



### NOTICE OF MEETING

TO: Chairperson: Cr Paul Koch  
Deputy: Deputy Mayor David Hughes  
Members: Mayor Karen Redman  
Cr Cody Davies  
Cr Diane Fraser  
Cr Kelvin Goldstone  
Cr Paul Little  
Cr Brian Sambell  
Cr Nathan Shanks  
Cr Jim Vallelonga

NOTICE is hereby given pursuant to the provisions of Section 83(1) of the Local Government Act 1999, that the next **Infrastructure & Environmental Services Committee meeting** for the **Town of Gawler** will be held in the Council Chambers, Gawler Civic Centre, 89-91 Murray St, Gawler SA 5118, viewing via video streaming at <https://www.youtube.com/user/TownofGawler>, on **Tuesday 12 April 2022**, 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**  
8 April 2022

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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

CR KELVIN GOLDSTONE - 31 MARCH 2022 TO 30 APRIL 2022.

2.5 NON-ATTENDANCE

**3 PUBLIC OPEN FORUM**

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

**4 DECLARATIONS OF INTEREST****5 CONFIRMATION OF MINUTES**

Special Infrastructure & Environmental Services Committee Meeting - 14 February 2022

## 6 BUSINESS ARISING FROM MINUTES

### 6.1 BUSINESS ARISING

**Record Number:** CC22/152;IC22/192

**Author(s):** Meagan Jarmyn, Personal Assistant Development Environment and Regulatory Services

**Previous Motions:** Nil

Nil

Meeting Council	Date	Title	Motion No:
	22/04/2014	Gawler Transport and Traffic Management Plan (CC13/284)	2014:04:097/ IES:2014:04:19
<b>Motion</b> Council resolves in the terms of the recommendation from the Infrastructure and Environmental Services Committee made at item 9.1 Gawler Transport and Traffic Management Plan of the meeting of that Committee meeting held on 8 April 2014 (Motion No. IES:2014:04:19), being: That Council:- 1. Receive the Gawler Transport and Traffic Management Plan report. 2. Authorise modifications to the submitted Gawler Transport and Traffic Management Plan report as per the information presented in the amended extended table shown as Attachment to this report and other relevant matters discussed. 3. Permit the release of the appropriately modified Gawler Transport and Traffic Management Plan report as described in item 2 above for the purpose of community consultation. 4. Authorise the Chief Executive Officer to formulate a community consultation program in collaboration with the Mayor and Chair of the IES Committee. The nature and scope of the community consultation program shall be reflective of the strong community interest that will exist in respect to this study.			
<b>Status Update</b> <i>Report has now been updated by Council's commissioned consultant, Mott MacDonald, and will be provided to a future IES Meeting.</i>			
Meeting Council	Date	Title	Motion No:
	26/8/2014	Steep Creeklines Management (CC14/23690)	2014:08:296 IES:2014:08:46
<b>Motion</b> Council resolves in the terms of the recommendation from the Infrastructure & Environmental Services Committee made at item 9.3 of the meeting of that Committee meeting held on 12 August 2014, being: Motion No. IES:2014:08:46 The Infrastructure and Environmental Services Committee recommends to Council that Council's administration proceed to update Councils' "Standards and Requirements for Land Development / Land Division Guideline" document to further reflect the requirements to rehabilitate water course environments prior to the vesting of such land in and under the care, control and management of Council.			
<b>Status Update</b> <i>Update to reflect the adopted Biodiversity Management Plan &amp; Open Space Guideline strategic documents required.</i>			

<i>In interim an Addendum remains in operation to the Land Development/Land Division Guideline which is meeting this motion's requirement.</i>			
<b>Meeting</b> <b>Council</b>	<b>Date</b> <b>23/2/2016</b>	<b>Title</b> <b>Willaston Cemetery Conservation and Management Plan (CC10/2457)</b>	<b>Motion No:</b> <b>2016:02:40</b> <b>IES:2016:02:04</b>
<p><b>Motion</b></p> <p>That Council adopts the recommendation from the Infrastructure and Environmental Services Committee made at item 7.2 of the meeting of that Committee meeting held on 9 February 2016, being:</p> <p>Motion No: IES:2016:02:04</p> <p>That the Infrastructure and Environmental Services Committee recommends to Council that:-</p> <ol style="list-style-type: none"> <li>1. The draft Willaston Cemetery Management Plan Community Consultation Summary as detailed in this report be noted.</li> <li>2. That the Willaston Cemetery Management Plan be updated having regard of the Community Consultation received and presented to the April Infrastructure and Environmental Services Committee meeting.</li> <li>3. Council adopt the infrastructure works outlined in the Willaston Cemetery Management Plan for 2015/16 implementation.</li> <li>4. Council further consider the recommended increase in associated fees be considered in the context of preparing Council's 2016/17 Budget.</li> <li>5. It seek further input into the proposed management and restoration of individual gravesites.</li> </ol>			
<p><b>Status Update</b></p> <p><i>Completed – dot points 1, 3 and 4</i></p> <p><i>Report yet to be updated due to allocation of resources and other priorities also pending the outcome of point 5.</i></p>			
<b>Meeting</b> <b>Council</b>	<b>Date</b> <b>24/1/2017</b>	<b>Title</b> <b>Council Standards and Requirements for Land Development/Land Division – Update Report</b>	<b>Motion No:</b> <b>2017:01:15</b> <b>IES:2016:12:68</b>
<p><b>Motion</b></p> <p>That Council adopts the recommendation from the Infrastructure &amp; Environmental Services Committee made at item 7.7 of the meeting of that Committee meeting held on 6 December 2016, being:</p> <p>That the Infrastructure and Environmental Services Committee recommend to Council that:-</p> <ol style="list-style-type: none"> <li>1. Feedback received from Elected Members be noted and considered by staff when updating the Standards and Requirements for Land Development/Land Division Guidelines document.</li> <li>2. The draft updated Standards and Requirements for Land Development/Land Division Guidelines be presented to the Infrastructure and Environmental Services Committee in the near future.</li> </ol>			
<p><b>Status Update</b></p> <p><i>The Land Development/Land Division Guidelines document to be updated and presented to the IES Committee in the future including references from Biodiversity Management Plan and Open Space Guideline.</i></p>			

<b>Meeting IES</b>	<b>Date</b>	<b>Title Little Corellas (CC10/15)</b>	<b>Motion No: IES:2017:06:29</b>
<b>Motion</b> That the:- <ol style="list-style-type: none"> <li>1. Infrastructure and Environmental Services Committee note the Information Report – Little Corellas</li> <li>2. Administration continues to liaise with the Local Government Association and Department of Environment and Natural Resources with respect to developing a management strategy.</li> </ol>			
<b>Status Update</b> <i>The State Government's State Wide Management Strategy continues to remain in draft with the Department of Environment and Water.</i> <i>In the interim, Northern Vermin Services, Council's contractor will continue to monitor and where appropriate seek to disturb roosting behaviours of large flocks of Little Corellas within Gawler in order to move them out of residential areas.</i>			
<b>Meeting Council</b>	<b>Date 23/4/2019</b>	<b>Title Gawler and Surrounds Stormwater Management Plan Update</b>	<b>Motion No: 2019:04:COU143</b>
<b>Motion</b> That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 7.6 of the meeting of that Committee meeting held on 15 April 2019, being: That the Infrastructure and Environmental Services Committee recommends to Council that:- <ol style="list-style-type: none"> <li>1. The Gawler and Surrounds Stormwater Management Plan report be noted.</li> <li>2. The consultation undertaken to date in accordance with the Community Engagement Plan, including key stakeholder feedback as well as Council Member feedback be noted.</li> <li>3. It supports the release of the updated draft Gawler and Surrounds Stormwater Management Plan for the purpose of community consultation, as detailed in this report.</li> <li>4. A further report be presented to a future Infrastructure and Environmental Services Committee meeting summarising the feedback received from community consultation and an updated final Gawler and Surrounds Stormwater Management Plan.</li> </ol>			
<b>Status Update</b> <i>Phase 3 Community consultation has been completed.</i> <i>Final Draft SMP has been developed and a final round of targeted stakeholder engagement now required which includes a Council Member workshop. Following this a report will be presented back to respective Councils for consideration of adoption.</i> <i>On hold due to staff vacancy.</i>			
<b>Meeting Council</b>	<b>Date 25/6/2019</b>	<b>Title Multi-Level Car Park Operating Hours</b>	<b>Motion No: 2019:06:249</b>
<b>Motion</b> That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 7.4 of the meeting of that Committee meeting held on 11 June 2019, being:			

That the Infrastructure and Environmental Services Committee recommends to Council that:

1. The Multi-Level Car Park operating hours are currently as:
  - a) Monday to Friday 4am to 10pm
  - b) Saturday 4am to 7pm
  - c) Sunday 7am to 7pm
2. Further consideration as to the need to change the Multi-Level car park be informed by the soon to be held community workshop “summit” addressing car parking issues in the Town Centre.

#### **Status Update**

*Refer Motion No: 2021:10:COU409 - Review of Gawler Town Centre Car Parking Strategy – Preliminary Community Consultation Period 26 October 2021 Council meeting.*

<b>Meeting</b>	<b>Date</b>	<b>Title</b>	<b>Motion No:</b>
<b>Council</b>	<b>23/6/2020</b>	<b>Landscape Irrigation Maintenance Plan Update</b>	<b>2020:06:COU218</b>

#### **Motion**

That Council:

1. Notes Landscape Irrigation Maintenance Plan Update Report.
2. Adopt the Gawler Landscape Irrigation Maintenance Plan.
3. Notes the Plan has identified a number of opportunities to continue to improve the Council's water efficiency which, once completed, will reduce potable water consumption on public irrigated open spaces which will create both ongoing environmental and cost saving benefits.
4. Supports the \$20,000 savings from the Princes Park irrigation upgrade (& other capital projects) in 2019/20 be utilised to implement the water efficiency upgrades to five (5) major irrigation systems as identified in this report, namely;
  - a. Soil Moisture Monitoring systems - A budget of \$12,500 be allocated for the installation of the new soil moisture sensors including data loggers and modems.
  - b. Smart water metering – A budget of \$12,500 be allocated for a trial of smart water meters replacing the current standard meters.
  - c. Rain sensors - A budget of \$8,700 be allocated for installation of 58 rain sensors at irrigated sites.
5. Supports the removal of the 16 x SA Water water meters listed in this report for reserve areas that will not be irrigated in the future, realising savings of \$5,185/year and consider allocating \$10,720 for the cost required for the removal of the water meters in the 2020/21 Annual Budget.
6. Notes that future Annual Budget deliberations will consider the provision of irrigated turf progressively, as funding is made available, to the 21 existing reserve locations (including Hemafor Grove Oval) where SA Water water meters are available as per the priority list provided for in this report.
7. Defers the reclassification of the following reserves from Turf Quality Visual Standards (TQVS) 4 to 3;
  - Apex Park
  - Willaston Cemetery
  - Martins Place
  - Aspire
  - Clonlea
  - Orleana Waters

8. Notes the additional staff resource that has been allocated to irrigation management within Town Services business unit that will assist the management of the increasing irrigated area footprint from new development, provide capacity annually to deliver best practice system improvements, improve responsiveness to fault repairs and increase active monitoring of water management data which overall, will enable a more proactive approach to managing this asset into the future.

