNVs can replace localised policy that exists within the Development Plan.</li> <li>• The current Desired Character Statements for individual Zones and Policy Areas contain localised policy which provide some context to development within these areas. It is disappointing that this policy has not transitioned over to the Planning and Design Code.</li> </ul>
<b>Updated flood mapping</b>	<ul style="list-style-type: none"> <li>• Pleased and supportive with Planning SA's approach to insert more up to date flood data into the Code.</li> <li>• The Kudla area of Gawler is covered by the flood mapping undertaken as part of the Smith Creek Stormwater</li> </ul>



Concern	Updated Consultation Comments
	<p>Management Plan. Council was of the understanding that the City of Playford was providing this data to the Department through the previous submission process however this data seems to be absent from this later iteration of the Code.</p> <ul style="list-style-type: none"> <li>• The overlays do not provide any attribute information (i.e. unable to click on any flood area and receive existing flood level and existing flood hazard category information).</li> <li>• DIT to confirm if the Tonkin flood modelling is the existing case 1 in 100-year event. It appears DIT may be showing a long term development scenario as it appears there is a wider extent of flooding than the Town of Gawler existing case flood data showing in Council's ArcMap system. Is DIT using the long term development scenario? If so, they should only be referencing the existing case 1 in 100 year scenario.</li> <li>• DIT appears to have combined two flood data sets into a single layer. Combining data sets is not supported as both data sets are based on different modelling and will show different levels of flooding (and hazard categories) on the same properties around the Gawler River corridors (i.e. flooding due to the Gawler River is different to localised flooding due to pits and pipes being at capacity.).</li> </ul>
<b>Creation of a more convoluted system</b>	<ul style="list-style-type: none"> <li>• From the outset, the terminology used within the Planning and Design Code was intended to be in 'plain English' for ease of understanding by every day users. It is considered that the terminology used, in particular the triggers for public notification, are not very user friendly.</li> </ul>
<b>Training</b>	<ul style="list-style-type: none"> <li>• Whilst Implementation timeframes have since been extended further, an official implementation date has still not been committed to.</li> <li>• Quality training by the Department closer to implementation needs to be an absolute priority.</li> </ul>
<b>Compliance</b>	<ul style="list-style-type: none"> <li>• Reiterate below as per February submission:</li> <li>• The matter of compliance and Councils role in this regard requires further dialogue and clarification. The Code includes a considerable number of Deemed-To-Satisfy (DTS) criteria, and, where an application proposes to meet these criteria, a relevant authority is unable to include these matters as part of their assessment. In this instance and in a post approval scenario, if the DTS criteria which were proposed to comply by the applicant are not met, relevant authorities must firstly keep track of these matters and secondly enforce them. This system appears to have the potential of significantly increasing Council's role in compliance.</li> </ul>
<b>Deemed Consent</b>	<ul style="list-style-type: none"> <li>• Reiterate below as per February submission:</li> <li>• As reiterated via several of Council's planning reform submissions, Council remains strongly opposed to the concept of 'deemed consent'.</li> <li>• Council believes it will result in additional financial and resourcing pressure on local government, with expected increased legal fees and staff attendance caused by court</li> </ul>

Concern	Updated Consultation Comments
	<p>action if an applicant serves notice under Section 125 of the Act.</p> <ul style="list-style-type: none"> <li>The current “deemed refusal” process works well, promoting negotiation with applicants to achieve good outcomes. The new process will enable applicants to easily serve a notice on the relevant authority, even if the development is unsatisfactory, which will require relevant authorities to defend their position.</li> <li>Council is disappointed to see the State Government remain steadfast on this matter and the concept remain a part of the new system.</li> </ul>

The next table provides commentary regarding the Zones that are proposed to be applied within the Town of Gawler. Regarding the proposed Zone changes, **Attachment 6** includes three maps:

1. Current Development Plan zone mapping
2. First round of consultation zone mapping
3. Updated consultation zone mapping

The below commentary can be read in conjunction with the spatial application of the zones identified within those maps.

Zone		Updated Consultation Comments
Dev Plan Zone	<u>Business and Local Centre Zone</u>	<ul style="list-style-type: none"> <li>Per previous submission, concerns in relation to the site located on the south-western corner of Main North Road and Gordon/Tiver Road intersection. The Gawler Development Plan contains very specific policy in regards to this site due to a complex Development Plan Amendment which took place to facilitate a car dealership. This area originally formed part of Council’s Rural Zone and forms part of a buffer leading into the Town of Gawler. Council this land is not simply sold off and the benefits which were promised to our community to be unrealised.</li> <li>The Gawler Development Plan contains localised policy in some instances where site contamination is probable. Include policy which endeavours to determine if site contamination issues exist and require remediation particularly in instances where more sensitive land uses are being proposed. Note current consult on ‘Site Contamination Assessment’ Practice Direction.</li> <li>Welcome the increased focus on a centres ‘hierarchy’ per current Development Plan intent, in particular the new Local Activity Centre Zone</li> </ul>
1 <sup>st</sup> consult Zone	<i>Suburban Activity Centre</i>	
<b>Updated zone</b>	<b>Employment and Local Activity Centre</b>	
Dev Plan Zone	<u>Community</u>	<ul style="list-style-type: none"> <li>Per previous submission, concerns that ‘shop’ is the only ‘Restricted’ class of development. Policy could be strengthened to better safeguard this desire particularly as the restricted list is essentially non-existent.</li> <li>Current Development Plan zoning seeks to keep shops in this zone under 250m2 however 1000sqm proposed.</li> </ul>
1 <sup>st</sup> consult Zone	<i>Community Facilities</i>	
<b>Updated zone</b>	<b>Community Facilities</b>	

Zone		Updated Consultation Comments
Dev Plan Zone	<u>Deferred Urban</u>	<ul style="list-style-type: none"> <li>Per previous submission, include the following policy in relation to land division “Land division should not be undertaken, other than for the purposes of consolidating allotments into larger allotments, or undertaking minor boundary re-alignments that do not result in the creating of allotments less than 4 hectares in area”.</li> </ul>
1 <sup>st</sup> consult Zone	<i>Deferred Urban</i>	
<b>Updated zone</b>	<b>Deferred Urban zone</b>	
Dev Plan Zone	<u>District Commercial and Light Industry</u>	<ul style="list-style-type: none"> <li>Per previous submission, ‘wrecking yard’ is listed as restricted, however there is no land use definition within the Code. This needs to be defined in Part 7 to avoid any confusion with categorisation of development.</li> <li>Welcome the addition of public notification table detail</li> <li>Whilst the introduction of the ‘Interface Management Overlay’ is welcomed, it has not been applied to the areas adjacent the proposed Employment or Strategic Employment Zone. Recommend expansion of the intent of this overlay to seek to mitigate impacts of industry-type uses on adjoining sensitive uses, as well as providing design requirements for new sensitive uses.</li> </ul>
1 <sup>st</sup> consult Zone	<i>Suburban Employment</i>	
<b>Updated zone</b>	<b>Employment</b>	
Dev Plan Zone	<u>General Industry</u>	<ul style="list-style-type: none"> <li>Whilst the introduction of the ‘Interface Management Overlay’ is welcomed, it has not been applied to the areas adjacent the proposed Employment or Strategic Employment Zone. Recommend expansion of the intent of this overlay to seek to mitigate impacts of industry-type uses on adjoining sensitive uses, as well as providing design requirements for new sensitive uses.</li> </ul>
1 <sup>st</sup> consult Zone	<i>Employment</i>	
<b>Updated zone</b>	<b>Strategic Employment</b>	
Dev Plan Zone	<u>Neighbourhood Centre and Neighbourhood Centre (Evanston Gardens)</u>	<ul style="list-style-type: none"> <li>Support the continuance of policy that only anticipates housing in conjunction with non-residential development has been retained for other centres and main streets.</li> <li>Welcome the increased focus on a centres ‘hierarchy’ per current Development Plan intent.</li> <li>Whilst there are several Performance Outcomes which seek to address previous concerns regarding advertisement hoarding, building siting and design, public realm design outcomes and landscaping, it is considered that the associated Deemed to Satisfy/ Designated Performance Features do not give adequate guidance as to how these concerns can/should be addressed.</li> </ul>
1 <sup>st</sup> consult Zone	<i>Suburban Activity Centre and Community Facilities</i>	
<b>Updated zone</b>	<b>Suburban Activity Centre and Community Facilities</b>	
Dev Plan Zone	<u>Open Space</u>	<ul style="list-style-type: none"> <li>Welcome inclusion of PO 2.3 regarding development being sited and designed to be compatible with conservation and enhancement of natural environment, however recommend further policy which protects existing and established natural features and native flora and fauna.</li> <li>Per previous submission, seek to include policy which promotes active modes of travel to and from these space as</li> </ul>
1 <sup>st</sup> consult Zone	<i>Open Space</i>	
<b>Updated zone</b>	<b>Open Space</b>	

Zone		Updated Consultation Comments
		well as the creation and extension of linkages across linear networks.
Dev Plan Zone	<u>Recreation</u>	<ul style="list-style-type: none"> <li>Welcome inclusion of 'racecourse and associated activities' as an envisage land use within DTS/DPF 1.1 which is further elaborated upon in PO 1.5.</li> <li>Welcome additional policy regarding landscaping to achieve high visual amenity along public roads and open spaces (PO 2.1)</li> <li>However and per previous submission, seek to include policy which seeks to utilise larger areas for valuable environmental outcomes, particularly in relation to the treatment and harvesting of stormwater.</li> </ul>
1 <sup>st</sup> consult Zone	<i>Recreation</i>	
<b>Updated zone</b>	<b>Recreation</b>	
Dev Plan Zone	<u>Residential</u> Evanston/ Evanston Park,  Gawler East Residential, Gawler West Residential, Hillier Road Residential, Willaston Residential Policy Areas	<ul style="list-style-type: none"> <li>Re-iterate concerns that land division is deemed-to-satisfy, and that the only overlay that excludes this assessment pathway is the 'Environment and Food Production Overlay'. Land division should not follow an assessment pathway where the following overlays apply as a minimum: <ul style="list-style-type: none"> <li>Historic Area</li> <li>Heritage Adjacency</li> <li>Historic Area</li> <li>Local Heritage Place</li> <li>State Heritage Place</li> <li>Hazards (all)</li> <li>Native Vegetation</li> </ul> </li> <li>Concerns that 'shop' is the only listed restricted class of development.</li> <li>Welcome clarification regarding public notification triggers.</li> </ul>
1 <sup>st</sup> consult Zone	<i>General Neighbourhood</i>	
<b>Updated zone</b>	<b>General Neighbourhood</b>	
Dev Plan Zone	<u>Residential</u> Evanston Gardens/ Evanston South/ Hillier	<ul style="list-style-type: none"> <li>Concur with the proposed change in Zoning to Master Planned Neighbourhood, given this one is proposed for greenfield development areas.</li> <li>Note the proposed Accepted assessment pathway for dwellings which comply with an approved building envelope plan. Code was marketed as a 'one-stop-shop' for the planning system, however Building Envelope Plans do not appear to be proposed to be consolidated into the Code. Concerns that this will result in uncertainty for applicants and relevant authorities if these Building Envelope Plans are not consolidated into the Code or mapped on SAPPA.</li> <li>Welcome inclusion of Evanston Gardens/ Evanston South/ Hillier Concept Plan</li> </ul>
1 <sup>st</sup> consult Zone	<i>General Neighbourhood</i>	
<b>Updated zone</b>	<b>Master planned Neighbourhood Zone</b>	
Dev Plan Zone	<u>Residential</u> Gawler South Residential, Wheatsheaf policy Areas	<ul style="list-style-type: none"> <li>We welcome the inclusion of the TNV for minimum allotment sizes which is consistent with the current Development Plan policy.</li> <li>However, Council has concerns with the Zone's new title 'Rural Neighbourhood'. This new title is considered misaligned with the true character of these areas, which are entirely residential in nature. In order for a Zone to include the term 'Rural' it should essentially provide for hobby</li> </ul>
1 <sup>st</sup> consult Zone	<i>Residential Neighbourhood</i>	