#### Status Update

*Item 4 – Procurement and installation of water saving technologies ongoing using existing staff resources for installation.*

*Item 5 – Water meters at these sites have now been removed.*

*Item 7 – No change, subject to further future IES report.*

Meeting	Date	Title	Motion No:
Council	25/8/2020	Feasibility Study for On-Site Renewable Energy and the Option for a Heat Pump at the Gawler Aquatic Centre	2020:08:COU309

#### Motion

That Council:-

- Increases the 2020/21 budget provisions to cover the Feasibility Study into Renewable Energy (Stage 2), as represented via a \$70,000 Capital project added into the 2020/21 Budget separately tabled for adoption at this meeting.
- Notes the Feasibility Study for On-Site Renewable Energy and the Option for Heat Pumps at the Gawler Aquatic Centre report.
- Provides in principle support for the use of heat pump technology at the Gawler Aquatic Centre as a key initiative to significantly reduce Council's Greenhouse Gas emissions.
- Request staff provide to a future Infrastructure and Environmental Services meeting a costed Gawler Aquatic Centre - Heat Pump Design and Installation Analysis Report for the use of heat pump technology at the Gawler Aquatic Centre, addressing the potential project risks identified within this report. The development of the Gawler Aquatic Centre - Heat Pump Design and Installation Analysis Report to be funded through the 'Rehabilitate Gawler Aquatic Centre Program' (currently a funded 'above the line' 2020/21 Budget Bid).
- Notes the potential opportunity to partner with Citizens Own Renewable Energy Network (CORENA) to install heat pumps at the Gawler Aquatic Centre and request staff include information in this regard within the report being presented to the Infrastructure and Environmental Services Committee, as identified in point 4.

#### Status Update

*Completed.*

*Subsequent report presented to 22 February 2022 Council Meeting and endorsement to proceed to feasibility study for combined filtration and heating solution. A further report to be presented in coming months to the Council.*

Meeting	Date:	Title	Motion No:
Council	27-04-2021	Rural Areas Planning and Design Code Amendment	2021:04:COU143

That Council adopts the recommendation from the Infrastructure and Environmental Services Committee made at item 7.1 of the meeting held on 13 April 2021, being:

The Infrastructure and Environmental Services Committee recommends to Council that it:

- Notes the Rural Areas Planning and Design Code Amendment Report.



2. Notes that the State Government's Planning and Design Code (Code) was implemented across South Australia on 19 March 2021.
3. Notes that while the land use policy in the Code relating to the Rural Zone has resulted in a mostly like-for-like transition, particular in how the Code is spatially applied and interpreted (minimum allotments sizes), there are some notable differences relative to assessment pathways and appeal rights.
4. Notes the additional analysis provided relative to the visual amenity and character of Rural Living verses Neighbourhood (residential) developments, and their related infrastructure consequences.
5. Notes the process for amending the State Government's Planning and Design Code, and that this is similar to the Process previously required to amend Council Development Plans, in that the Minister for Planning must consent to any amendment. However, land owners can now initiate a direct request to the Minister for Planning in order to amend the State Government's Planning and Design Code.
6. The administration is continuing investigations as required by the Minister for Planning in order to further inform Council's deliberations, commencing with a Land Capability Assessment for Council's Rural Zone.
7. Adopts the attached brief to engage a consultant to undertake a Land Capability Assessment for Council's Rural Zone relative to the capability of the area being used for primary production activities or otherwise.
8. Notes that the Mayor and CEO have sought to meet with the new Minister for Planning – Vickie Chapman MP to discuss this and other matters pertaining to land use planning in and around the Gawler Council Area.
9. Requests that a further report be presented back to the Infrastructure and Environmental Services Committee in due course.

**Status Update**

*Completed. Refer Agenda Report presented to this meeting.*

<b>Meeting</b>	<b>Date:</b>	<b>Title</b>	<b>Motion No:</b>
<b>Council</b>	<b>22-06-2021</b>	<b>Local Design Review Scheme (IC21/301)</b>	<b>2021:06:COU237</b>

That Council notes the adopted Motions from the Infrastructure and Environmental Services Committee made under Delegated Authority at the meeting held on 8 June 2021, being

That the Infrastructure and Environmental Services Committee:

1. Note the Local Design Review Scheme report.
2. Note the administration to undertake further investigations into the establishment of a Local Design Review Panel for the Town of Gawler
3. Request that a further report be presented to the next IES Committee meeting once investigations have been completed.

**Status Update**

*A further report on this matter to be presented to a future Meeting.*

<b>Meeting:</b>	<b>Date:</b>	<b>Title:</b>	<b>Motion No:</b>
<b>Council</b>	<b>22/06/2021</b>	<b>Aspire Estate Age Appropriate Play Area (IC21/11)</b>	<b>2021:06:COU237</b>

That Council notes the adopted Motions from the Infrastructure and Environmental Services Committee made under Delegated Authority at the meeting held on 8 June 2021, being:

That the Infrastructure and Environmental Services Committee:

1. Notes the Aspire Estate Age Appropriate Play Area report.
2. Notes the landscape assessment process for land developments and ongoing Council maintenance duties for play spaces.
3. Notes the community engagement undertaken to date with various members of the Aspire community.
4. Notes the reports received by Kid Safe, Landskap and Chris Sales Consulting as part of the investigations.
5. Supports further community engagement to determine which upgrades are most desired by the community, noting the \$40,000 budget allocation within the Draft Budget for 2021/2022 and ongoing consideration of contribution to these works by the developer of Aspire Lanser Communities.
6. Notes a further report will be provided to this Committee detailing the outcomes of the stakeholder engagement period, the proposed alterations and any contribution by Lanser Communities as it relates to the financial contributions to design items and provision of further information on safety matters raised.

**Status Update:**

*Budget allocated in 2021/22 and project planning for consultation underway. Awaiting further information from Lanser's consultant on item 6. Procurement for play upgrades scope completed. Consultation with local community on options aligned to \$40k allocation for improvement to commence shortly.*

<b>Meeting:</b> <b>Council</b>	<b>Date:</b> <b>24/08/2021</b>	<b>Title:</b> <b>Clifford Road Drain – Diversion of Stormwater Flows to the Food Forest</b>	<b>Motion No:</b> <b>2021:08:COU321</b>
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That Council adopts the recommendation from the Infrastructure and Environmental Services Committee made at item 7.2 of the meeting of that Committee meeting held on 10 August 2021, being:

That the Infrastructure and Environmental Services Committee recommends that Council:

1. Notes the Clifford Road Drain – Diversion of Stormwater Flows to the Food Forest Report.
2. Notes the Northern and Yorke Landscape Board are the responsible authority to regulate any diversion of stormwater flows in the Clifford Road drain in accordance with the *Landscape South Australia Act 2019* and associated water affecting activities.
3. Notes the private wetland and managed aquifer recharge concept for the Food Forest site located at Allotment 24 Clifford Road, Hillier that proposes to source stormwater flows from the Clifford Road drain.
4. Notes the engineering investigation undertaken by the Food Forest to determine feasibility of a private wetland and the associated independent engineering review undertaken by Council staff.
5. Notes the annual volume of water requested but the Food Forest does not impact on the strategic future usage of the water by the Council and does not preclude the Council from altering or removing approval to access the Clifford Road drain in the future if required.
6. Notes that an infrastructure agreement would be required to be prepared and executed by Council staff to facilitate the offtake infrastructure and specify conditions of access to the Clifford Road drain.
7. Notes there is no fee or charge proposed for access to the water and all costs associated with establishment of the privately owned offtake infrastructure, including the legal agreement, are to be borne by the Food Forest.

<p>8. Supports in principle the proposed access to the Clifford Road drain by the Food Forest as detailed in this report subject to further investigation.</p> <p>9. Notes a further report will be presented to a future Committee meeting following further consultation with the Department for Environment and Water and the Northern and Yorke Landscape Board including further commercial considerations.</p>			
<p><b>Status Update:</b></p> <p><i>Engagement with Department for Environment and Water, Northern and Yorke Landscape Board &amp; Mr Brookman progressing. Future report to be presented to the Council on this matter should the project proceed and obtain development approval.</i></p> <p><i>A Development Application has been received and is currently under assessment.</i></p>			
<p><b>Meeting:</b> <b>Council</b></p>	<p><b>Date:</b> <b>26/10/2021</b></p>	<p><b>Title:</b> <b>Gawler Mill Inn Bridge Balustrade – Design Update and Options</b></p>	<p><b>Motion No:</b> <b>2021:10:COU409</b></p>
<p>That Council notes the adopted Motions from the Infrastructure and Environmental Services Committee made under Delegated Authority at the meeting held on 12 October 2021, being:</p> <p>That the matter be deferred to a future Infrastructure and Environmental Services Committee meeting with options for mesh treatment to the balustrade of the Gawler Mill Inn Bridge.</p>			
<p><b>Status Update:</b></p> <p><i>Report presented to 14 December 2021 IES Committee meeting - completed. Procurement for the preferred option to occur shortly.</i></p>			
<p><b>Meeting:</b> <b>Council</b></p>	<p><b>Date:</b> <b>26/10/2021</b></p>	<p><b>Title:</b> <b>Town of Gawler Strategic Land Use Planning Priorities Report</b></p>	<p><b>Motion No:</b> <b>2021:10:COU409</b></p>
<p>That Council notes the adopted Motions from the Infrastructure and Environmental Services Committee made under Delegated Authority at the meeting held on 12 October 2021 being:</p> <p>That the matter be deferred pending further discussion with the Department of Planning and a further report be brought back to a future IES Meeting.</p>			
<p><b>Status Update:</b></p> <p><i>A further report on this matter is planned for in 2022.</i></p>			
<p><b>Meeting:</b> <b>Council</b></p>	<p><b>Date:</b> <b>26/10/2021</b></p>	<p><b>Title:</b> <b>Review of Gawler Town Centre Car Parking Strategy – Preliminary Community Consultation Period (IC21/702)</b></p>	<p><b>Motion No:</b> <b>2021:10:COU409</b></p>
<p>That Council notes the adopted Motions from the Infrastructure and Environmental Services Committee made under Delegated Authority at the meeting held on 12 October 2021, being:</p> <p>That the Infrastructure and Environmental Services Committee notes:</p> <ol style="list-style-type: none"> <li>1. The Preliminary Community Consultation Period Report relative to the review of the Gawler Town Centre Car Parking Strategy.</li> <li>2. The Administration's intention to present a Key Findings Report shortly that will ultimately aid in the formulation of the revised strategy.</li> </ol>			

**Status Update:**

*The IES Committee noted a Key Findings Report relative to an updated Town Centre Car Parking Strategy in December 2021. The Strategy itself is currently under development and will be presented in a draft format at a future meeting.*

<b>Meeting:</b> <b>Council</b>	<b>Date:</b> <b>26/10/2021</b>	<b>Title:</b> <b>Barossa Tourist Train Proposal</b>	<b>Motion No:</b> <b>2021:10:COU411</b>
<p>That council adopts the recommendation from the Infrastructure and Environmental Services Committee made at item 7.3 of the meeting of that Committee meeting held on 12 October 2021, being:</p> <p>That the Infrastructure and Environmental Services Committee recommends to Council that it:</p> <ol style="list-style-type: none"> <li>1. Continues to monitor the opportunity for the resumption of a tourism train to the Barossa, embarking and disembarking from Gawler.</li> <li>2. Requests to be provided with a copy of the draft Barossa Tourism Train Project Brief for review and comment when available, the project brief being the document that would form the basis of an Independent Inquiry to be supported and funded by the State Government should the Labor Party win the next election.</li> <li>3. Continues to participate in the Barossa Tourist Train Taskforce.</li> <li>4. Considers providing letters of in-principle support to any submissions seeking funding to develop a full feasibility study and business case for the project.</li> <li>5. Advocates for an Independent Inquiry by the State Government and for the protection of the critical rail infrastructure until such time as a feasibility study can be completed.</li> </ol>			
<p><b>Status Update:</b></p> <p><i>On the 7<sup>th</sup> of October 2021 The Hon Tony Piccolo MP wrote to the Premier of South Australia providing a copy of the Barossa Tourist Train Taskforce “Back on Track – Barossa Train Study” – Key Issues Matrix” and requesting an opportunity to meet with the Premier to discuss the opportunity at hand. Council has been provided with a copy of the correspondence and Key Issues Matrix.</i></p> <p><i>Council will continue to advocate for a full feasibility study/business case of the Barossa Tourist Train Opportunity to be undertaken prior to any further infrastructure works that may result in the rail line being rendered economically irredeemable.</i></p>			
<b>Meeting:</b> <b>Council</b>	<b>Date:</b> <b>26/10/2021</b>	<b>Title:</b> <b>Finniss Street Multi-Level Carpark Toilet</b>	<b>Motion No:</b> <b>2021:10:COU412</b>
<p>That Council adopts the recommendation from the Infrastructure and Environmental Services Committee made at item 7.4 of the meeting of that Committee meeting held on 12 October 2021, being:</p> <p>That the Infrastructure and Environmental Services Committee recommends to Council that:</p> <ol style="list-style-type: none"> <li>1. The Finniss Street Multi-Level carpark Toilet report be received.</li> <li>2. Staff continue to investigate options for the potential opening and/or other options utilising the space ie a lift within the Multi-Level Carpark at Finniss Street, Gawler.</li> </ol>			
<p><b>Status Update:</b></p> <p><i>Report to be tabled to June 2022 IES Committee meeting.</i></p>			

<b>Meeting:</b> <b>Council</b>	<b>Date:</b> <b>26/10/2021</b>	<b>Title:</b> <b>2021-22 Electric Vehicle Trial and Charge Stations</b>	<b>Motion No:</b> <b>2021:10:COU413</b>
<p>That Council adopts the recommendation from the Infrastructure and Environmental Services Committee made at item 7.5 of the meeting of that Committee meeting held on 12 October 2021, being:</p> <p>That the Infrastructure and Environmental Services Committee recommends to Council that:</p> <ol style="list-style-type: none"> <li>1. It notes the formation of an internal Electric Vehicle Working Group comprised of representatives from across multiple functional areas to investigate opportunities and challenges associated with transitioning to electric vehicles.</li> <li>2. It purchase two electric vehicles (EVs), as outlined in this report and otherwise provided for in the 21/22 budget, to assist in informing Council about any future transition to electric vehicles.</li> <li>3. As part of the next quarterly budget review allocate \$13,000 to support the EVs by increasing the number of mid-speed 22kW charges at the Gawler Administration Centre from two outlets to four outlets by installing one additional twin outlet charge station for Council use only, within the Council's security cage.</li> <li>4. The EV Transition group: <ol style="list-style-type: none"> <li>1.1 Continues to collaborate on ideas and opportunities to attract the best EV options and charge station opportunities, including to investigate third party funding solutions as appropriate.</li> <li>1.2 Collaborates with LGA Procurement on group purchasing opportunities that would benefit the Town of Gawler.</li> <li>1.3 Continue to engage with operational areas directly impacted by electric vehicles to discuss what this would involve and ensure that there are adequate plans in place for recharging in order to address any potential challenges.</li> <li>1.4 Develops a forward plan for Council recharge infrastructure needs across the key work sites such as the GAC, Sports and Community Centre and the Depot.</li> <li>1.5 Engages a specialist in the electric vehicle transition to present to council staff on lessons learnt from other councils and what the EV transition might mean for operations.</li> <li>1.6 Reviews the procurement policies for fleet vehicles towards removing un-necessary barriers for purchasing EVs.</li> <li>1.7 Reviews the decision to provide public recharging at no cost to consumers and describe alternative cost recovery or near cost recovery options for the IES Committee to consider.</li> </ol> </li> </ol>			
<p><b>Status Update:</b></p> <p><i>Two Electric Vehicle's will be purchased during the 2021/2022 year as part of the light fleet replacement program.</i></p> <p><i>EV chargers at the Visitor Information Centre and the Gawler Administration Centre have been upgraded to mid-speed 20kW chargers.</i></p> <p><i>Additional cabling has been installed to the GAC pool car cage area in preparation for a future charging station to be installed prior to the arrival of the two EV's.</i></p>			

<b>Meeting Council</b>	<b>Date</b> 21-12-2021	<b>Title</b> Seven King Street - Heritage Wall Grant Application	<b>Resolution</b> 2021:12:COU436
<p>That Council adopts the recommendation from the Infrastructure &amp; Environmental Services Committee made at item 7.3 of the meeting of that Committee meeting held on 14 December 2021, being:</p> <p>That the Infrastructure &amp; Environmental Services Committee recommends to Council that it : -</p> <ol style="list-style-type: none"> <li>1) Notes the report relative to the 7 King Street heritage wall grant application.</li> <li>2) Pursues with the Heritage Wall Grant Application for restoration of the wall via one of the following options. <ol style="list-style-type: none"> <li>a) Provide financial assistance of \$28,613.50 (50% of Stage two works) to Ellen Kaesler following practical completion of the works as stipulated within the guidelines of the Heritage Wall Grant Scheme which requires that grant funds will be paid on receipt of a completion advice form incorporating a Statement by Supplier or Tax Invoice and a satisfactory inspection report by Council's Heritage Advisor.</li> </ol> </li> </ol>			
<p><b>Status Update:</b></p> <p><i>Land owner has obtained some development approval for the restoration works. Stage 1 of these works have been completed being the installation of a retaining wall. Masonry wall is yet to commence. Owner is reviewing the land management agreement provided by Council staff as part of the grant scheme.</i></p>			
<b>Meeting Council</b>	<b>Date</b> 21-12-2021	<b>Title</b> Draft Climate Emergency Action Plan	<b>Resolution</b> 2021:12:COU438
<p>That Council adopts the recommendation from the Infrastructure &amp; Environmental Services Committee made at item 7.6 of the meeting of that Committee meeting held on 14 December 2021, being:</p> <p>That the Infrastructure &amp; Environmental Services Committee recommends to Council that:</p> <ol style="list-style-type: none"> <li>1. The draft of the Town of Gawler Climate Emergency Action Plan (CEAP) be endorsed to be released for public consultation.</li> <li>2. A workshop be held between staff and Council Members prior to the plan going to consultation.</li> <li>3. Given the time of year, the draft CEAP be released for public consultation for a period during February and March 2022.</li> </ol>			
<p><b>Status Update:</b></p> <p><i>Refer IES 14 February 2022 Motion 2022:02:IES007</i></p>			
<b>Meeting Council</b>	<b>Date</b> 21-12-2021	<b>Title</b> Greater Adelaide Cycleway - Consultation Summary and Design Updates	<b>Resolution</b> 2021:12:COU439
<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Notes the Greater Adelaide Cycleway - Consultation Summary and Design Update Report.</li> <li>2. Notes the outcomes of the stakeholder engagement and the alternative routes assessed as a result of the stakeholder engagement.</li> <li>3. Endorses proceeding with the original design alignment noting that safety and infrastructure recommendations from the consultation have been included into the final design.</li> </ol>			

<ol style="list-style-type: none"> <li>4. Further engages with the property owner of the private lane between High Street and David Street on the outcomes of Council's consideration of their feedback.</li> <li>5. Further engages with the Gawler Community Retirement Homes on additional safety measures in David Street which will be considered based on their feedback.</li> <li>6. Endorses the updated design for progression to construction, as amended.</li> <li>7. Endorses the name for the cycleway alignment through Gawler to be "Gawler Cycleway" for inclusion on the wayfinding signage.</li> <li>8. Notes that a project extension request has been approved for the Greater Adelaide Cycleway project and Council has received a Deed of Variation for the Regional Growth Fund for execution.</li> <li>9. Authorises the Mayor and Chief Executive Officer to execute the Deed of Variation for the Regional Growth Fund Grant Funding Deed by affixing Council's Common Seal in their presence, to assist in the delivery of the Greater Adelaide Cycleway Connections Project.</li> </ol>			
<b>Status Update:</b> <i>Completed. Subsequent report presented in confidence to Council at its 22 February 2022 Meeting</i> <i>Item 4 – Property owner has been advised on the Council's decision.</i> <i>Item 5 – Engagement with Gawler Community Retirement Homes completed.</i>			
<b>Meeting</b> <b>Council</b>	<b>Date</b> <b>22-02-2022</b>	<b>Title</b> <b>Review of the 30-Year Plan for Greater Adelaide (GAROC Issues Paper (IC22/46))</b>	<b>Resolution</b> <b>2022:02:COU039</b>
That the Infrastructure and Environmental Services Committee: <ol style="list-style-type: none"> <li>1. Notes the report relative to the Local Government Associations Greater Adelaide Region of Councils (GAROC) Issues Paper and the Review of the 30-Year Plan for Greater Adelaide.</li> <li>2. Endorses the GAROC report as a good foundation for Council's consideration of the 30 Year Plan when released at which time the specific consequences of the Plan relative to Gawler and its surrounds will be able to be analysed and deliberated by Council.</li> <li>3. Notes that a further report on the 30-Year Plan will be presented to this Committee once received which is expected to be released by the State Government later this year.</li> </ol>			
<b>Status Update:</b> <i>Completed – Comments on the GAROC Issues Paper and the Review of the 30 -Year Plan for Greater Adelaide forwarded to the LGA</i>			
<b>Meeting</b> <b>IES</b>	<b>Date</b> <b>14-02-2022</b>	<b>Title</b> <b>Climate Emergency Action Plan – Workshop on Proposed Actions (IC22/54)</b>	<b>Resolution</b> <b>2022:02:IES007</b>
That the Infrastructure and Environmental Services Committee notes that the Climate Emergency Action Plan matter be deferred to a future workshop.			
<b>Status Update:</b> <i>Completed – Council Member Workshop on the Climate Emergency Action Plan undertaken on 29 March 2022.</i>			