Zone		Updated Consultation Comments
<b>Updated zone</b>	<b>Rural Neighbourhood</b>	<p>farming options within a rural setting. It is however noted there is an emphasis on residential amenity rather than farming activities.</p> <ul style="list-style-type: none"> <li>In regards to 2000m<sup>2</sup> allotments, it is the opinion of Council that land division to this extent effectively extinguishes 'Rural' style living by superseding it with suburban style residential development. This view has been informed by planning literature 'Understanding Residential Densities: A pictorial Handbook of Adelaide Examples' as well as by qualitative research.</li> </ul>
Dev Plan Zone	<u>Residential (Gawler East)</u>	<ul style="list-style-type: none"> <li>Concern regarding a Deemed-to-Satisfy pathway for dwellings in this Zone. This Zone has been applied in the Residential (Gawler East) Zone which is subject to undulating topography. Whilst Council's indicated support for this Zone replacing the Residential (Gawler East) Zone as per of its previous submission, this commentary was made based on the existence of a 'Sloping Land Overlay' which would exclude dwellings from being a Deemed-to-Satisfy form of development. The policy contained within this Overlay has been deleted from the current consultation version of the Code and included within the Design in Urban Areas general development policies. Under a Deemed to Satisfy of Accepted assessment pathway, these policies are not called in by the relevant assessment tables.</li> <li>The removal of the Sloping Land Overlay is of concern. Previous submission sought for this overlay to apply across the entire area currently identified as the Residential (Gawler East) Zone within the Gawler Development Plan. This is in order to promote better design outcomes and encourage development to work with the lay of the land.</li> <li>Irrespective of the above, the Code was marketed as a 'one-stop-shop' for the planning system, however Building Envelope Plans do not appear to be proposed to be consolidated into the Code. Concerns that this will result in uncertainty for applicants and relevant authorities if these Building Envelope Plans are not consolidated into the Code or mapped on SAPPa.</li> <li>Currently retaining walls and fences exceeding 2.8m (i.e. 1m high retaining wall and 1.8m fence) trigger Category 2 public notification within the Residential (Gawler East) Zone. However retaining walls to a height of 1.5m are proposed to be Accepted (no planning assessment) within this Zone. Concerns are raised regarding the potential amenity impacts of retaining wall of this height on neighbouring properties. A planning assessment is considered to be warranted, and thus retaining walls should not have a deemed-to-satisfy pathway.</li> <li>Welcome inclusion of Gawler East Concept Plan</li> </ul>
1 <sup>st</sup> consult Zone	<i>General Neighbourhood</i>	
<b>Updated zone</b>	<b>Master Planned Neighbourhood</b>	
Dev Plan Zone	<u>Residential (Gawler East)</u>  Local Centre Policy Area	<ul style="list-style-type: none"> <li>Welcome re-introduction of the new Local Activity Centre Zone, noting that both the current Local Centre Policy Area and proposed Local Centre Zone envisage residential</li> </ul>



Zone		Updated Consultation Comments
1 <sup>st</sup> consult Zone	<i>General Neighbourhood</i>	development in conjunction with non-residential development.
<b>Updated zone</b>	<b>Local Activity Centre</b>	
Dev Plan Zone	<u>Residential (Gawler East)</u> Mixed Use Centre Policy Area	<ul style="list-style-type: none"> <li>The intent of the Emerging Activity Centre Sub Zone is acknowledged, and it is considered that the proposed sub-zone is a better fit than the previously proposed Suburban Activity Zone. However there are concerns that the development of dwellings within this sub-zone may be limited due to the working of the Policy.</li> <li>It is unclear whether in all cases where the term “Activity Centre” is referenced, whether this is defined as <i>“in relation to the Emerging Activity Centre Subzone in the Master Planned Neighbourhood Zone, either:</i> <ul style="list-style-type: none"> <li><i>an allotment identified for the purposes of an activity centre on an authorised land division application under the Planning, Development and Infrastructure Act 2016</i></li> <li><i>an activity centre nominated on a Concept Plan in Part 12 of the Code”</i></li> </ul> </li> <li>The current intent of the policy area seeks for <i>“a functional and diverse zone accommodating a mix of commercial, retail, recreation, community, residential, office, consulting rooms and education uses”</i>. However the proposed Desired Outcome is listed as <i>“Activity centres, employment, and community services make neighbourhoods a healthy and convenient place to live.”</i> There is concern that the overarching residential nature of the zone may be lost.</li> </ul>
1 <sup>st</sup> consult Zone	<i>Suburban Activity Centre</i>	
<b>Updated zone</b>	<b>Master Planned Neighbourhood Emerging Activity Centre Sub Zone</b>	
Dev Plan Zone	<u>Residential (Hills)</u>	<ul style="list-style-type: none"> <li>Welcome the re-introduction of a Zone with inherent policy which considered sloping land.</li> <li>However, the minimum allotment size TNV proposed for this Zone should be reconsidered given the topography of the land. Further, the proposed 300-sqm minimum allotment sizes is at variance with the Desired Outcome for the Zone which seeks for low density housing.</li> <li>Additionally, this minimum allotment size is not currently contained within the Residential (Hills) Zone delineated within the Gawler (CT) Development Plan. Request removal of these TNVs per previous submission.</li> <li>Welcome inclusion of Gawler East Concept Plan 8.</li> </ul>
1 <sup>st</sup> consult Zone	<i>General Neighbourhood</i>	
<b>Updated zone</b>	<b>Hills Neighbourhood</b>	
Dev Plan Zone	<u>Residential Historic (Conservation) Zone</u> Gawler East Residential Historic (Conservation) Policy Area	<ul style="list-style-type: none"> <li>Welcome the introduction of a zone which seeks for new development to be sympathetic to existing patterns of development.</li> <li>Recommend the following amendments to the Historic Area Statement: <ul style="list-style-type: none"> <li>Architectural styles , detailing and build form features: <ul style="list-style-type: none"> <li><b><i>Smaller scale early cottage hipped and gable roof forms with ridge parallel to the street.</i></b></li> </ul> </li> </ul> </li> </ul>

Zone		Updated Consultation Comments
1 <sup>st</sup> consult Zone	Suburban Neighbourhood	<ul style="list-style-type: none"> <li>Setting, landscaping, streetscape and public realm features:                             <ul style="list-style-type: none"> <li><i>Unique angled street layout north of Lyndoch Road, <b>which rises to the east</b>, with Edith and Blanch Street connected by Short Street.</i></li> </ul> </li> <li>Concerns that proposed TNVs do not align with existing policy. Recommend the following TNVs for the part of the area <b>north of Lyndoch Road</b> per current Gawler East Residential Historic (Conservation) Policy Area provisions:                             <ul style="list-style-type: none"> <li>Max building height: 1 level</li> <li>Side and rear setbacks: 1.5m</li> <li>Specific TNVs for Detached dwellings:                                     <ul style="list-style-type: none"> <li>Min site area 750sqm</li> <li>Min frontage 15m</li> <li>Max site coverage 40%</li> </ul> </li> <li>Specific TNVs for Semi-D, Row or Group dwellings:                                     <ul style="list-style-type: none"> <li>Min area 400sqm</li> <li>Min frontage 9m</li> <li>Max site coverage 30%</li> </ul> </li> </ul> </li> </ul>
Updated zone	Established Neighbourhood	
Dev Plan Zone	<u>Residential Historic (Conservation) Zone</u> Gawler South Residential Historic (Conservation) Policy Area	<ul style="list-style-type: none"> <li>Welcome the introduction of a zone which seeks for new development to be sympathetic to existing patterns of development.</li> <li>Recommend the following amendments to the Historic Area Statement:                             <ul style="list-style-type: none"> <li>Architectural styles , detailing and build form features:                                     <ul style="list-style-type: none"> <li><i>Semi-detached and row cottages <b>with simple floor plans and symmetrical frontage.</b></i></li> <li><i>Simple, small span cottage style roofs generally evident <b>with ridges parallel to the street.</b></i></li> </ul> </li> <li><i>Parapets to cottages.</i></li> </ul> </li> <li>Setting, landscaping, streetscape and public realm features:                             <ul style="list-style-type: none"> <li><i>Wide tree lined streets particularly Eighteenth Street, which incorporates gravel verges and remnant bluestone/slate kerbing to define bitumen. <b>Night Cart lanes alignment and widths are of significance.</b></i></li> </ul> </li> <li>Concerns that proposed TNVs do not align with existing policy. Recommend the following TNVs per Council's previous submission and per current Gawler South Residential Historic (Conservation) Policy Area</li> <li>Max building height 2 storeys – only to apply in Railway Station Precinct. This precinct is mapped in the Gawler (CT) Development Plan as Figure ResH(C)/3</li> <li>Max building height 1 storey for balance of Policy Area</li> </ul>
1 <sup>st</sup> consult Zone	Suburban Neighbourhood	
Updated zone	Established Neighbourhood	
Dev Plan Zone	<u>Residential Historic (Conservation) Zone</u> Light Residential Historic	<ul style="list-style-type: none"> <li>Welcome the introduction of a zone which seeks for new development to be sympathetic to existing patterns of development.</li> <li>Recommend the following amendments to the Historic Area Statement:                             <ul style="list-style-type: none"> <li>Eras, themes and context:</li> </ul> </li> </ul>

Zone		Updated Consultation Comments
	(Conservation) Policy Area	<ul style="list-style-type: none"> <li>Residential, commercial, public and ecclesiastical buildings developed predominantly between <b>1839</b> to 1940, with some later Federation and Bungalows (Jerningham Street).</li> <li>Architectural styles , detailing and build form features:                             <ul style="list-style-type: none"> <li>Simple symmetrical double fronted cottages and villas, <b>constructed to suit the sloping land</b> surrounding the Church Hill State Heritage Area.</li> <li>Roof pitches in the order of 27 degrees to 35 degrees. Variety of roof forms including simple small span gable and hipped to early cottages; 'M' roof forms <b>with ridges parallel to the street</b>; villa with typical projecting gable; larger span and higher Gambrel roof.</li> </ul> </li> <li>Concerns that proposed TNVs do not align with existing policy. Recommend the following TNVs per Council's previous submission and per current Light Residential Historic (Conservation) Policy Area                             <ul style="list-style-type: none"> <li>Maximum single storey dwellings unless lower level constructed into the hill face</li> </ul> </li> </ul>
1 <sup>st</sup> consult Zone	Suburban Neighbourhood	
Updated zone	Established Neighbourhood	
Dev Plan Zone	<u>Residential Historic (Conservation) Zone</u>  Willaston Residential Historic (Conservation) Policy Area	<ul style="list-style-type: none"> <li>Welcome the introduction of a zone which seeks for new development to be sympathetic to existing patterns of development.</li> <li>Welcome the reduction in the building height TNV from two storeys to single storey per Council's previous submission</li> <li>Per Council's previous submission, Limited Land Division Overlay or Minimum Allotment Size TNV could apply to reflect current policy that no division of allotments (creation of new allotments or substantial realignment) should occur</li> </ul>
1 <sup>st</sup> consult Zone	Suburban Neighbourhood	
Updated zone	Established Neighbourhood	
Dev Plan Zone	<u>Residential Historic (Conservation) Zone</u>  Willaston (Redbanks Road) Residential Historic (Conservation) Policy Area	<ul style="list-style-type: none"> <li>Welcome the introduction of a zone which seeks for new development to be sympathetic to existing patterns of development.</li> <li>Welcome the reduction in the building height TNV from two storeys to single storey per Council's previous submission</li> <li>Per Council's previous submission, Limited Land Division Overlay or Minimum Allotment Size TNV could apply to reflect current policy that no division of allotments (creation of new allotments or substantial realignment) should occur</li> </ul>
1 <sup>st</sup> consult Zone	Suburban Neighbourhood	
Updated zone	Established Neighbourhood	



Zone		Updated Consultation Comments
Dev Plan Zone	<u>Residential Park &amp; Special Uses</u> Caravan and Tourist Park Precinct	<ul style="list-style-type: none"> <li>Welcome updated spatial application of Residential Park Zone in line with Council's submission</li> </ul>
1 <sup>st</sup> consult Zone	Caravan and Tourist Park	
<b>Updated zone</b>	<b>Residential Park &amp; Caravan and Tourist Park</b>	
Dev Plan Zone	<u>Rural</u>	<ul style="list-style-type: none"> <li>Welcome the introduction of TNVs which identify the Affected Area per Council's previous submission</li> <li>Whilst the removal of the Limited Land Division Overlay is in line with Council's previous submission (which had concerns that all land division would become Restricted) there are concerns that current policy is not strong enough to discourage land divisions which do not satisfy the minimum allotment size TNVs. Currently such development would be assessed as a Non-Complying form of development.</li> <li>Per previous submission, recommend the inclusion of policy which provides appropriate guidance in terms of frontage minimums. The Gawler Development Plan seeks for frontages to be not less than 33 1/3 percent of the average depth of an allotment, this approach should be considered. This could be achieved through the Minimum Frontage TNV.</li> <li>Whilst the Fact Sheet regarding 'Rural Value Adding Developments' is acknowledged, per previous submission, further guidance around the concept of 'Value Adding' is requested.</li> </ul>
1 <sup>st</sup> consult Zone	Rural	
<b>Updated zone</b>	<b>Rural</b>	
Dev Plan Zone	<u>Rural Living</u>	<ul style="list-style-type: none"> <li>Per previous submission, recommend the inclusion of policy which provides appropriate guidance in terms of frontage minimums. The Gawler Development Plan seeks for frontages to be not less than 33 1/3 percent of the average depth of an allotment, this approach should be considered. This could be achieved through the Minimum Frontage TNV.</li> </ul>
1 <sup>st</sup> consult Zone	Rural Living	
<b>Updated zone</b>	<b>Rural Living</b>	
Dev Plan Zone	<u>Special Uses &amp; Special Uses</u> Historic (Conservation) Policy Area	<ul style="list-style-type: none"> <li>Council is supportive of the Zone's revised spatial application. This is considered more aligned with current zoning provisions as well as with current land uses.</li> <li>Wish to reiterate for the removal of consulting room as an envisaged use for the Zone. This is currently non-complying within the Special Use Zone in the Gawler Development</li> </ul>

Zone		Updated Consultation Comments
1 <sup>st</sup> consult Zone	Community Facilities & Open Space	<p>Plan. Although it is appreciated that health care facilities may morally align with a community facilities Zone it may in fact be contrary to the zones desires and objectives.</p> <ul style="list-style-type: none"> <li>Seek to include additional adverse land uses to the list of Restricted Development. At present the Desired Outcome seeks for the zone to be predominantly used for community use, however policy could be strengthened to better safeguard this desire particularly as the restricted list is essentially non-existent.</li> <li>Include policy which seeks to promote inclusion of greenspaces and appropriate landscaping to complement community facilities.</li> </ul>
Updated zone	Open Space & Recreation	
Dev Plan Zone	<u>Town Centre Historic (Conservation)</u> and <u>Mixed Use Historic (Conservation)</u>	<ul style="list-style-type: none"> <li>Although located within the Historic Area Overlay, Council is supportive of the work which has taken place in terms of Historic Area Statements to support areas such as the Gawler Town Centre.</li> <li>Per previous submission, seek to include a Technical and Numeric Variation to limit building heights to 2 storeys or 9 metres to further align with existing policy (Current Objective 10(d) of the Town Centre Historic Conservation Zone). Council have previously undertaken an impact analysis regarding potential uplift which has identified significant infrastructure augmentation to support any significant uplift. Hence Council seek support for a like-for-like transition, with any further uplift proposal undertaken via a code amendment which considers the provision of infrastructure to support such an uplift.</li> <li>Supportive of Land Division being removed from the Deemed-To-Satisfy table.</li> <li>Supportive of the Deemed to Satisfy exception being included for advertisements within the zone where a Historic Area Overlay applies.</li> <li>Consideration must be given to how the Car Parking Fund will be implemented under the Code. There is no mention of it under Assessment Provisions and how it is considered as part of a Code-based assessment.</li> <li>Whilst both the Town Centre Light Policy Area and the Town Centre Gawler South Policy Area are currently both within the Town Centre Zone, the current objectives within the Zone identify the Town Centre Gawler South Policy Area as being of a scale and intensity with is secondary to and complements the Town Centre Light Policy Area due to its proximity to residential zones. Additionally, the Mixed Use Zone is currently identified as being of subordinate to the Town Centre, and of smaller scale. This localised policy is lost with all three proposed to transition to Township Main Street Zone. There is concern that the scale and intensity of development can now be consistently be applied across both Policy Areas.</li> <li>Recommend the following amendments to the Mixed Use Historic Area Statement: <ul style="list-style-type: none"> <li>Architectural styles , detailing and build form features: <ul style="list-style-type: none"> <li><i>Early symmetrical cottages, generally elevated from the street frontage with minimal to generous</i></li> </ul> </li> </ul> </li> </ul>
1 <sup>st</sup> consult Zone	Township Main Street	
Updated zone	Township Main Street	

Zone	Updated Consultation Comments
	<p><i>setbacks, parapet end walls and small span simple <b>hipped or</b> gable roof forms with parapet ends <b>and ridge parallel to the street.</b></i></p> <ul style="list-style-type: none"> <li>• Recommend the following amendments to the Town Centre Gawler South Historic Area Statement: <ul style="list-style-type: none"> <li>○ Architectural styles , detailing and build form features: <ul style="list-style-type: none"> <li>▪ <i>Other semi-detached dwellings, cottages and detached <b>villas</b> incorporate modest detailing.</i></li> <li>▪ <i>Semi-detached residential buildings with short span hipped or gable roof forms and rear lean-to roofs; ridge typically parallel to Adelaide Road with many projecting gables as paired bookends to each building. <b>Decorative parapets facing the street and end gable parapets.</b></i></li> </ul> </li> </ul> </li> <li>• Recommend the following amendments to the Light Town Centre Historic Area Statement: <ul style="list-style-type: none"> <li>○ Setting, landscaping, streetscape and public realm features: <ul style="list-style-type: none"> <li>▪ <i>The topography and natural features of the locality including the rising ground at Church Hill and Gawler East (which flank either side of the Town Centre), <b>Julian Terrace with the park setting to the west</b> and the form of the North and South Para Rivers and their confluence.</i></li> </ul> </li> </ul> </li> </ul>

Of the 68 overlays identified within the Code, 34 are proposed to be applied over the Town of Gawler. The below provides commentary on those specific overlay relative to Councils previous feedback:

Overlay	First Round Consultation Comments
<b>Advertising Near Signalised Intersections Overlay</b>	<ul style="list-style-type: none"> <li>No further comment</li> </ul>
<b>Airport Building Height (Aircraft Landing Areas) Overlay</b>	<ul style="list-style-type: none"> <li>Per previous submission, recommend this overlay be applied to areas surrounding Gawler Hospital Helipad (as per current Development Plan provisions) and the Adelaide Soaring Club.</li> </ul>
<b>Airport Building Heights (Regulated) Overlay</b>	<ul style="list-style-type: none"> <li>Per previous submission, recommend this overlay be applied to areas surrounding Gawler Hospital Helipad (as per current Development Plan provisions) and the Adelaide Soaring Club.</li> </ul>
<b>Affordable Housing Overlay</b>	<ul style="list-style-type: none"> <li>Welcome the application of the Affordable Housing Overlay in the Master Planned Neighbourhood Zone and Residential Park Zones in line with current policy within the Development Plan</li> <li>Concerns regarding DTS/DPT 4.1 which allows of 0 car parking spaces to be provided in the following circumstances: <i>“dwelling within a building which incorporates dwellings located above ground level within 400m of a public transport stop, bus interchange, O-Bahn interchange, passenger rail station or tram station measured from the closest point of the relevant building and the closest stop or any platform(s), shelter(s) or stop(s) where people congregate for the purpose of waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles”</i>. It is considered that this could result in off-street parking congestion if there is no requirement for the provision of any car parking in these circumstances.</li> </ul>
<b>Defence Aviation Area Overlay</b>	<ul style="list-style-type: none"> <li>No further comment</li> </ul>
<b>Future Road Widening Overlay</b>	<ul style="list-style-type: none"> <li>No further comment</li> </ul>