<b>Meeting Council</b>	<b>Date</b> <b>22-02-2022</b>	<b>Title</b> <b>NAWMA Proposal to Increase the recycling of food organics and Garden Organic Waste from Gawler</b>	<b>Resolution</b> <b>2022:02:COU040</b>
<p>That Council adopts the recommendation from the Infrastructure and Environmental Services Committee made at Item 7.1 of the meeting of that Committee meeting held on 14 February 2022, being:</p> <p>That the Infrastructure and Environmental Services Committee recommend to Council that the proposed Food Organics and Garden Organics recycling initiative be further considered in the context of Council budget preparations for the 22/23 year or such other further years.</p>			
<p><b>Status Update:</b></p> <p><i>A meeting with NAWMA has been arranged to discuss the FOGO rollout and finalisation of service.</i></p>			
<b>Meeting Council</b>	<b>Date</b> <b>22-02-2022</b>	<b>Title</b> <b>Heritage Standards – State Heritage Areas</b>	<b>Resolution</b> <b>2022:02:COU041</b>
<p>That Council adopts the recommendation from the Infrastructure and Environmental Services Committee made at Item 7.2 of the meeting of that Committee meeting held on 14 February 2022, being:</p> <p>That the Infrastructure and Environmental Services Committee recommends to Council that:</p> <ol style="list-style-type: none"> <li>1. The officer's report relative to the development of New Heritage Standards for South Australian State Heritage Areas be noted.</li> <li>2. The mayor writes to the Minister for Sustainability, Environment and Conservation, being responsible for Heritage planning and policy in the State as well as the Minister for Planning, seeking that the development of New Heritage Standards for Council's Church Hill Area be treated as a priority.</li> </ol>			
<p><b>Status Update:</b></p> <p><i>Completed. Letters have been drafted and sent</i></p>			
<b>Meeting Council</b>	<b>Date</b> <b>22-02-2022</b>	<b>Title</b> <b>Installation of Traffic Devices – Sunnydale Avenue – Gawler East</b>	<b>Resolution</b> <b>2022:02:COU042</b>
<p>That Council adopts the recommendation from the Infrastructure and Environmental Services Committee made at Item 7.3 of the meeting of that Committee meeting held on 14 February 2022, being:</p> <p>That the Infrastructure and Environmental Services Committee recommends to Council that it:</p> <ol style="list-style-type: none"> <li>1. Notes the investigation undertaken to date to inform the development of a concept design for Sunnydale Avenue and Barossa Valley Way and the engagement undertaken with The Barossa Council and the Department of Infrastructure and Transport.</li> <li>2. Supports the Concept Plan for the proposed traffic control devices associated with the Sunnydale Avenue and Barossa Valley Way intersection, and the bend along Sunnydale Avenue as presented in this report.</li> <li>3. Notes this concept plan (linemarking, pavement bars and signage) to be implemented in the near future to improve road safety along Sunnydale Avenue.</li> </ol>			



**Status Update:**

These traffic upgrade works will be undertaken as part of the Gawler Cycleway project aligned to that project's program of works given the proximity and contract already in place.

## 7 DECISION REPORTS

### 7.1 HILLIER RESIDENTIAL PARK - PROPONENT INITIATED CODE AMENDMENT

**Record Number:** CC22/152;IC21/802

**Author(s):** Jack Darzanos, Acting Manager Development, Environmental & Regulatory Services

**Previous Motions:** Nil

**Attachments:**

1. **Draft Proposal to Initiate Hillier Park Code Amendment - March 2022 CR22/16619**
2. **Draft Hillier Park Engagement Plan - February 2022 CR22/20568**

### PRESENTATION

Grazio Maiorano from URPS will give a presentation to the Council on this matter.

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### OFFICER'S RECOMMENDATION

**That the Infrastructure & Environmental Services Committee:**

1. **Note the report relative to the Proponent Funded Code Amendment seeking to rezone land located at 52 Hillier Road, Hillier.**
2. **Note the presentation provided by the proponent's consultant.**
3. **Note that the Proposal to initiate is currently being finalised and is yet to be sent to the Minister for Planning for consideration.**
4. **Note the administration's preliminary synopsis of issues needing to be addressed relative to the proposal.**
5. **Delegate to the CEO authority to prepare a letter to accompany the proponent's Proposal to initiate, confirming that Council have been briefed relative to the proposal and highlighting all matters which Council believe require consideration as part of this process moving forward, including appropriate investigations and infrastructure and a suitable level of engagement for the Council.**
6. **Seek for the administration to work collaboratively with the proponent in the best interest of the community.**

### SUMMARY

Martin Banham the Managing Director of Hillier Residential Park is preparing to lodge a proposal with the Attorney General's Department for a proponent-initiated Code Amendment.

This Code Amendment will seek to rezone a parcel of neighbouring land (52 Hillier Road, Hillier) to allow for the residential park to expand. As part of this process the proponent is seeking a letter from Council showing proof of early engagement as well as an indication relative to a level of support to accompany this application to the Minister for Planning.

Under the *Planning, Development and Infrastructure Act 2016* a proposal to amend (undertake a rezoning) the Planning and Design Code (The Code) may be initiated by a private proponent. This is one of the first proponent lead Code Amendment to be commenced in the Town of Gawler.

This report provides background and context relative to the Code Amendment and discusses next steps from both the Council's and proponent's perspective.

## BACKGROUND

Between 2014 and 2017 Council worked in collaboration with Martin Banham and another private land holder to prepare the Evanston Gardens Development Plan Amendment (DPA). This amendment successfully rezoned two parcels of land, one of which being Mr Banham's land to extend the Hillier Residential Park.

This land will be at capacity once more and Mr Banham is now seeking to expand this residential village to the west as it relates to land located at 52 Hillier Road, Hillier, to cater to demand.

Under the previous Planning regime (*Development Act 1993*) the rezoning process was titled a Development Plan Amendment. Ultimately this process sought to amend zones and land use policy within a particular Development Plan to facilitate development or better align with a strategic vision. This process could only be instigated by a Council or the Minister for Planning. As a result, when private landowners sought to rezone land, they would generally require the approval of Council and seek their assistance in acting as a conduit with the State Government and Minister for Planning.

Under The *Planning, Development and Infrastructure Act 2016*, private landowners can seek to rezone land in which they have an interest in, although ultimately the final approval still lies with the Minister for Planning.

The below figure provides a broad outline of the Code Amendment Process. This subject Code Amendment remains within the initiation phase.

## CODE AMENDMENT PROCESS

The Code Amendment process includes a number of steps which must be undertaken before any changes to zoning or policy can be implemented. Broadly, the process involves:

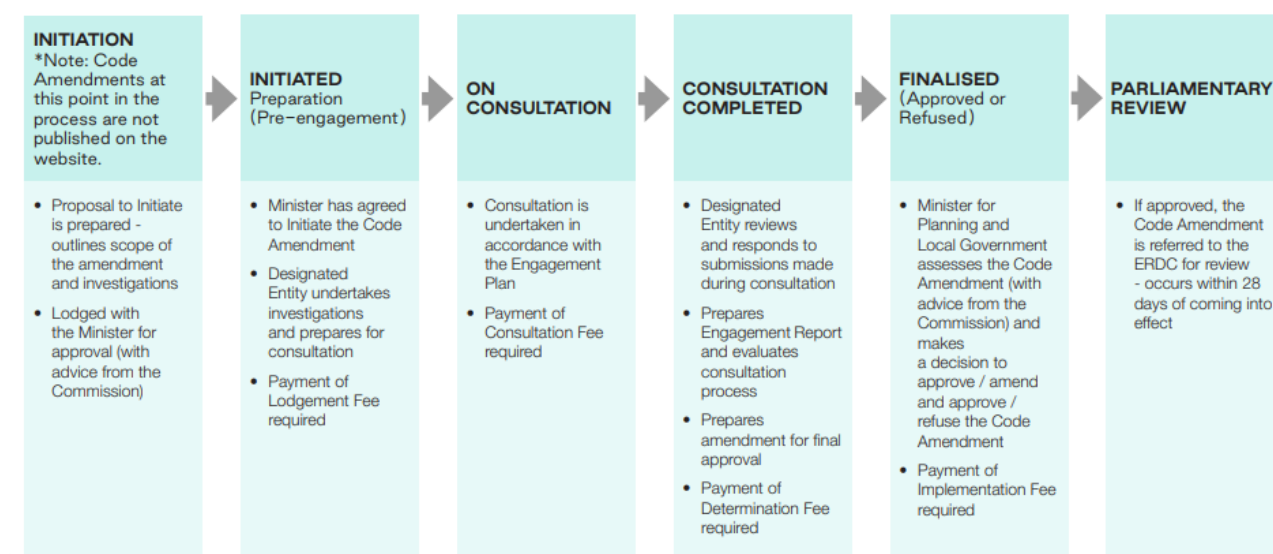


Figure 1: Flowchart of Code Amendment Process

Under the *Planning, Development and Infrastructure Act 2016* Councils are faced with a new and interesting approach to land use zoning where private landowners can approach the Minister directly to propose a rezoning.