<b>Hazards (Bushfire – General Risk) Overlay</b>	<ul style="list-style-type: none"> <li>• There appears to have been a like for like transition for bushfire and planning issues in the new Planning Design Code and overlays.</li> <li>• There have been no major or structural changes to the Planning Design Code regarding clarification of the different types of bushfire zoning (planning zones, bushfire management zones including defendable space, asset protection, bushfire buffer and strategic risk management zone. Council's comments per its previous submission still stand.</li> <li>• With climate change already causing major bushfire impacts to landscapes and community vulnerability, there is an urgent need to review the role of planning and how it impacts with, zoning subsequent fire management zones and community expectations.</li> <li>• It is strongly recommended that there be a structured timeframe to prepare a detailed Practice Guideline for Bushfire and Planning that will include consultation with councils and community.</li> <li>• Post 2000 examples of land divisions in and adjacent to native vegetation and high fire risk locations demonstrate the need to tackle the bushfire and planning issue as a matter of priority.</li> <li>• The guide: Bushfire Protection in South Australia for the 1970s recognised the risk of bushfire on small townships, on the outskirts of large townships and to urbanised communities in forested environments. described that "the preparation of a typical township protection plan involves: <ul style="list-style-type: none"> <li>○ Defining a major perimeter fuel break around the town. Existing natural features may be incorporated into the plan and where necessary, improved upon and linked by construction of special breaks. And</li> <li>○ Reducing Fuel outside the perimeter break but adjacent to it"</li> </ul> </li> <li>• These recommendations from the thinking 50 years ago recognise the need for what we now identify as an asset protection zone or strategic risk management zone close to the built assets with further fuel reduced bushfire buffer extending beyond.</li> </ul>
<b>Hazards (Bushfire – Medium Risk) Overlay</b>	<ul style="list-style-type: none"> <li>• As above</li> </ul>
<b>Hazards (Bushfire – High Risk) Overlay</b>	<ul style="list-style-type: none"> <li>• As above</li> </ul>
<b>Hazards (Bushfire –Urban Interface) Overlay</b>	<ul style="list-style-type: none"> <li>• As above</li> </ul>

<p><b>Hazards (Flooding) Overlay</b></p>	<ul style="list-style-type: none"> <li>• The overlays do not provide any attribute information (i.e. unable to click on any flood area and receive existing flood level and existing flood hazard category information).</li> <li>• Given this lack of attribute info (including predicted flood depths) it is unclear how development could achieve the minimum 300mm above the predicted flood level Deemed-to-Satisfy criteria outlined within DTZ/DPT 2.1 without undergoing a performance assessment and internal referral to Council engineering departments.</li> <li>• Confirm requested as to whether the Tonkin flood modelling is the existing case 1 in 100-year event. It appears the flood mapping may be showing a long term development scenario as appears there is a wider extent of flooding than the Town of Gawler existing case flood data. If the map is using data from the long term development scenario, the data should only be referencing the existing case 1 in 100 year scenario.</li> <li>• The mapping appears to have combined two flood data sets into a single layer. Combining data sets is not supported as both data sets are based on different modelling and will show different levels of flooding (and hazard categories) on the same properties around the Gawler River corridors (i.e. flooding due to the Gawler River is different to localised flooding due to pits and pipes being at capacity.).</li> <li>• Concerns that where the flood data has not explicitly been provided by Council flood modelling, the Hazards (Flooding – General) Overlay has been applied, This has resulted in this overlay being applied in areas proposed to be zoned as Master Planned Neighbourhood Zone and may have the unintended consequence of pushing common development into a Performance Assessed pathway.</li> <li>• Query whether the modelling for the Smith Creek flood area will be incorporated into the flood mapping.</li> </ul>
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<p><b>Historic Area Overlay</b></p>	<ul style="list-style-type: none"> <li>• Welcome transition of Contributory Items into the Code as Representative Buildings</li> <li>• Guidance required around the “beyond reasonable repair” test that is proposed to provide demolition control</li> <li>• Per previous submission, recommend the inclusion of illustrations to support policy and definitions to provide greater guidance to planners.</li> <li>• Recommend the following changes to the wording of the below policy: <ul style="list-style-type: none"> <li>○ <i>DO 1: Historic themes and characteristics are <b>retained and</b> reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, <b>representative</b> building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.</i></li> <li>○ <i>DTS/DPF 3.1: Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation <b>and form</b> facing the primary street.</i></li> <li>○ <i>PO 4.2: Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s), <b>employ a contextual design approach and are sited to ensure they do not dominate the primary façade and building or its setting.</b></i></li> <li>○ <i>PO 4.3: Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, be below <b>and within</b> the parapet line, <b>be integrated with and</b> not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.</i></li> <li>○ <i>PO 4.4 Fencing and gates closer to a street boundary (other than a laneway) than the elevation of the associated building are consistent with the traditional period, <b>materials, height</b>, style and form of the associated building <b>and designed not to obscure views of the associated building.</b></i></li> <li>○ <i>PO 5.1 Land division creates allotments that are: compatible with the surrounding pattern of subdivision in the historic area of a dimension to accommodate <b>buildings and ancillary development, including carports, outbuildings and garages</b>, of a bulk and scale that reflect existing buildings and setbacks in the historic area</i></li> <li>○ <i>PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width <b>and number</b> of existing driveways <b>per allotment</b> of the historic area.</i></li> </ul> </li> </ul>
<p><b>Key Railway Crossings Overlay</b></p>	<ul style="list-style-type: none"> <li>• No further comment</li> </ul>

<p><b>Limited Land Division Overlay</b></p>	<ul style="list-style-type: none"> <li>• Removal of Limited Land Division overlay will result in land division which does not satisfy the minimum allotment size TNV being Performance Assessed</li> <li>• Welcome inclusion of TNVs which reflect the “Affected Area”</li> </ul>
<p><b>Local Heritage Place Overlay</b></p>	<ul style="list-style-type: none"> <li>• Welcome introduction of Heritage Adjacency Overlay which addresses concerns previously raised in Councils submission regarding development in proximity to a Local Heritage Place.</li> <li>• Per previous submission, need to define the qualifications of a ‘suitably qualified heritage expert’.</li> <li>• Per previous submission, request to include illustrations to support policy and definitions to provide greater guidance to planners.</li> <li>• Recommend the following changes to the wording of the below policy: <ul style="list-style-type: none"> <li>○ <i>PO1.1 The form of new buildings, <b>additions</b> and structures maintains the heritage values of the Local Heritage Place.</i></li> <li>○ <i>PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys, <b>materials</b> and verandahs) maintains the heritage values of the Local Heritage Place, <b>without replication.</b></i></li> <li>○ <i>PO 1.6 New buildings and structures are not placed or erected between the primary or secondary street boundaries and the façade <b>and return side walls and verandahs visible from the street</b> of a Local Heritage Place.</i></li> <li>○ <i>PO 2.2 Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects <b>and references</b> the original use of the Local Heritage Place.</i></li> <li>○ <i>PO 3.1 Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Local Heritage Place, <b>and employ a contextual design approach.</b></i></li> <li>○ <i>PO 3.3 Advertising and advertising hoardings are located and designed to complement the Local Heritage Place, be unobtrusive, be below <b>and within</b> the parapet line, <b>be integrated with and</b> not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.</i></li> <li>○ <i>PO 4.1 Land division creates allotments that: <ul style="list-style-type: none"> <li>(a) maintain the heritage values of the Local Heritage Place, including setting</li> <li>(b) are of a dimension <b>and shape</b> to accommodate new development that reinforces and is compatible with the heritage values of the Local Heritage Place.</li></ul></i></li> </ul> </li> </ul>
<p><b>Major Urban Transport Routes Overlay</b></p>	<ul style="list-style-type: none"> <li>• Per previous submission, given many of the Deemed-To-Satisfy criteria relate to the speed of the road (i.e. to determine spacing for crossovers etc.) the online Planning Atlas should be updated to identify the speed limits for DPTI controlled roads.</li> </ul>



<b>Native Vegetation Overlay</b>	<ul style="list-style-type: none"> <li>• Per previous submission: <ul style="list-style-type: none"> <li>○ Concern regarding the spatial application of the Native Vegetation Overlay as it captures built up residential areas and existing town centre areas. This will restrict a lot of development from being Deemed-To-Satisfy where it is very unlikely that there are areas of remnant Native Vegetation.</li> <li>○ Conflict still exists between the Regulated Trees Overlay and the Native Vegetation Overlay. Clarification required as to when each overlay would prevail over the other.</li> <li>○ There should be a more stringent requirement to locate land divisions, tourism facilities occupied developments and critical vulnerable infrastructure on land that is substantially already cleared. The bushfire measures including the 20 metre defendable space, potential need for an asset protection zone and bushfire buffer zone to be incorporated into the assessment.</li> </ul> </li> </ul>
<b>Noise and Air Emissions Overlay</b>	<ul style="list-style-type: none"> <li>• No further comment</li> </ul>
<b>Non-stop Corridors Overlay</b>	<ul style="list-style-type: none"> <li>• No further comment</li> </ul>
<b>Prescribed Water Resource Areas Overlay</b>	<ul style="list-style-type: none"> <li>• No further comment</li> </ul>
<b>Prescribed Watercourses Overlay</b>	<ul style="list-style-type: none"> <li>• No further comment</li> </ul>
<b>Prescribed Wells Area Overlay</b>	<ul style="list-style-type: none"> <li>• No further comment</li> </ul>
<b>Regulated Tree Overlay</b>	<ul style="list-style-type: none"> <li>• Welcome the reintroduction of the flowing provisions per Council's previous submission: <ul style="list-style-type: none"> <li>○ Protection of Regulated trees with the following attributes: <ul style="list-style-type: none"> <li>▪ Whether the tree is indigenous to the locality</li> <li>▪ Whether the tree provides an important habitat for native fauna</li> </ul> </li> <li>○ Protection of Significant trees with the following attributes: <ul style="list-style-type: none"> <li>▪ Whether the tree is part of a wildlife corridor or a remnant area of native vegetation</li> <li>▪ Whether the tree is important to the maintenance of biodiversity in the local environment.</li> </ul> </li> </ul> </li> <li>• Note the introduction of the Urban Tree Canopy Overlay which seeks to address Council's previous comments regarding the climate change adaption role of trees</li> <li>• Per previous submission, recommend that 'all reasonable development options and design solutions' should be considered for tree damaging activity to Regulated as well as Significant trees.</li> <li>• PO 1.3 should apply to Regulated Trees, not just Significant Trees.</li> </ul>