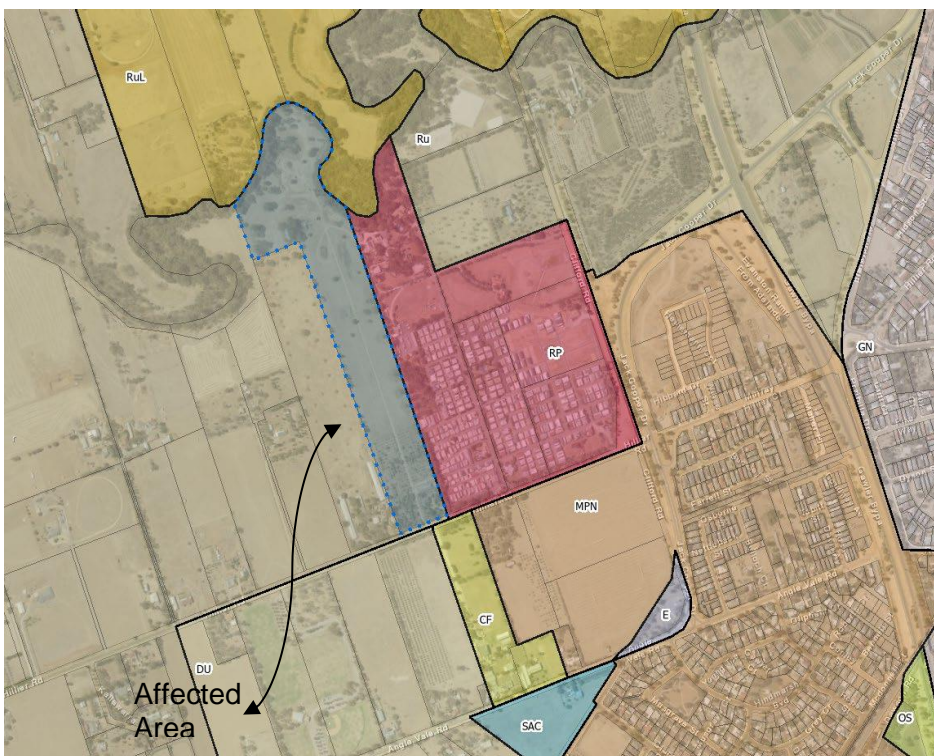
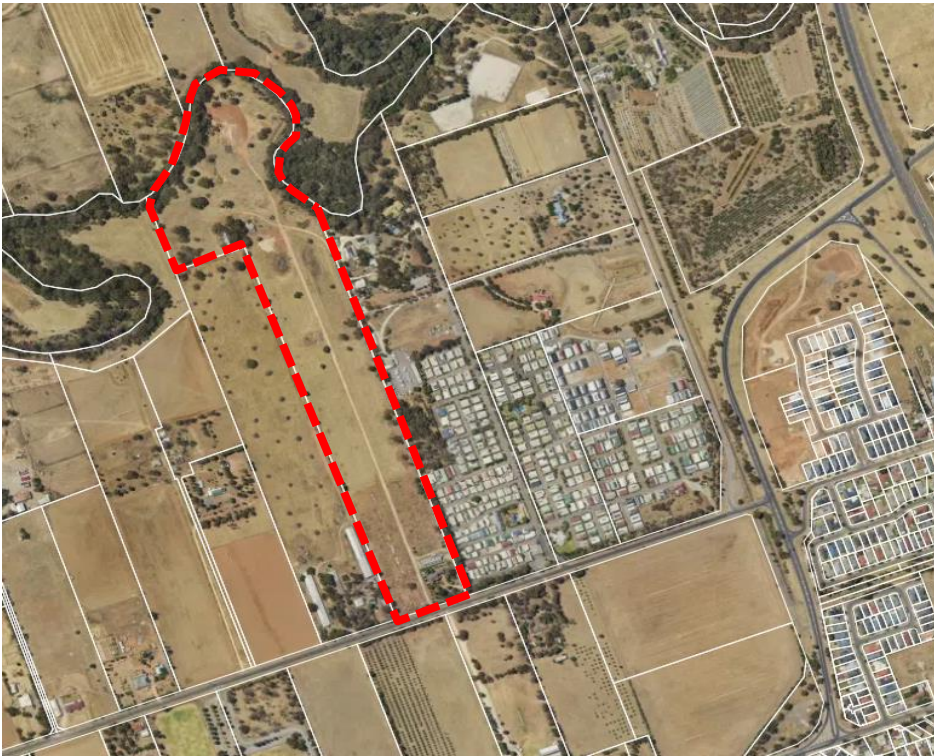
Via this report the proponent is essentially seeking to introduce themselves and their proposal to the Council. However, they are also seeking Council's views and some commentary in accordance with the Commission's Practice Direction 2 – Preparation and Amendment of Designated Instruments, Part 3 – 7 (2)(g).

*“Evidence that the Private Proponent has undertaken preliminary consultation with the Chief Executive Officer of the relevant Council and/or with a relevant Joint Planning Board on the Proposal to Initiate and details of any matters raised on the Proposal to Initiate as a result. If consultation with the Chief Executive Officer of the relevant Council or with the relevant Joint Planning Board has not been undertaken by the Private Proponent, consultation will be undertaken by the Department”.*

**COMMENTS/DISCUSSION**

Via URPS the proponent Mr Martin Banham is seeking to initiate a Planning and Design Code Amendment (Code Amendment) to rezone land located at 52 Hillier Road, Hillier.

This Code Amendment will be seeking to rezone approximately 14 hectares of land from its existing Rural Zoning to Residential Park Zone.



**Figure 2: Affected Area** – The Area is encompassed to west by Rural Zone and south by the deferred urban zone. Rural Living zone exists to the north and Residential Park Zone and the existing residential park lies to the east.



The desired outcome of the Residential Park Zone is as follows:

“DO1 - Affordable living, short term accommodation and associated small-scale services and facilities are provided in an open landscaped setting.”

This zone is identical to the one currently applying over the existing Hillier Residential Park as can be seen in figure 2 above.

The parcel of land subject to the code amendment is located in Council's Rural Zone, it abuts the Gawler River, however, is not currently utilised for primary production purposes. The allotment fronts Hillier Road and shares a boundary with the existing Residential Park Zone.

The proposal in the first instance could be seen as a logical expansion of a specialised land use under one ownership and control, and that residential development in this area would support Council's investment in the nearby Evanston Gardens Neighbourhood Centre and community facilities. However, this expansion is contrary to the existing objectives of the Rural Zone, noting there are ongoing investigations currently underway relative to this matter. (Refer separate item in this agenda relative to the Rural Zone)

In terms of rationale, the Hillier Residential Park is reaching capacity and continuing to experience strong demand for their product and service offerings, which is over 50s residential living. By way of rezoning the adjoining land it will allow the Residential Park to grow as a natural extension as well as tap into existing services and infrastructure. The existing Residential Park currently accommodates approximately 380 dwellings.

### **Council involvement - Present**

The proponent is currently in the process of finalising the 'Proposal to Initiate', which is the preliminary document to be sent to the Minister seeking permission to formally commence proceedings and investigations.

As part of this documentation the proponent is seeking a letter from Council showing proof of early engagement as well as an indication relative to a level of support.

By providing a response/letter to the proponent, Council would need to clearly articulate the basis of any support as well highlight Council's expectations moving forward to deliver an outcome which is of a benefit to the community. The administration considers this to be via:

- Developing a positive working relationship with Council
- The implementation of adequate and appropriate infrastructure (both physical and social)
- Ensuring that the intended land use outcome will address a community need and is consistent with good land use and development outcomes.
- Providing adequate opportunities for the local community to provide input

It may well be considered that the proposal does provide for the orderly development of land primarily based on the fact that it forms the expansion of the Residential Park Zone on the basis the subject land abuts a Deferred Urban Zone and the rezoning of this land is seen as a logical expansion to an existing use. This will in turn assist in eliminating potential land use conflicts and provide an additional population based evenly around the existing Evanston Gardens Neighbourhood Centre to support its viability over the coming years.

However and in the instance that Council is willing to prepare a letter to accompany the proponent's proposal to initiate, there a number of matters that the administration believe Council should be seeking investigations into via the Code Amendment process, these include:

1. Flooding – Determine potential impacts of localised flooding as well as mitigations measures relative to the proposed land use.
2. Stormwater – Determine potential impacts on the localised stormwater network as well as mitigations measures relative to the proposed land use.
3. Traffic – Determine potential impacts on the localised road network as well as mitigations measures relative to the proposed land use.

4. Pedestrian systems– Investigate and promote local connectivity opportunities within and external to the site to promote active living.
5. Community and Social Infrastructure (including Open Space) – Determine the needs of the envisaged community relative to social infrastructure and open space ensure community needs more broadly. Furthermore, a commitment to potential contributions in this regard.
6. Flora & Fauna / Environmental – Determine the extent of native flora and fauna on the site and if so identification of measures required for its protection.
7. Site Contamination – Determine if via previous land uses site contamination has become an issue and if so to what extent and potential mitigation measures which may need to be employed.
8. Regulated Tree Assessment – Determine extent of regulated trees on site.
9. Rural Interface – Investigate impacts relative sharing a boundary with a Rural Zone and mitigation approaches to reduce any negative impacts of either user.
10. High Level Infrastructure (Water, wastewater, power etc.) – Determine extent of services available to the site and area more generally.
11. Infrastructure Agreement and Associate Land Management Agreement - A commitment to entering into an infrastructure agreement relative to the infrastructure deemed necessary as a consequence of investigations to take place.
12. Preservation of Access to the Gawler River

It is noted that the most recent expansion of the Hillier Park was finalised in 2017 (via the Evanston Gardens Development Plan Amendment) and successfully rezoned land in the residential park as well as to the south of Hillier Road for residential purposes. This rezoning considered the accumulative infrastructure consequences of the combined developments that are and will continue to eventuate over the coming years. The basis of these infrastructure outcomes that have been documented and now provided for in respect to current responsibilities as to when and how such infrastructure is to be provided may need to be reviewed as part of this now more recent code amendment.

Any support for the project moving forward would need to be on the proviso that the above matters are taken into consideration as part of this Code Amendment process and that the landowner/developer is willing to work in good faith with Council towards a solution which is mutually beneficial.

### **Engagement Strategy**

In preparation of the Code Amendment process the proponent has drafted an Engagement Plan (**Attachment 2**) which will need to comply with the principles of the Community Engagement Charter under the *PDI Act 2016*. The Community Engagement Charter must be used when initiating an amendment to an operational statutory instrument.

Ultimately the Community Engagement Charter is seeking to assist communities by helping them understand the planning system and inviting their input on planning policies that shape their surrounding environments.

The proponent is required to design their own engagement strategies and seek to meet the principles of the Charter and tailor engagement to the needs of the community and the characteristics of the project. The Charter seeks for planners and developers to gather input early and more widely from other stakeholder and the community more generally.

Upon review of the draft Engagement Plan, the administration would like to advocate for a greater level of engagement for the Council. The draft plan speaks of consulting with the Council; however, it is considered appropriate that we also advocate for collaboration at appropriate milestones, including following the finalisation of supporting investigations.

**COMMUNICATION (INTERNAL TO COUNCIL)**

Chief Executive Officer  
 Acting Manager Development, Environment and Regulatory Services  
 Senior Strategic Planner  
 Development and Strategic Planner

**CONSULTATION (EXTERNAL TO COUNCIL)**

Public consultation is a requirement of undertaking a Planning and Design Code Amendment. If approved by the Minister and permitted to proceed, Council will be provided with the opportunity to provide comment on the proposal.

**POLICY IMPLICATIONS**

Proponent Funded Development Plan Amendments

**RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Certainty relative to securing infrastructure as a result of land use intensification.	Working collaboratively with proponent through this Code Amendment and being upfront about Council's desires.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Supporting an already vibrant retirement village.	Working collaboratively with proponent through this Code Amendment and being upfront about Council's desires.

**STATUTORY REQUIREMENTS**

*Planning, Development and Infrastructure Act 2016*  
 Section 73 Preparation and Amendment

**FINANCIAL/BUDGET IMPLICATIONS**

This Planning and Design Code Amendment is proponent led and as a result the proponent will be covering expenses associated with lodgement, generation of supporting documentation, etc.

Council may incur costs as and when the proponent's documents are to be reviewed specifically if requiring external assistance.

**COMMUNITY PLAN**

- 1.1 Gawler remains unique and distinct from its neighbouring areas
- 2.1 Physical and social infrastructure to service our growing population and economy
- 2.2 Growth to be sustainable and respectful of cultural and built heritage
- 2.3 Manage growth through the real connection of people and places
- 2.4 Local economic activity to create local job opportunities and generate increased local wealth

## 7.2 RURAL AREAS LAND CAPABILITY ASSESSMENT

**Record Number:** CC22/152;IC22/102

**Author(s):** Jack Darzanos, Acting Manager Development, Environmental & Regulatory Services

**Previous Motions:** Committee Resolution 2021:10:COU033, Committee Resolution 2021:04:COU143, Committee Resolution 2019:08:IES039, Committee Resolution 2019:07:IES035, Committee Resolution 2019:06:IES027, Committee Resolution 2019:04:IES022, Council, Motion No: 2016:12:517; Council, Motion No:2017:07:241; Council, Motion No: 2018:10:378; Council, Motion No: 2017:11:449; Council, Motion No: 2019:02:26 COU075

**Attachments:**

1. **Land Capability Assessment brief - September 2020 CR20/69072**
2. **Draft Land Capability Assessment - Gawler Rural Zone - March 2022 CR22/15087 PROVIDED UNDER SEPARATE COVER**
3. **Barossa New Water - Round 2 Presentation to stakeholders CR22/21180**

### PRESENTATION

Jim Kelly from Arris Pty Ltd will give a brief presentation to the Council on this matter.

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### OFFICER'S RECOMMENDATION

That the Infrastructure & Environmental Services Committee:

1. Notes the update report relative to the Rural Areas Land Capability Assessment.
2. Notes the Draft Rural Areas Land Capability Assessment prepared by Arris Pty Ltd.
3. Notes the key findings of the Draft Rural Areas Land Capability Assessment which indicate:
  - (a) Water is the main limitation to primary production in the Gawler Rural Zone. There is potentially an opportunity to acquire recycled water from the Barossa New Water project currently in the business case development stage.
  - (b) Soils in general are not a limitation for primary production in the Gawler Rural Zone. Soil carbonate, soil pH, salinity, water holding capacity and percentage of coarse fragments will impact all crop yields depending on crop tolerances. Matching crop to soil conditions and soil management will be required.
  - (c) Analysis of land size shows 90% of the area is composed of landholdings of 5 ha or less. The Gawler Rural Zone will therefore be suited to small intensive annual horticultural or small-scale perennial horticulture.
  - (d) Based on the assumption of adequate water being available, there is the potential for the Gawler Rural Zone to produce niche horticultural enterprises with closeness to Adelaide Markets.
4. Permits the administration to release the Draft Rural Areas Land Capability Assessment for public consultation in line with Council's Public Consultation Policy. Furthermore, notify people who have previously lodged submissions relative to the Rural Land Use Investigation, notifying them of the consultation period.
5. Seeks the administration to prepare a report to be presented to a future Infrastructure and Environmental Services Committee once public consultation has concluded, summarising the outcomes, status of the Barossa New Water project and updating the report accordingly.



## SUMMARY

In April 2021 the Infrastructure and Environmental Services Committee (IES) resolved to recommence investigations associated with Council's Rural Zone following the implementation of the Planning and Design Code and advice from a previous Minister. Furthermore, the Committee resolved to adopt a 'Land Capability Assessment' brief which was to be release to market via a select tender process.

This report provides an update relative to the Draft Land Capability Assessment which has now been produced and seeks the Committee's support to release the document for public consultation.

## BACKGROUND

An extensive update report concerning the Rural Areas Project was presented to the April 2021 IES meeting following the state-wide implementation of the Planning and Design Code.

As part of this report the administration developed and presented a draft brief for a 'Land Capability Assessment', which would form the basis of a Request for Quote (RFQ).

The aim of the 'Land Capability Assessment' brief is to gather objective evidence pertaining to the possibility and viability of commercial scale primary production within the Rural Zone (**Attachment 1**).

This evidence is to assist in answering the following two-fold question:

1. What is the land capable and suitable for growing across the Rural Zone?
2. What factors impact on the commercial viability of primary production in the Rural Zone?

The below motion was the ultimate resolution adopted by Council at their April meeting:

RESOLUTION 2021:04:COU143

Moved: Cr K Goldstone

Seconded: Cr P Little

*That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 7.1 of the meeting held on 13 April 2021, being:*

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

1. *Notes the Rural Areas Planning and Design Code Amendment Report.*
2. *Notes that the State Government's Planning and Design Code (Code) was implemented across South Australia on 19 March 2021.*
3. *Notes that while the land use policy in the Code relating to the Rural Zone has resulted in a mostly like-for-like transition, particular in how the Code is spatially applied and interpreted (minimum allotments sizes), there are some notable differences relative to assessment pathways and appeal rights.*
4. *Notes the additional analysis provided relative to the visual amenity and character of Rural Living verses Neighbourhood (residential) developments, and their related infrastructure consequences.*
5. *Notes the process for amending the State Government's Planning and Design Code, and that this is similar to the process previously required to amend Council Development Plans, in that the Minister for Planning must consent to any amendment. However, land owners can now initiate a direct request to the Minister for Planning in order to amend the State Government's Planning and Design Code.*
6. *The administration is continuing investigations as required by the Minister for Planning in order to further inform Council's deliberations, commencing with a Land Capability Assessment for Council's Rural Zone.*
7. *Adopts the attached brief to engage a consultant to undertake a Land Capability Assessment for Council's Rural Zone relative to the capability of the area being used for primary production activities or otherwise.*

8. *Notes that the Mayor and CEO have sought to meet with the new Minister for Planning – Vickie Chapman MP to discuss this and other matters pertaining to land use planning in and around the Gawler Council Area.*
9. *Requests that a further report be presented back to the Infrastructure and Environmental Services Committee in due course.*

Further investigations into land capability and viability (amongst other matters) were highlighted as a key requirement by the former Minister to support any land use policy change/refinement in Council's rural zone.

The administration also reiterated that the subject brief did not consider every investigation deemed necessary by the former Minister for Planning. The scope of investigations recommended by Minister Knoll are broad, however investigations relating to capability and viability appear to be the most pertinent and central to investigations moving forward.

In relation to the other investigations to be undertaken as part of this wider project and in line with the advice received by Minister Knoll, this is likely to require several separate investigations, some of which can be conducted internally by Council administration and others which will require external assistance.

Following the adoption of the 'Land Capability Assessment' Brief, the administration prepared the necessary background documentation and released the brief to market via a select tender process. Tenderers were notified of their opportunity to lodge a submission on 14 May 2021 and were provided until COB 9 June 2021 to lodge their documentation (approximately 3.5 weeks).

A total of three submissions were lodged from suitably qualified consultancies and the tender responses were evaluated by the Tender Evaluation Team in accordance with the criteria as outlined in the Request for Tender. Following this process, Arris Pty Ltd were identified as the preferred candidate and as result were formally engaged to undertake the subject investigations.

By way of background, Arris has been involved with a wide array of projects including feasibility studies, risk assessments, irrigation design and stakeholder management. Arris have played a major role in managing large projects with respect to the use of irrigation of food and non-food crops, and development of industry state and national guidelines. Arris have also helped many Councils with assessing the feasibility of using recycled water and developed land capability, crop suitability and water quality assessments for clients across Australia.

A further report highlighting the above information and notifying the IES Committee that Arris had been engaged was presented in October 2021, the following motion was adopted:

*COMMITTEE RESOLUTION 2021:10:IES033*

*Moved: Mayor K Redman*

*Seconded: Cr P Koch*

*That the Infrastructure & Environmental Services Committee notes the Rural Areas Land Capability Assessment Update Report.*

## **COMMENTS/DISCUSSION**

As highlighted in the brief, the aim of the Land Capability Assessment is to gather objective evidence pertaining to the possibility and viability of commercial scale primary production within Council's Rural Zone. This evidence is to assist in answering the following two-fold question:

1. What is the land capable and suitable for growing across the Rural Zone?
2. What factors impact on the commercial viability of primary production in the Rural Zone?

Furthermore, through this assessment Council is seeking guidance and greater clarity around the following questions:

- Is Council's Rural Zone conducive to supporting Primary Production – Why?
- Is Council's Rural Zone conducive to supporting Primary Production which is commercially viable (not simply hobby farming) – Why?

- If so, what would be the most feasible crops for this area - Why?
- Provide greater contextual clarity around the use of the term's "capability" and "suitability" pertinent to Council's Rural Zone.
- What are the greatest obstacles to primary production in Council's Rural Zone?
- How can Council and other tiers of Government support Primary Production initiatives in Council's Rural Zone?

A Draft Land Capability Assessment has now been produced by Arris Pty Ltd (**Attachment 2**).

The methodology employed has sought to determine if the soil, landscape and climate of the rural zone is capable of supporting varied commercial primary production. Publicly available gross margins were utilised in-conjunction with property size and Valuer General's land values to assess the economic viability of land within Council's rural zone.

The land suitability assessment has been based on publicly available soil landscape mapping and land use potential developed by the PIRSA (Primary Industries Resources SA) mapping program. Land, soil and climate data was utilised to assess the suitability of several production types. Land characteristics assessed include slope, aspect, flood risk and drainage patterns. The major soil types within the rural zone were assessed relative to physical and chemical characteristics that limit or constrain agricultural and or horticultural production. Access to water including surface water, groundwater and reclaimed water was also assessed along with water quality and quantity. Finally, a gross margin analysis for the selected primary production types was assessed.

A summary of key findings is provided below:

- The land systems within the Gawler Rural Zone, based on PIRSA mapping, are Smithfield (SMI), Northern Adelaide Plains (NAP), Angle Vale (ANV), Gawler (GAW) and Yattalunga (YAT). Each land system contains a number of soil-landscape units (Figure 1).
- The dominant soil types in the Gawler Rural Zone show several characteristics, they are:
  - Soil carbonate is a characteristic feature of the subsoil. Calcium carbonate ( $\text{Ca}_2\text{CO}_3$ ) is the common form of soil carbonate which may occur as hard nodules or in the fine earth fraction of the soil. If carbonate is present soil pH will be high usually greater than 8.5 soil pH units, consequently subsoils in the Gawler Rural Zone will usually have high soil pH. Subsoil carbonate is present in D and C soil types;
  - Texture contrast Soils dominant in the Gawler Rural Zone, that is soil types D, F and G. Texture contrast soils are those with a marked increase in clay content from the surface soils to the clay horizons in the subsoil;
  - Deep uniform or gradational soils are present adjacent to the Gawler River as a dark coloured cracking clay soil such as M and E;
  - Soil on weathered rock with variable depth Soil on the western facing slopes of the Mt Lofty Ranges usually contain rock in the subsoil and soil depth is variable depending on the extent of rock weathering, soil type and slope. Soil type L.