<b>Sloping Land Overlay</b>	<ul style="list-style-type: none"> <li>Concern that this overlay has been removed. This overlay provided key design criteria for the management of development on topographically challenging sites.</li> <li>Recommend the re-introduction of this Overlay, noting that is spatial application requires detailed consideration.</li> </ul>
<b>State Heritage Area Overlay</b>	<ul style="list-style-type: none"> <li>Welcome introduction of Heritage Adjacency Overlay which addresses concerns previously raised in Councils submission regarding development in proximity to a State Heritage Place.</li> <li>Per previous submission, request to include illustrations to support policy and definitions to provide greater guidance to planners.</li> <li>Per previous submission, where a Draft Practice Direction has been developed to assist with the interpretation of the Local Heritage Places, Overlay Historic Area Overlay and Character Area Overlay, no such Practice Direction appears to have been drafted for the State Heritage Area or State Heritage Places Overlay. This should be investigated.</li> </ul>
<b>State Heritage Place Overlay</b>	<ul style="list-style-type: none"> <li>See above</li> </ul>
<b>Strategic Infrastructure Gas Pipeline Overlay</b>	<ul style="list-style-type: none"> <li>Welcome with the introduction of referral triggers to Department of Energy and Mining per Council's previous submission.</li> <li>The proposed references to up-to-date Safety Management Studies within the Code is in line with Council's previous submission</li> <li>Agree with the proposal so split the overlay to make reference to pipeline vent facilities</li> </ul>
<b>Traffic Generating Development Overlay</b>	<ul style="list-style-type: none"> <li>No further comment</li> </ul>
<b>Urban Transport Routes Overlay</b>	<ul style="list-style-type: none"> <li>Per previous submission, given many of the Deemed-To-Satisfy criteria relate to the speed of the road (i.e. to determine spacing for crossovers etc.) the online Planning Atlas should be updated to identify the speed limits for DPTI controlled roads.</li> </ul>
<b>Water Resources Overlay</b>	<ul style="list-style-type: none"> <li>Per previous submission, seek to include policy within the Overlay which promotes the retention of onsite stormwater to reduce negative effects on biodiversity, erosion and issues for downstream properties.</li> </ul>
<b>NEW Heritage Adjacency Overlay</b>	<ul style="list-style-type: none"> <li>Recommend the following changes to the wording of the below policy: <ul style="list-style-type: none"> <li><i>PO2.1 Land division adjacent to a State or Local Heritage Place creates allotments that are of a size, dimension and <b>shape</b> that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact or <b>intrude</b> on the setting of the Place <b>or diminish its Heritage Value.</b></i></li> </ul> </li> </ul>
<b>NEW Interface Management Overlay</b>	<ul style="list-style-type: none"> <li>Potential for this overlay to be applied to the areas surrounding industrial areas (new Strategic Employment Zone)</li> </ul>

<b>NEW</b> <b>Stormwater Management Overlay</b>	<ul style="list-style-type: none"> <li>• Recommend that this overlay also apply to properties within the Rural Living Zone and Rural Neighbourhood Zone.</li> <li>• Concern that the word 'pervious' is vague. There are different levels of perviousness (run-off coefficients) for different surfaces. This will make determining the percentage of perviousness complicated and may require an engineering assessment. Given this is a deemed-to-satisfy provision, it appear to be counter-intuitive.</li> </ul>
<b>NEW</b> <b>Urban Tree Canopy Overlay</b>	<ul style="list-style-type: none"> <li>• Recommend that this overlay also apply to properties within the Rural Living Zone and Rural Neighbourhood Zone.</li> <li>• More detail regarding the proposed offset scheme is required in order to provide feedback on the suitability of such a scheme (i.e. would the offset be paid to Council or SCAP, what is the quantitative amount of the financial offset, etc.</li> </ul>

Further to the previous update report presented at the February ordinary Council meeting, the Bill which sought to remove the deadline of 1 July 2020 for full implementation of the Code was passed by the Parliament. Instead, the date for the commencement of the Phase 3 Planning and Design Code will be set by proclamation in the *South Australian Government Gazette* by the Minister. This date has not yet been set down.

Whilst the analysis and feedback presented above may not be a full assessment of the Code in its entirety, it is considered to be extensive taking into regard the scale of the task at hand and the time limitations which were involved. This feedback has benefitted from a combined effort and input from Council planners and engineers. If adopted by Council, it will be forwarded to the SPC prior to 18 December 2020 for consideration as part of the Code refinement process. In addition, the feedback will be uploaded to the Commission's on-line consultation platform, Consult 24, for review.

#### **COMMUNICATION (INTERNAL TO COUNCIL)**

Manager Development, Environment and Regulatory Services  
 Senior Strategic Planner  
 Development Assessment Planer  
 Team Leader Asset Planning  
 Senior Development Assessment Engineers  
 Environment and Sustainability Officer

#### **CONSULTATION (EXTERNAL TO COUNCIL)**

Planning and Land Use Services Attorney-General's Department  
 Department of Transport and Infrastructure  
 Local Government Association of SA

#### **POLICY IMPLICATIONS**

The Planning and Design Code will replace all Development Plans across the state, creating a central set of state-wide development policies.

**RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Failure to present feedback to the Department of Planning Transport and Infrastructure on the Draft Planning and Design Code will eliminate Council's chance to improve the draft development policies proposed for the Council area.	Commit appropriate resources to the analysis of the draft Planning and Design Code as well as circulate through Council and its Council Assessment Panel for comment.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Opportune time for the administration to try and familiarise themselves with the mechanics of the Planning and Design Code.	Ensure all relevant staff are involved through this review/critiquing process.
Provide the Department of Planning Transport and Infrastructure with feedback which ensures the Planning and Design Code will generate a like for like situation with existing development policies.	Commit appropriate resources to the analysis of the draft Planning and Design Code as well as circulate through Council and its Council Assessment Panel for comment.
Opportune time for the administration to try and familiarise themselves with the mechanics of the Planning and Design Code.	Ensure all relevant staff are involved through this review/critiquing process.

**STATUTORY REQUIREMENTS**

The Planning and Design Code was originally legislated to come into effect across the state by 1 July 2020 under the *Planning, Development and Infrastructure Act 2016*. However, on Tuesday 18 August the State Government announced revised timing for the implementation of the new planning and development system. Minister for Planning and Local Government, Vickie Chapman said the government was keen to ensure that implementation of this final and significant phase is done in a manner that presents users and beneficiaries of the system, with more time to understand the Planning and Design Code and familiarise themselves with our new ePlanning system. The Minister intends to announce a more definite date sometime in the future, however has indicated it will not be before Christmas 2020. The Planning and Design Code will replace Council's current Development Plan which operates under the *Development Act 1993*.

**FINANCIAL/BUDGET IMPLICATIONS**

A levy on all participating Councils was collected during the 2018/19 and 2019/20 financial years to fund the development of the State's ePlanning system, which is an integral part of and will be launched with the Planning and Design Code. An identical levy of \$6,000 is expected to be the same for the 20/21 financial year. This fee is proportionate to the number of development applications and their value assessed by a Council.

**COMMUNITY PLAN**

Objective 1.3: Protect and promote Gawler's unique heritage

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 4.2: Support development that respects the environment and considers, the impacts of climate change

Objective 5.1: Support and encourage community teamwork

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

**11.9 ADOPTION OF TOWN OF GAWLER ANNUAL REPORT 2019/2020**

**Record Number:** CC20/57;IC20/803

**Author(s):** Donna Johnston, Marketing & Communications Coordinator

**Previous Motions:** Nil

**Attachments:** Attachment 1 Town of Gawler Annual Report 2019/2020 CR20/91958

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**OFFICER'S RECOMMENDATION**

**That Council adopts the Town of Gawler Annual Report 2019/20, as presented, with the inclusion of:**

- 1. 2019-20 Northern Adelaide Waste Management Authority Annual report (Attachment 2)**
- 2. 2019-20 Gawler River Floodplain Management Authority Annual report (Attachment 3)**
- 3. 2019-20 Annual Financial Statements (as adopted).**

**SUMMARY**

The purpose of this report is to present the Town of Gawler Annual Report 2019/20 for adoption. Refer attachment 1.

**BACKGROUND**

Section 131(1) of the Local Government Act 1999 requires Council to prepare and adopt on or before 30 November in each year an Annual Report for the financial year ending on the preceding June.

Delays in presenting the Plan to Council have been caused due to amongst other matters the administration prioritising responses to the COVID crisis.

Section 131(2) prescribes that the report must contain material and report on matters specified in Schedule 4 of the Act, which must be provided in the prescribed form. Other material and matters are prescribed by regulation for inclusion in an Annual Report.

**COMMENTS/DISCUSSION**

The Report contains the information as prescribed in the Local Government Act and Regulations and focuses on the vast array of activities that Council has overseen in the twelve months from July 2019 to June 2020.

The Annual Report provides a basis to receive a 12-month progress update of the Community Plan, which was adopted in October 2017.

A separate report in this agenda is presented for Council consideration of adoption of the 2019-2020 Annual Financial Statements.

**COMMUNICATION (INTERNAL TO COUNCIL)**

Leadership Group  
Governance Team

**CONSULTATION (EXTERNAL TO COUNCIL)**

The Town of Gawler Annual Report 2019/20 will be distributed as prescribed by the Local Government Act 1999 Section 131, be placed on Council's website, and be available for public inspection or purchase.

**POLICY IMPLICATIONS**

Nil

**RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
The Local Government Act 1999 requires Council to prepare and adopt on or before 30 November in each year an Annual Report for the financial year ending on the preceding June.	The Annual Report is presented to Council Members for adoption prior to 30 November.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Highlight projects and maintenance that Council has done throughout the previous year to compliment the work done by Town of Gawler.	Promote on website and social media

**STATUTORY REQUIREMENTS**

Local Government Act 1999

**FINANCIAL/BUDGET IMPLICATIONS**

Compilation and distribution of the Annual Report will be completed within the current budget allocation.

**COMMUNITY PLAN**

The Annual Report details progress made by Council during the 2019/20 financial year against the myriad of objectives and strategies contained within the Community Plan.

**11.10 2020/21 FEDERAL AND STATE BUDGETS (IMPLICATIONS AND OPPORTUNITIES)**

**Record Number:** CC20/57;IC20/952

**Author(s):** Paul Horwood, Manager Finance & Corporate Services

**Previous Motions:** Nil

**Attachments:** Nil

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**OFFICER'S RECOMMENDATION**

**That the 2020/21 Federal and State Budgets (Implications and Opportunities) Report be received and noted.**

**SUMMARY**

A report outlining the financial implications and opportunities emanating from the 2020/21 Federal and State Budgets.

**BACKGROUND**

Similar to Council, adoption of both the Federal and State 2020/21 Budgets were delayed due to the impact of the COVID-19 pandemic. In light of the adverse financial and economic consequences of the pandemic, both the Federal and State Budgets also incorporated major financial and economic stimulus packages, with the intent of encouraging economic activity, via materially increasing public spending during a period of significantly reduced private investment.

The purpose of this report is to outline the financial implications and opportunities available to Council as a direct result of the stimulus packages adopted by the Federal and State Government.

**COMMENTS/DISCUSSION****Federal Budget****(a) Grant Funding**

The Federal Government Budget provides for \$1.5b of funding to Local Government, under the ***Local Roads and Community Infrastructure Program***, which is designed to support local Councils deliver priority local road and community infrastructure projects, support jobs, and the resilience of local economies to assist communities in bouncing back from the COVID-19 pandemic.

Council has been advised of its \$912k funding allocation under the program, which does not require any contributory funding from Council.

The separate Funding Opportunities report tabled to this meeting outlines proposed projects to be funded from the Program.

The Federal Government will continue to provide the recurrent untied Financial Assistance Grant and Local Roads Grant funding pursuant to the *Local Government (Financial Assistance) Act 1995*. Council's funding allocation for 2020/21 in this regard has been confirmed at \$1.837m, of which \$965k was paid as an advance payment in the 2019/20 financial year (and subsequently accounted for in the 2019/20 financial result). Advance payments for the 2021/22 financial year are similarly expected towards the end of the 2020/21 financial year.