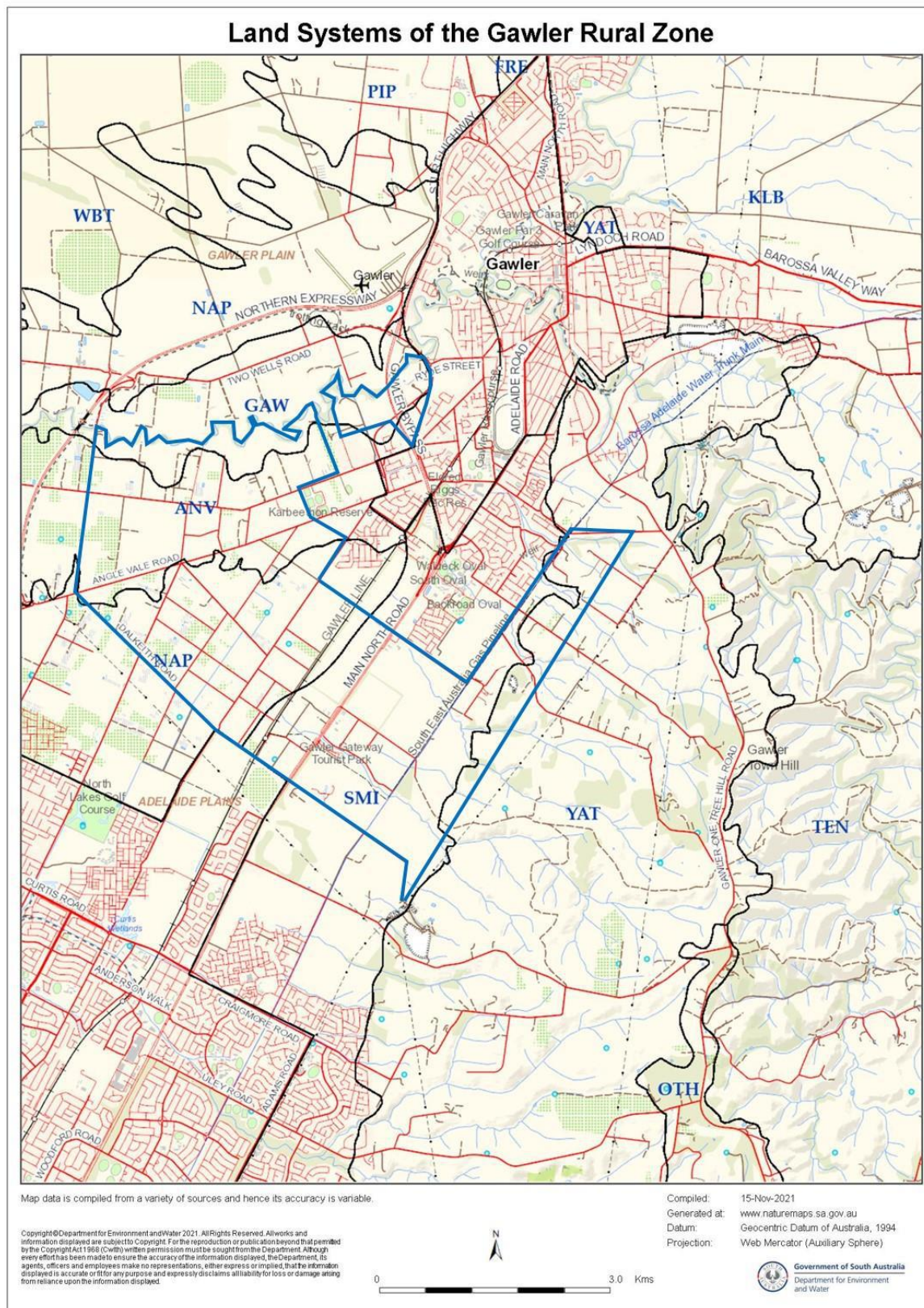


Figure 1: Land System of Gawler's Rural Zone

- The most common primary production categories in the region are field crops, perennial and annual horticulture. These categories were assessed against each land system with a range of crops within each category:
  - Field crops were assessed using - wheat, barley, canola and field peas;
  - Perennial horticulture was assessed using - almonds, grape vines, citrus and olives; and



- Annual horticulture was assessed using - carrots, onions, potatoes and brassicas.

Based on the ratings of each crop type an overall rating was determined for each of the 3 land use potential categories (field crops, perennial horticulture and annual horticulture) within the Gawler Rural Zone.

- A fair return on agricultural or horticultural investment is 12.5% and includes capital growth and income.
- In regards to land capability, several common relative to Field Crops, Perennial Horticulture and Annual Horticulture were all assessed against each of the identified land system within the Gawler Rural Zone to determine their suitability, with the results summarised as follows:
  - **Field Crops** - Wheat, barley, canola and field peas were assessed against each land system. The order of preferred crop type is: barley > canola > wheat > field peas. Overall field crops have a moderately high land use potential with the exception of the Yattalunga land system.
  - **Perennial Horticulture** - Almonds, grape vines, citrus and olives were assessed against each land system. The order of preferred crop type for perennial horticulture is: grape vines and olives > citrus > almonds. Overall perennial horticulture has a moderate (class 3) to moderately high (class 2) land use potential. Production in the Gawler Rural Zone will require specialised land management. The Northern Adelaide Plains will not support all perennial horticulture and Yattalunga land systems are not capable of supporting perennial horticulture.
  - **Annual Horticulture** - Carrots, onion, potato and brassica were assessed against each land system. There is no preferred crop type for annual horticulture as all crops are similarly rated. Overall annual horticulture has a moderate (class 3) to moderately high (class 2) land use potential. Production in the Gawler Rural Zone will require industry standard and some specialised land management. Smithfield and Angle Vale land systems are preferred for annual horticulture based on government mapping. The Northern Adelaide Plains and Gawler River land systems will require more specialised land management. Yattalunga land system is not capable of supporting annual horticulture with severe limitations, including slope, shallow soil depth and high coarse fragment content.
- 90% of allotments within the Gawler Rural Zone are less than or equal to 5 ha in size. As a result the viability of primary production activities needs to focus on land sizes less than or equal to 5 ha.
- A Gross Margin Analysis was undertaken to determine potential gross income versus anticipated outgoings. This approach considered land sizes in relation to potential yields and thus the viability of various primary production pursuits relative to numerous allotment sizes. This analysis was undertaken on the proviso that quality affordable water would be available. Key findings included:
  - **Field Crops** - Financial returns on field crops for a land area of 5 ha is less than \$3,000. Returns of \$10,000 or more are not achieved for most crop types until the land area is approximately 30 ha or greater. Council records show there are only 7 properties approximately 30 ha or greater and amalgamation of land or a cooperative arrangement between landholders would be required to make field crops viable. Although the data from the study indicates that field crops are well suited to the soil types of Council's Rural Zone, the small average size of allotments makes this type of cropping financially unviable. Field crops are not-viable on a land size of 1 ha or 5ha.
  - **Perennial Horticulture** – There is opportunity for Perennial Horticulture pursuits with the prevailing land size in the zone. At a scale of 1 ha the income generated would likely cover costs such as rates, water and electricity. However, at a scale of 5 ha there is scope for a modest second income from the property. Vines, Olives are suited to all land systems within the Gawler Rural Zone and would be the preferred option for perennial horticulture. Citrus such as Mandarins are marginally more profitable but are limited on

some land systems such as the Northern Adelaide Plains due to presence of shallow soil carbonate and calcrete with high soil pH.

- **Annual Horticulture** – Annual horticulture would be considered viable at 1 ha and 5 ha scale when crops are grown either in low technology polyhouses or as in-ground crops and could provide a sole income. All annual horticultural crops could provide an income from 5 ha with gourmet tomato and capsicum providing the greatest potential income.
- The costings are based on average yields and exclude fix costs and as highlighted above assume a viable water supply for the production of all crops. The main restrictions to perennial or annual horticulture in the Gawler Rural Zone are:
  - Water supply;
  - Confirmation of zoning for perennial or annual horticulture;
  - Transport routes;
  - Noise.
- Water is considered the greatest limitation to primary production in the Gawler Rural Zone. There is opportunity for Council to continue advocating for water from the Barossa New Water project currently in the business case stage. Gawler Council staff have approached Kellogg Brown Root Pty Ltd expressing an interest for water allocations and infrastructure to service the Gawler Rural Zone. Further information is provided later in this report on this matter.

## Synopsis

In a snapshot the draft analysis identifies that primary production in Council's Rural Zone is currently financially unviable due to a lack of affordable quality water or in the instance of field cropping the average allotment size is too small. However, in the instance water was to become available there are several viable primary production options. Annual horticulture is considered the most productive and has the potential to generate a sole/family income on an appropriately sized allotment. In relation to annual horticulture, it is noted that there are several other limitations to the area, one being the existing zoning provisions, which would require amending to streamline the construction of polyhouses. This also brings into light questions around maintaining open vistas.

In the instance Council is keen to support the Rural Zone via promoting primary production pursuits, the analysis identifies the Barossa New Water project as a new recycled water project which has the potential to provide affordable water to Gawler. This project remains in business case development stage however could feasibly provide the affordable recycled water solution required to activate this area.

Results relative to native food crops show that there is potential for high returns, however market fluctuations, yields and supply are variable. These are risks that need to be considered in a native food crop enterprise. Local niche markets maybe an avenue for stable, regular income from native food crops. Furthermore, as per the majority of comparative conventional crops, commercial production of Native Food Crops is still reliant on affordable quality water.

## Public Consultation

The administration is recommending releasing the draft document for a public consultation period. It is well recognised that investigations associated with Council's Rural Zone attract a great deal of interest and although Council have consulted heavily in the past relative to other rural projects, it is still considered beneficial to do so in this instance. This is on the basis that it will allow for community to provide input which can be utilised ultimately to then finalise this document.

## Recycled Water Investigations – Barossa New Water

The Draft Land Capability Assessment undertaken details the need for an affordable water source to be available in the southern rural area to activate the ability to pursue more intensive agricultural pursuits. Primarily this relates to the ability for Gawler to gain access to affordable recycled water of sufficient quality, through close proximity, of any future extension of the Northern Adelaide Irrigation Scheme or a new distribution line direct from Bolivar.

At present there is a business case development project underway by the State Government which is considering options to bring new quality affordable recycled water to the Barossa and Eden Valleys. The New Water Infrastructure to the Barossa Project (Barossa New Water) aims to deliver new, secure, climate-independent and affordable water to complement other water sources, to underpin productivity growth in the broader region and economic benefits to the State.

Barossa New Water supports South Australia's Growth State Plan to achieve:

- an increase in Gross State Product to an average rate of 3% per annum
- the South Australia's Food Wine and Agribusiness Plan for Growth to deliver \$23 billion by 2030
- the agriculture sector's (National Farmers Federation) target of \$100 billion in farm gate output by 2030.

Drivers for the delivery of additional water infrastructure to the Barossa and Eden Valley regions include:

- increased productivity in the wine and primary industries more broadly with multiple beneficiaries of new water
- greater employment opportunities
- regional economic uplift
- reduction in wastewater entering the marine environment
- improved climate resilience of the wine industry
- secure and affordable water resource
- benefits to other industries in the Barossa and Eden Valley Regions.

The project is investigating the viability of delivering new water supply to Barossa and Eden Valleys by leveraging supply and infrastructure of the Northern Adelaide Irrigation Scheme, and other existing infrastructure, and address industry demand from the wine, livestock, and horticulture sectors for new water sources to provide security from declining rainfall, surface water and underground water availability.

In doing so, the Barossa New Water project will:

- provide secure, climate independent and new water infrastructure
- support growth and productivity to the broader region for primary industries
- help meet long term market demand.

The project includes proposed new infrastructure to treat, transfer, and distribute high-quality recycled water from the Bolivar Wastewater Treatment Plant to the Barossa Valley and the Eden Valley via existing and new infrastructure, to complement other water sources and bring long-term water security and certainty to the region. The project will also consider infrastructure investigations undertaken on both recycled and raw water supply solutions for Eden Valley.

#### Project status

The project is in its business case phase. This phase will measure industry demand for water including water volumes, quality and price, that is economically and financially viable to supply and deliver.

Kellogg Brown and Root Pty Ltd (KBR) have been engaged as the business case advisor to develop the detailed business case. Their business case will explore demand for water, economic and commercial viability and supply and delivery of new water infrastructure for the region to improve the security and climate independence of water supply. It will include detailed industry demand analysis for the Barossa Valley and Eden Valley for water, regardless of the source such as recycled water, raw water, and other sources. The business case will build on work-to-date including a preliminary

business case, market sounding, industry and regional stakeholder engagement, and SA Water's technical investigations into recycled water.