Similarly, 'Roads to Recovery' funding will continue to be provided, with Council's 2020/21 allocation being \$323k. This funding, whilst untied to specific projects, must be used towards maintaining or improving Council's road network infrastructure. Funding from this Program is currently set to cease after the 2022/23 financial year.



(b) Trainee and Apprentice Wage subsidy

The \$1.2b **Boosting Apprenticeship Commencements** wage subsidy will support all employers who engage a new apprentice or trainee.

Any employer that engages an Australian apprentice or trainee on or after 5 October 2020 may be eligible for a subsidy of 50% of wages paid between 5 October 2020 and 30 September 2021, to a maximum of \$7k per quarter.

The subsidy is capped at 100,000 places across Australia.

Given that the subsidy funding only applies to wages paid during the period stated above, Council would only materially financially benefit from the scheme (i.e. from the wage subsidy) if it was to engage an apprentice or trainee at the earliest opportunity.

In this context, and in consideration of current and increasing staff workloads and future staffing needs, commensurate with a major growth Council, the Council may wish to give consideration to bringing forward a staffing position(s) provided for in 2021/22 in Council's Long Term Financial Plan which may be conducive for an apprenticeship or traineeship engagement. Currently, the Long Term Financial Plan continues to provide for 2.0 additional FTE each year, in recognition of the incremental demand for additional staff that invariably applies to major growth Councils.

The wage cost of an apprentice or trainee may vary, depending on the staffing position, but an indicative gross cost (including employment on-costs) would be in the order of \$57k per annum, less the wage subsidy on offer from the Federal Budget (potentially up to \$21k, if an apprentice or trainee was to be engaged early in 2021) – noting the subsidy would cease after 30 September 2021.

**State Budget**

1. Grant funding

There are a number of COVID-19 stimulus grant funds that have been established as part of the State Budget.

The grant fund programs available to Local Government are outlined below:

- a) **Local Government Infrastructure Partnership Program** – provides for a \$100m partnership program (funding provided on a 50:50 basis), supporting Councils to accelerate spending on community infrastructure projects (the Local Government Finance Authority has recently announced that any Council that needs to externally borrow funds towards its 50% of the capital cost, will be able to establish a 3 year discounted Cash Advance Debenture (CAD) facility for it. This equates to 0.75% off the standard CAD rate (equating to a current borrowing interest rate of 1.3%).
- b) **Sport and Recreation Infrastructure Plan** – a \$204m Plan to support stadium upgrades as well as expanding programs to support small scale recreational infrastructure at the local level.
- c) **Planning & Development Fund** - \$15m of grant payments for Councils to undertake projects that contribute to revitalisation of reserves and parks, linear parks, trails, riverbank precincts across the State. Grant funding provided is matched by Councils on a 50:50 cost share basis.

The separate Funding Opportunities report tabled to this meeting outlines proposed projects to be funded from the Program.

2. Other Initiatives

- a) \$9m over three years for a range of projects aimed at reducing **Gawler River** flooding risks
- b) **Local Government Information Framework** – this initiative provides \$1m to implement an online Local Government Information Framework, which will provide communities with information on their Council's performance in relation to other Councils.
- c) **Water Supply and Consumption Charges** – the State Budget provides for a *reduction* in both Water Supply Charges (in the order of 10%) and Water Consumption Charges (in the order of 20%).
- d) **Emergency Services Levy** – a 2.9% increase in the levy rate has been applied.

**COMMUNICATION (INTERNAL TO COUNCIL)**

Executive Management Team  
 Team Leader – Finance  
 Financial Accountant

**CONSULTATION (EXTERNAL TO COUNCIL)**

Local Government Association of SA

**POLICY IMPLICATIONS**

Budget Management Policy  
 Treasury Management Policy  
 Prudential Management Policy  
 Funding Policy  
 Asset Capitalisation Policy

**RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Council over commits its capital co-contributions required to secure the various State Government grants, thereby potentially exceeding its current Net Financial Liabilities Ratio policy threshold of 100%.	Update Long Term Financial Plan to ascertain updated future borrowing capacity, in consideration of Council's current Net Financial Liabilities policy threshold of 100%.
Council does not appropriately consider impact of new net operating costs emanating from the purchase and/or construction of major new / upgraded assets, which will impact of future operating budgets.	Determine new asset life cycle costs to ascertain future indicative impact on Council's operating result.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Seek and secure external grant funding to minimise Council's net capital cost investment in major asset investment.	Applications for Grant funding as appropriate, in consideration of Council's financial performance / position

**STATUTORY REQUIREMENTS**

Nil

**FINANCIAL/BUDGET IMPLICATIONS**

With regard to new / upgraded assets proposed to be purchased or constructed utilising grant funding, consideration will need to be given to the future life cycle costs associated such assets (in accordance with Council's Budget Management Policy), noting that such new costs will impact on Council's operating result.

Council will also need to consider the financial impact of any co-contribution grant funding on its Net Financial Liabilities Ratio, noting that the Ratio is currently forecasted at 95.5% as at 30 June 2021 (which is marginally below Council's policy threshold of 100%).

Based on water supply charges adopted by SA Water, there is an anticipated 2020/21 budget saving in the order of \$5-10k. Whilst the reduction in the water consumption per kilolitre charges are welcomed, any saving against the 2020/21 Council budget will be ultimately determined by irrigation requirements (which is informed by climatic conditions experienced and amount/timing of annual rainfall).

**COMMUNITY PLAN**

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

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

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

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

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

Objective 3.3: Provide facilities for a range of different recreational activities.

Objective 5.1: Support and encourage community teamwork

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

**11.11 MONTHLY FINANCE REPORT - NOVEMBER 2020****Record Number:** CC20/57;IC20/1023**Author(s):** Erin McGarry, Financial Accountant**Previous Motions:** Nil**Attachments:** 1. **Monthly Finance Report - November 2020 CR20/90888** 

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**OFFICER'S RECOMMENDATION**

**That the Monthly Finance Report as at 30 November 2020, detailing a favourable operating budget variance of \$554K as at that date, be noted.**

**SUMMARY**

Council is reporting a favourable Year to Date (YTD) Operating Result variance of \$554K as at the reporting date.

**BACKGROUND**

The purpose of this report is to present the Monthly Finance Report in accordance with Clause 4.1.4.6 of Council's Budget Management Policy. The Monthly Finance Report is provided as **Attachment 1**.

**COMMENTS/DISCUSSION**

Council is reporting a favourable YTD Operating Result variance of \$554K as at the reporting date.

The key variances that are detailed within **Attachment 1** are summarised below:

- a) **Additional Development Application fees** received YTD (\$104K) due to an increase of 87% in the number of applications received, along with the State Government's delay in the implementation of the e-planning portal. The 2020/21 Adopted Budget is predicated on the State Government taking an increased share of development application fees once the e-planning portal goes live.
- b) **Various vacant positions throughout Council** (\$399K). A number of these vacant positions have been temporarily filled by agency staff or contractors in the interim. Therefore, the majority of such savings will be off-set by these expenses.
- c) **Reduction in the amount of overdraft interest paid** (\$40K). This number will fluctuate during the year based on timing of receipts and payments.
- d) Various events planned in the 1<sup>st</sup> half of the 2020/2021 financial year have either been rescheduled or cancelled due to COVID-19 (\$22K favourable YTD).
- e) Additional Commonwealth funding received for our **Home Assist Program** (\$30K YTD).
- f) Civic Centre (\$13K) and Gawler Aquatic Centre (\$9K) have experienced a loss of income YTD due to recent COVID-19 restrictions.

**COMMUNICATION (INTERNAL TO COUNCIL)**

Leadership Team  
Team Leader Finance

**CONSULTATION (EXTERNAL TO COUNCIL)**

Nil

**POLICY IMPLICATIONS**

Budget Management Policy

**RISK EVALUATION**

Risk	
Identify	Mitigation
Council is not appropriately informed of the Council's financial performance and/or emerging financial trends in between the periodic Quarterly Budget Reviews presented.	Preparation of Monthly Finance Reports tabled to Council which appropriately report the Council's financial performance on a monthly basis.  Council's Budget Management Policy prescribes the format/content of the Monthly Finance Reports presented.

**STATUTORY REQUIREMENTS**

Nil

**FINANCIAL/BUDGET IMPLICATIONS**

The cost of preparing the Monthly Finance Report is accommodated within the annual employee costs budget for the Financial Services Team.

The preparation of the Monthly Finance Report promotes financial accountability and transparency of Council's financial operations.

**COMMUNITY PLAN**

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

**11.12 GAWLER CIVIC CENTRE CAFE UPDATE**

**Record Number:** CC20/57;IC20/1009

**Author(s):** David Barrett, Manager Business Enterprises and Communications

**Previous Motions:** Council, 27 October 2020, Resolution: 2020:10:COU427

**Attachments:** Nil

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**OFFICER'S RECOMMENDATION****That Council:-**

- 1. Notes Red Centre Enterprises' decision to withdraw from management of Niina Marni Kadlitiya Café within the Gawler Civic Centre.**
- 2. Requests Council Staff to convene a Council Workshop in early 2021 to discuss opportunities for the future use of the Café seating area and kitchen.**
- 3. Notes that discussions held at the workshop will inform a report that will be presented for Council's consideration at a future Council Meeting.**

**SUMMARY**

This report formally acknowledges Red Centre Enterprises' decision to withdraw from management of the Café within the Gawler Civic Centre.

**BACKGROUND**

At the 27 October 2020 Council Meeting the following was resolved:

Moved: Cr D Hughes  
Seconded: Cr C Davies  
Resolution: 2020:10:COU427

*That Council:*

- 1. Notes the Civic Centre Café Update report.*
- 2. Requests Council Staff to convene a confidential workshop with Red Centre Enterprises to discuss the Café's operations and the strategic opportunities that are being developed for Gawler.*
- 3. Requests Council Staff to prepare a report to a future Council Meeting regarding opportunities for the Café's operations taking into consideration discussions held at the confidential workshop.*

Responding to the above resolution, Council Staff scheduled a Confidential Workshop with Red Centre Enterprises that was to be held on 3 December 2020.

On Wednesday 18 November 2020, Council Staff received written notification that Red Centre Enterprises had decided to withdraw from management of Niina Marni Kadlitiya Café within the Gawler Civic Centre. This report formally acknowledges Red Centre Enterprises' decision.

**COMMENTS/DISCUSSION**

Red Centre Enterprises has managed the Social Enterprise Café within the Gawler Civic Centre since the Centre was open to the public. As Council is aware, the Café closed in March 2020 when the Gawler Civic Centre was forced to be closed in response to the Coronavirus pandemic. Council Staff and Red Centre Enterprises had held regular, constructive conversations regarding the potential for the Café to re-open, unfortunately this has not been able to occur.

As stated above, in the lead up to a scheduled Confidential Workshop between Council and Red Centre Enterprises, Council Staff received written notification that Red Centre Enterprises had decided to withdraw from management of the Café. The notification to Council Staff, that was subsequently posted on the Café's Facebook Page, stated that after meetings with Senior Elders, it was with a heavy heart Red Centre Enterprises' Executive Management had decided to withdraw support and management from the Café. Red Centre Enterprises was disappointed with recent commentary regarding the Café and the lack of direct contact made by media despite articles regarding the Café being published. The notification concluded by thanking the Council and community members that had supported the Café.

Council Staff have acknowledged the written notification from Red Centre Enterprises and made contact with the Café operators to discuss the logistics around handing back the Café space to Council. This process will be completed by 18 December 2020.

#### Future use

Red Centre Enterprises' decision provides Council with an opportunity to re-assess the operating model for the Café and associated spaces. There are a number of options available to Council in this regard including, but not limited to:

- a) Undertake a formal procurement process to select a new operator under the existing model.
- b) Develop a new operating model for the Café and seek a suitably qualified operator.
- c) Work with community groups / organisations to have a rostered café operation to assist with fundraising and awareness.
- d) Partner with a training organisation to have the facility operate as a hospitality training centre.
- e) Operate the Café itself.

Council Staff will work collaboratively with Council regarding these and any other operating models that may be viable over the coming months with a view to implementing a solution as soon as possible.

#### **COMMUNICATION (INTERNAL TO COUNCIL)**

Chief Executive Officer  
Council Members

#### **CONSULTATION (EXTERNAL TO COUNCIL)**

Red Centre Enterprises

#### **POLICY IMPLICATIONS**

Nil

#### **RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Failure to hand back café to Council in appropriate condition and a timely manner	Requirement to return the café in the condition it was provided is within the Café Management Agreement, liaison with Red Centre Enterprises, agreed timeframes for the hand-back to occur.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Re-assess the operating model for the Café and associated spaces.	Ensure that Council takes the time required to discuss the options and plan for future operational delivery.

**STATUTORY REQUIREMENTS**

Nil

**FINANCIAL/BUDGET IMPLICATIONS**

Costs incurred in the handing back of the Café to Council and deliberations regarding future operations are currently limited to in-kind staffing costs only that are accommodated within Council's 2020/21 Adopted Budget related to Employee Costs.

**COMMUNITY PLAN**

Objective 1.2: Build a local community that is proud of Gawler [click here](#)






Objective 2.1: Physical and social infrastructure to service our growing population and economy [click here](#)

Objective 2.5: Local economic activity to create local job opportunities and generate increased local wealth [click here](#)

Objective 5.3: Deliver ongoing effective and efficient services, including support for regional collaboration [click here](#)



**11.13 LEGAL ADVICE FOR COUNCIL MEMBERS POLICY****Record Number:** CC20/57;IC20/1026**Author(s):** Chris Haynes, Governance Support Officer**Previous Motions:** Nil

- Attachments:**
1. **Elected Member Support Policy and Guidelines - Clty of Playford CR20/91571** 
  2. **Council Member Access to Legal Advice Policy - Clty of Marion CR20/91561** 
  3. **Elected Member Support Policy - City of Tea Tree Gully CR20/91563** 
  4. **Elected Members Allowances and Support Policy - District Council of Grant CR20/91565** 
  5. **Elected Members Legal Advice Policy - Southern Mallee District Council CR20/91566** 

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**OFFICER'S RECOMMENDATION****That Council:**

1. **Notes the Legal Advice for Council Members Policy report.**
2. **Seeks that the Administration obtain clarification as to the implications of Section 78A of the Local Government Act 1999 being removed as a consequence of the soon to be enacted Local Government Reform Bill, relative to any proposal for such a policy allowing individual Members from seeking legal advice being further developed.**

**SUMMARY**

By way of a Motion on Notice, brought forward by Cr Tooley for consideration by Members at the meeting held on 22 October 2020, the following motion was adopted.

RESOLUTION 2020:10:COU001

Moved: Cr I Tooley

Seconded: Cr P Little

*That Council:-*

1. *Acknowledges that Regulation 78A of the Act states that 'The regulations may establish a scheme under which a member of a council may directly obtain legal advice at the expense of the council to assist the member in performing or discharging official functions and duties.'*
2. *Obtains exemplars of 'Obtaining Legal Advice by Members' schemes/policies that other councils have developed and:-*
  - (a) tables those exemplars for consideration by members,*
  - (b) uses the exemplars to develop a draft policy for members consideration,*
  - (c) the exemplars and draft policy be provided to members by and at the 24 November 2020 but not later than the December 2020 Ordinary Council Meeting.*

## BACKGROUND

Staff have investigated if other Councils have Policies of a similar nature. Six Councils have been found through policy to make provisions regarding expenditure of legal fees by Council Members. This advice is still sourced via Councils legal service providers.

## COMMENTS/DISCUSSION

The copies of the policies found in this regard are provided as **Attachment 1** to this report.

Commonalities within the policies and the approved expenditure relate to:

- a) Code of Conduct matter and is in line with the Code of Conduct for Council Members Complaints Handling Procedure.
- b) potential Conflicts of Interest.
- c) civil liability and therefore invokes consideration of the immunity in Section 39 of the Act.
- d) investigations requested by the Ombudsman or ICAC, relating to matters arising from the performance or discharge of the Council Member's official functions and duties
- e) A limit applies of \$2,000 - \$2,500 per matter and expenditure over this amount needs approval of the Council. The request for legal advice is made via Mayor/CEO or Governance Manager and the expenditure recorded in Councils Allowances and Benefits Register against the individual Council Member.

In the above circumstances where such a policy exists, any other legal advice requested by Council Members is referred to Council for consideration.

As per the motion passed by Council in this regard the Local Government Act 1999 at clause 78A provides for the capacity to obtain legal advice as below:

- (1) *The regulations may establish a scheme under which a member of a council may directly obtain legal advice at the expense of the council to assist the member in performing or discharging official functions and duties.*
- (2) *The scheme may require the preparation and adoption of a policy by a council and include provisions for the variation of the policy and its availability to the public.*
- (3) *The scheme or a policy adopted under the scheme may—*
  - (a) *impose limitations on the obtaining of legal advice; and*
  - (b) *provide for a process for approval of requests to obtain legal advice; and*
  - (c) *allow for conditions to be imposed on an approval, including a condition limiting the expenditure that may be incurred; and*
  - (d) *provide for a council to set an overall budget for the purpose; and*
  - (e) *include other relevant provisions.*

To date no such scheme has been established by Regulation, therefore no action has been taken in this regard.

It is also noted that the Statute Amendment (Local Government Review) Bill 2020, currently before the Legislative Council, repeals Clause 78(A). This change was presented to Members by way of an update report to the 30 November 2020 Council Meeting. It is not known at this stage exactly the implications of the proposed repealing of Clause 78(A) and as such the Administration would propose that the creation of any such policy be placed on hold until such time that the Bill is assented, and the implications known.

## COMMUNICATION (INTERNAL TO COUNCIL)

Governance Officers

## CONSULTATION (EXTERNAL TO COUNCIL)

Nil

## POLICY IMPLICATIONS

Council Members Allowances and Benefits Policy

Mayor Seeking Legal Advice Policy

### RISK EVALUATION

Risk	
Identify	Mitigation
Monies being expended without proper control.	Policies are in place to guide Council Members and staff when expending monies in relation to legal expenses relating to Council duties.

### STATUTORY REQUIREMENTS

*Local Government Act 1999*

### FINANCIAL/BUDGET IMPLICATIONS

Nil

### COMMUNITY PLAN

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

## **12 RECOMMENDATIONS FROM COMMITTEES**

### **12.1 RECOMMENDATIONS FROM INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING HELD ON 8 DECEMBER 2020**

**Record Number:** CC20/57;IC20/1041  
**Author(s):** Chris Haynes, Governance Support Officer  
**Previous Motions:** Nil  
**Attachments:** Nil

#### **Motions Made Under Delegated Authority for Noting**

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##### **OFFICER'S RECOMMENDATION**

That Council notes the adopted Motions from the Infrastructure & Environmental Services Committee made under Delegated Authority at the meeting held on 8 December 2020, being:

##### Item 7.4 - Appointment of Deputy Chairperson IC20/1005

That the method of appointment of the Deputy Chairperson, shall be as follows:-

1. The Committee Members are nominated or self-nominate for the position.
2. A resolution is then moved to appoint the Deputy Chairperson.
3. If more than one Member of the Committee accepts nomination as Deputy Chairperson a secret ballot is held.
4. The Committee adopt a first past the post method of voting where there are 2 or more candidates, where a valid vote must have a candidate's name.
5. The Mayor and all Council Members present at the meeting are eligible to vote.
6. The Chief Executive Officer be appointed Returning Officer for the election.
7. If at any stage during the process there is an equal number of votes the Returning Officer will decide the issue by the drawing of lots. The name of the candidate/s withdrawn will be the one/s excluded from the ballot.
8. That Cr Hughes is appointed as the Deputy Chairperson of the until 30 November 2021.

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**7.1 Draft Gawler Beautification Plan**

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**RECOMMENDATION**

That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 7.1 of the meeting of that Committee meeting held on 8 December 2020, being:

That the Infrastructure & Environmental Services Committee recommends to Council:

1. Notes the Draft Gawler Beautification Plan report.
2. That the Draft Gawler Beautification Plan be put out for public consultation and feedback (as per Town of Gawler's usual consultation process).
3. Based on the community feedback, the Draft Gawler Beautification Plan is updated and comes back to a future workshop before returning to a future Infrastructure & Environmental Services Committee for consideration.

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**Item 7.2 - Jack Cooper Rise at Murray Hillier Court - Open Space Update**

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**RECOMMENDATION**

That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 7.2 of the meeting of that Committee meeting held on 8 December 2020, being:

That the Infrastructure & Environmental Services Committee recommends to Council that it:

1. Notes the landscape design of the proposed reserve at Coopers Rise housing estate and landscape assessment process undertaken by Council administration.
2. Notes the previous development approval issued by the Council Assessment Panel for development application number 490/D051/15 to Adelaide Land Development Projects Pty Ltd for the Land Division (1 into 49 Allotments) at 2 Murray Hillier Court, Hillier.
3. Approves the detailed landscape design and associated community open space infrastructure for the proposed reserve at Coopers Rise housing estate submitted by the developer Adelaide Land Development Projects Pty Ltd as detailed in this report.
4. Notes the proposed ongoing maintenance costs associated with the proposed reserve at Cooper Rise housing estate is estimated to be \$58,206 per annum and is expected to be offset by General Rate revenue ultimately received from the creation of 91 new residential allotments in the housing estate.
5. Notes that ongoing maintenance costs associated with the proposed reserve at Coopers Rise has previously been forecasted and included in the Council Long Term Financial Plan as part of anticipated growth in open space area associated with new land developments over the next 10-year period.

**Item 7.3 - Regional Public Health Plan Review**

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**RECOMMENDATION**

That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 7.3 of the meeting of that Committee meeting held on 8 December 2020, being:

That the Infrastructure & Environmental Services Committee recommends to Council that:-

1. The Regional Public Health Plan Section 52 Review report be noted.
2. Council affirms its desire to continue its public health planning within a regional framework.
3. Notes the participating, Regional Public Health and Well-being Plan Council's (The Barossa Council, Light Regional Council and Adelaide Plains Council) including the Town of Gawler
4. Once having been endorsed the Section 52 review will forward the report to SA Health.
5. Notes that any amendments can be forwarded to SA Health if considered necessary.

**Item 11.1 - Motion - Genetically Modified Crops**

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**RECOMMENDATION**

That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 11.1 of the meeting of that Committee meeting held on 8 December 2020, being:

That the Infrastructure and Environmental Services Committee recommends to Council:

1. To endorse the Mayor and CEO contact the other Councils opposed to GM crops and work together to lobby the Government to reverse its decision to reject those Council's applications to remain GM free.

**13 EXTERNAL BODIES REPORTS****13.1 NORTHERN ADELAIDE WASTE MANAGEMENT AUTHORITY MEETING 26 NOVEMBER 2020**

**Record Number:** CC20/57;IC20/1020

**Author(s):** Chris Haynes, Governance Support Officer

**Previous Motions:** Nil

**Attachments:** 1. **NAWMA Joint Meeting of the Board and Audit Committee Minutes 26-11-2020 CR20/90164** 

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**OFFICER'S RECOMMENDATION**

**That Council notes the Minutes of the Northern Adelaide Waste Management Authority meeting held on 26 November 2020.**

**13.2 RECONCILIATION ACTION PLAN WORKING GROUP MEETING 4 DECEMBER 2020**

**Record Number:** CC20/57;IC20/1034

**Author(s):** Chris Haynes, Governance Support Officer

**Previous Motions:** Nil

**Attachments:** 1. **Reconciliation Action Plan Working Group Meeting Notes - 04-12-2020 CR20/91640** 

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**OFFICER'S RECOMMENDATION**

**That Council notes the Reconciliation Action Plan Working Group meeting notes of 4 December 2020.**



## 14 QUESTIONS ON NOTICE

### 14.1 CR TOOLEY - MEETING PROCEDURES

**Record Number:** CC20/57;IC20/1036

**Author(s):** Chris Haynes, Governance Support Officer

**Previous Motions:** Nil

**Attachments:** Nil

Councillor Ian Tooley gave notice of his intention to ask the following question:

#### Question

##### 1. Points of Order

- (a) Can points of order be used just because you don't like or disagree with what a member says in the chamber during debate?
- (b) Given that the very nature of debate is to win the argument, to strongly prosecute your case, and to make statements and to present facts that others may strongly disagree with and oppose, can 'points of order' be used as a legitimate gag measure in order to block the member from speaking?
- (c) Can 'points of order' be used for alleged breaches of the Code or can 'points of order' only be used for clear breaches of meeting procedure?
- (d) (i) When calling a 'point of order', is the member calling the point of order required to quote the relevant section of the meeting procedure that they believe has been contravened?  
(ii) Can the member calling the point of order be assisted or coached in finding a 'relevant' part of the procedures that is alleged to have been breached?
- (e) Does the member against whom the 'point of order' has been called have any right of rebuttal in order to clarify or to challenge the point of order called against them?

##### 2. The cost of providing vehicles to executive staff:-

- (a) Please define the term 'unrestricted use of a council provided motor vehicle'?
- (b) Does unrestricted use of a council provided motor vehicle mean that the vehicle can be used for any purposes other than official council related business? Are there any restrictions?
- (c) Does unrestricted use of a council provided motor vehicle mean that the vehicle can be legally used by the executives family members?
- (d) Does council provide petrol cards for executives to use to cover the cost of running their council provided motor vehicle?
- (e) Can the council provided petrol card be used to cover the cost of using the council provided motor vehicle for unrestricted private use?
- (f) Does council cover the full cost of all the charges made against the council provided petrol cards to executives for their unrestricted private use of council provided motor vehicles?
- (g) What has been the total cost to council for covering the charges made to the petrol cards provided to executives for running their council provided motor vehicles for each of the last 3 years?

##### 3. Time off in lieu/additional leave in lieu

- (a) How many hours of 'time off in lieu' were accrued by the executive team over the 2019/2020 financial year and what was the dollar value of that total accrued time off in lieu?
- (b) How many days of additional leave in lieu were accrued and taken by executive staff in the past two financial years, and what was the cost to council for providing these days of additional leave to the executives?

4. Councillor allowances-

- (a) If council members were to receive the allowable allowances provided for them in the Act and the Regulations, and as approved annually by the Remuneration Tribunal, what would a member receive in a 12 month period for each the following additional responsibilities:-
  - as Deputy Mayor?
  - as Chair of Committees such as CCS, IES, CEO PMP, etc?

**15      QUESTIONS WITHOUT NOTICE**

**16 MOTIONS ON NOTICE****16.1 NOTICE OF MOTION - CR TOOLEY - OMBUDSMAN FINAL REPORT****Record Number:** CC20/57;IC20/1027**Attachments:** Nil

Councillor Ian Tooley has given notice that he intends to move the following motion:-

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**MOTION**

That Council tables for discussion and for inclusion into the minutes, the Ombudsman's final report into his investigation into allegations made against Cr Tooley.

At the Special Council meeting held on 23 November 2020, Council adopted the following motion:

RESOLUTION 2020:11:COU455

Moved: Cr I Tooley

Seconded: Cr J Vallelonga

*That this item be deferred the December 2020 Ordinary Council meeting.*

**16.2 NOTICE OF MOTION - CR DAVIES - BICYCLE MONTH, FEBRUARY 2021****Record Number:** CC20/57;IC20/1033**Attachments:** Nil

Councillor Cody Davies has given notice that he intends to move the following motion:-

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**MOTION**

That

1. That Council seeks the Gawler Youth Advisory Committee to run a Bicycle Month in February 2021.
2. Council will support the event by:
  - a. Allowing advertising on Town of Gawler website and digital marketing platforms. The Gawler Youth Advisory Committee to assist in the designing of advertising for active transport options through Town of Gawler website and digital marketing platforms.
  - b. Support a budget bid of \$6,000.00 for 2021/2022 for the purchase and installation of parking specific for bicycles at sites across the Town of Gawler (examples being Civic Centre, Apex Park, Dead Man's Pass, Gawler Sport and Community Centre).

**16.3 NOTICE OF MOTION - CR KOCH - COMMENTS REGARDING CIVIC CENTRE CAFE****Record Number:** CC20/57;IC20/1035**Attachments:** Nil

Councillor Paul Koch has given notice that he intends to move the following motion:-

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**MOTION**

That Council:

1. Notes the comments made by Council Members at the Council Meeting of 27 October 2020, agenda item 11.8 Civic Centre Café Update, which were and are likely to remain in the public domain as a permanent record of what was said at that meeting
2. Notes the concerns raised about some Council Member's comments by members of Council's Reconciliation Action Plan meeting of 4 December 2020.
3. Notes comments made on social media related to this matter.
4. Notes the reporting of some of Elected Members comments in The Bunyip on 4 November 2020, titled Continued Café Closure Questioned.
5. Understands that some Elected Member's comments have upset people associated with the Civic Centre Café and have done harm to the reputation of Council among some members of the community.
6. Affirms that it does not support the views expressed by some Elected Members and apologises for any distress caused by those comments and their subsequent media publication.

**17      MOTIONS WITHOUT NOTICE**

## **18 CONFIDENTIAL REPORTS**

### **18.1 CONFIDENTIAL ITEMS REVIEW**

#### **Reason for Confidentiality**

In accordance with Sections 83(5) and 84(6) of the Local Government Act, 1999 – the Chief Executive Officer considers that this item may be considered in confidence by the Council on the grounds set out below (and therefore will remain confidential until the Council resolves how this item is to be classified).

A further written report will be considered by Members at the Meeting after the following recommendation is carried.

#### **OFFICER'S RECOMMENDATION**

##### **18.1 Confidential Items Review**

That:

1. Pursuant to Section 90(3) (a),(b)(i),(c),(d)(i),(d)(ii),(h),(i),(j)(i),(k) of the Local Government Act 1999 (the Act), the Confidential Council Meeting orders that the public be excluded from attendance at that part of this meeting relating to Item 18.1, expecting the following persons:
  - Chief Executive Officer
  - Manager Development, Environment & Regulatory Services
  - Manager Infrastructure & Engineering Services
  - Manager Finance & Corporate Services
  - Manager Business Enterprises & Communications
  - Manager, Library and Community Services
  - Minute Taker

to enable the Confidential Council Meeting to consider Item 18.1 in confidence on the basis the Confidential Council Meeting considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 18.3:

Pursuant to Section 90(3):

- (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)
- (b)(i) information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council
- (c) information the disclosure of which would reveal a trade secret
- (d)(i) commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party
- (d)(ii) commercial information of a confidential nature (not being a trade secret) the disclosure of which would, on balance, be contrary to the public interest
- (h) legal advice



- (i) information relating to actual litigation, or litigation that the Council or Council committee believes on reasonable grounds will take place, involving the council or an employee of the Council
  - (j)(i) information the disclosure of which would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council)
  - (k) tenders for the supply of goods, the provision of services or the carrying out of works
2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

**18.2 CONFIDENTIAL RECOMMENDATIONS FROM SPECIAL CEO PERFORMANCE MANAGEMENT PANEL MEETING HELD ON 23 NOVEMBER 2020**

**Record Number:** CC20/58;IC20/1046

**Author(s):** Kate Symes, Governance Coordinator

**Previous Motions:** Nil

**Attachments:** Nil

**Reason for Confidentiality**

In accordance with Sections 83(5) and 84(6) of the Local Government Act, 1999 - the Chief Executive Officer considers that this item may be considered in confidence by the Council pursuant to Section 90(3) on the grounds that it relates to:

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

**OFFICER'S RECOMMENDATION**

18.2 Confidential Recommendations from Special CEO Performance Management Panel Meeting held on 23 November 2020

That:

1. Pursuant to Section 90(3) (a) of the Local Government Act 1999 (the Act), the Meeting orders that the public be excluded from attendance at this part of the meeting relating to Item 18.2, excepting the following persons:
  - Chief Executive Officer
  - Manager Development, Environment & Regulatory Services
  - Manager Infrastructure & Engineering Services
  - Manager Finance & Corporate Services
  - Manager Business Enterprises & Communications
  - Manager, Library and Community Services
  - Minute Taker

to enable the Meeting to consider Item 18.2 in confidence on the basis that the Meeting considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 18.2:

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

Specifically, the matter relates to relates to personal affairs of the CEO

2. Accordingly, on this basis, the principle that meetings of the Confidential Council Meeting should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

**19      CLOSE**

**20      NEXT ORDINARY MEETING**

Tuesday 26 January 2021 commencing at 7.00pm