It is relevant to note that the Council's Chief Executive Officer and Manager Infrastructure and Engineering Services have met with the KBR team undertaking this project in late 2021. The purpose of that meeting was to ensure that the potential of the Gawler southern rural areas agricultural pursuits to be stimulated by access to water was understood in the context of current deliberations, as well as the broader Township irrigated open space to be serviced if its proximity was close enough in alignment to Gawler to make this a cost feasible option.

Key information about the draft Land Capability Assessment Study which was underway, prior alternative water supply studies undertaken by the Town of Gawler for its own recycled water irrigated open space supply and major agricultural industries located in the Township were provided for their further review and consideration as part of the business case development.

### Key activities

The business case key activities are to:

- understand industry demand for water including quantity, quality, uses and willingness to pay
- understand gaps between current and forecast demand
- analyse and model the economic benefits, uplift factors and costs of the scheme at a regional state and national level
- explore business model and funding requirements including potentially feasible commercial models and options
- identify and consider relevant regulatory and legal considerations
- prepare route options and developing full scheme design and costings for capital and operating expenditure for a preferred route, once identified
- develop an implementation strategy that may include preferred procurement or delivery model, packaging and market engagement.

### Communications and engagement

The business case will engage with key stakeholders including:

- existing water customers
- potential new primary producers and users
- current infrastructure owners
- industry stakeholders (including Town of Gawler).

Two rounds of community engagement to seek industry demands has occurred to date with the most recent presentation to a public forum held on 5 February 2022 contained in Attachment 3.

195 responses from primary industry were received for consideration of access to recycled water and how this can be used to grow their respective businesses in Rd 1. To date no industry from the Town of Gawler have expressed interest in securing additional water.

### Timelines

The detailed business case is anticipated to be delivered in the coming months at which point the various options which have been considered will be known. At this preliminary stage Council staff are aware of the preliminary findings (as seen in Attachment 3) and the possible alignment of a new recycled water pipeline along the Northern Expressway, effectively at Gawler doorstep.

This pipeline alignment if supported will open the opportunity for not only primary producers in Gawler, but also the Council, to seek to review the feasibility associated with bringing affordable recycled water into Gawler, which is the greatest challenge faced to date. It should be noted that whilst no industry in Gawler has yet nominated to be considered for access to new affordable recycled water this does not preclude them from doing so in latter stages of this project. Ideally



however this would occur at the next Feasibility/Concept design stage of the project, if funded, to allow pre-purchase allocations to be refined into the recycled system design.

Through a recent media release, the Council is aware of a \$3.5M application which has been made by the State Government to the Commonwealth Government seeking support to undertake a full feasibility study for the next stage of this project.

#### Next Steps

A key aspect is to understand the outcome of considerations associated with the development of the business case once this is released.

It is expected that the results of the business case undertaken by the State Government will be known in the coming months and can be reported to the Council when it next considers the draft Rural Areas Land Capability Study following its public consultation.

This will assist inform associated deliberations about the broader viability of intensive agricultural pursuits in this southern Gawler rural area at that time.

#### **Recycled Water Investigations – Town of Gawler and Department of Water and Environment**

As it relates to Gawler, a project has been in development with the State Government and various Councils on an Alternative Water Supply project to increase the use of recycled water, thus reducing reliance on the River Murray. A Waterproofing Gawler report was previously presented to the Council on this matter at its meeting held on 22 September 2020.

A project Feasibility Study has since been completed with a focus on reducing existing potable water demands across those participating Councils. The results of the study will be presented to the Council in confidence in the near future due to the commercial in confidence nature of its composition.

The viability of a standalone Gawler scheme is complicated by the distance between Council's irrigated open space, the need for third party private irrigated areas to be included to bulk up demands and operating cost efficiencies, utilising infrastructure from a private water operator (Bunyip Scheme) in the region to make it viable and upgrades to SA Water infrastructure required to allow greater provision of Bolivar water through the Virginia Pipeline Scheme into the Gawler region.

This project is not currently scoped for potential agricultural demands but its connection into Gawler through the southern rural areas does provide some flexibility to pursue this option as part of more detailed project concept development investigations should they occur in the future and demands be identified. Although it is likely that the cost of this water whilst likely cheaper than SA Water potable water rates will not be deemed affordable for growers in comparison with other bulk recycled water schemes.

Another key inhibitor will likely be the extent of water that can be supplied into the Town of Gawler due to the current need to utilise underground aquifer storage as part of this proposal to access 'winter water' and store it underground due to the unavailability of summer water through the Virginia Pipeline scheme.

The consideration of the proximity of any further new pipeline in this region and the quality of water associated, is of significant interest. Further understanding of this new pipeline is required prior to any further design development of any recycled water scheme into Gawler for servicing its potable irrigated open space areas.

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

Chief Executive Officer  
Acting Manager Development, Environment and Regulatory Services  
Senior Strategic Planner

## CONSULTATION (EXTERNAL TO COUNCIL)

The Rural Land Use and Infrastructure Investigation Report 2 and the Rural Areas Statement of Intent were released for public consultation from 1 May 2019 until 10 June 2019. Originally the consultation period was planned to be concluded by 24 May 2019 however, after consideration, this was extended by a further two weeks.

The Gawler community were notified of the consultation period via the following avenues:

- a) Letters mailed to 195 respondents who provided feedback to the Rural Land Use and Infrastructure Investigation Report 1
- b) 2 x Public Notices in the Bunyip:
  - o 1 May 2019
  - o 15 May 2019
- c) A Media Release distributed to all media outlets
- d) Town of Gawler Website – Community Consultation
  - o (Your Voice Gawler) <https://www.gawler.sa.gov.au/your-voice>
- e) Information/promotion via Council's Facebook Page:
  - o 01/05/2019
  - o 08/05/2019
  - o 15/05/2019
  - o 22/05/2019
- f) Hard copies at all Council Offices, including Evanston Gardens Community Centre

It is proposed that the public consultation process as previously undertaken will involve utilising social media, Council's website and print media. Additionally, letters will be sent to all people who previously lodged submissions relative to the Rural Land Use and Infrastructure investigations.

## POLICY IMPLICATIONS

Under the *Planning, Development and Infrastructure Act 2016*, the process to amend the Planning and Design Code is called a Code Amendment.

## RISK EVALUATION

Risk	
Identify	Mitigation
An unfavourable relationship between residents of the Rural Zone and the Council continues to develop.	Maintain an open and transparent line of communication with the public in relation to this matter.
Populist policy which may be short sighted is supported due to community pressure.	Undertake thorough investigations to ensure the Council is equipped with the necessary knowledge to make informed decisions.
Opportunity	
Identify	Maximising the Opportunity
The most appropriate land use policy framework, which takes into consideration a full spectrum of consequences is pursued for the Rural Zone.	Undertake thorough investigations to ensure the Council is equipped with the necessary knowledge to make informed decisions.

## STATUTORY REQUIREMENTS

*Planning, Design and Infrastructure Act 2016.*

**FINANCIAL/BUDGET IMPLICATIONS**

There is an allocation of \$80k within the 2021/2022 budget to undertake the Rural Areas Land Capability Assessment.

Additional cost may be incurred through the consultation process.

**COMMUNITY PLAN**

- 1.1 Gawler remains unique and distinct from its neighbouring areas
- 1.2 Foster a vibrant and active local community that is proud of Gawler
- 1.3 Protect and promote Gawler's unique history
- 2.1 Physical and social infrastructure to service our growing population and economy
- 2.2 Growth to be sustainable and respectful of cultural and built heritage
- 2.3 Manage growth through the real connection of people and places
- 2.4 Local economic activity to create local job opportunities and generate increased local wealth
- 4.1 Act on climate change
- 4.2 Create and maintain a riverine environment that reflects the social, cultural and landscape values of the river corridor
- 4.4 Support sustainable use of natural resources and minimise waste



**7.3 PROPOSED PLANNING AND DESIGN CODE AMENDMENT - FOR 550 & 554 MAIN NORTH ROAD, EVANSTON PARK - VADOULIS GARDEN CENTRE**

**Record Number:** CC22/152;IC22/115

**Author(s):** Jack Darzanos, Acting Manager Development, Environmental & Regulatory Services

**Previous Motions:** Nil

**Attachments:**

1. **Draft Proposal to initiate a Code Amendment - Private Proponent - 550 & 554 Main North Road Evanston Park - March 2022 CR22/16574** 
2. **Vadoulis Garden Centre - Draft Code Amendment Engagement Plan - March 2022 CR22/18902** 

**PRESENTATION**

Michael Osborn from Future Urban will give a brief presentation to the IES Committee on this matter.

**OFFICER'S RECOMMENDATION**

**That the Infrastructure & Environmental Services Committee:**

1. **Notes the report relative to the Proponent Funded Code Amendment seeking to rezone land located a 550&554 Main North Road Evanston Park.**
2. **Notes the presentation provided by the proponent's consultant.**
3. **Notes that the Proposal to Initiate is currently being finalised and is yet to be sent to the Minister for Planning for consideration.**
4. **Notes the administration's preliminary synopsis of issues needing to be addressed relative to the proposal.**
5. **Delegates to the CEO authority to prepare a letter to accompany the proponent's Proposal to initiate, confirming that Council have been briefed relative to the proposal and highlighting all matters which Council believe require consideration as part of this process moving forward, including appropriate investigations, infrastructure and a suitable level of engagement for the Council.**
6. **Seeks for the administration to work collaboratively with the proponent in the best interest of the community.**

**SUMMARY**

Council has been approached relative to a Proponent Funded Code Amendment for 550 and 554 Main North Road, Evanston Park, where the Vadoulis Garden Centre is currently located.

Under the *Planning, Development and Infrastructure Act 2016* (PDI Act) a proposal to amend (undertake a rezoning) the Planning and Design Code (The Code) may be initiated by a private proponent. This is one of the first proponent lead Code Amendment to be commenced in the Town of Gawler.

As part of this process the proponent is seeking a letter from Council showing proof of early engagement as well as an indication relative to a level of support to accompany this application to the Minister for Planning.

This report provides background and context relative to the Code Amendment and discusses next steps from both the Council's and proponent's perspective.

## BACKGROUND

Under the previous Planning regime (*Development Act 1993*) the rezoning process was titled a Development Plan Amendment. Ultimately this process sought to amend zones and land use policy within a particular Development Plan to facilitate development or better align with a strategic vision. This process could only be instigated by a Council or the Minister for Planning. As a result, when private landowners sought to rezone land, they would generally require the approval of Council and seek their assistance in acting as a conduit with the State Government and Minister for Planning.

Under The Planning, Development and Infrastructure Act 2016, private landowners can seek to rezone land in which they have an interest in, although ultimately the final approval still lies with the Minister for Planning.

The below figure provides a broad outline of the Code Amendment Process. The subject Code Amendment remains within the initiation phase.

## CODE AMENDMENT PROCESS

The Code Amendment process includes a number of steps which must be undertaken before any changes to zoning or policy can be implemented. Broadly, the process involves:

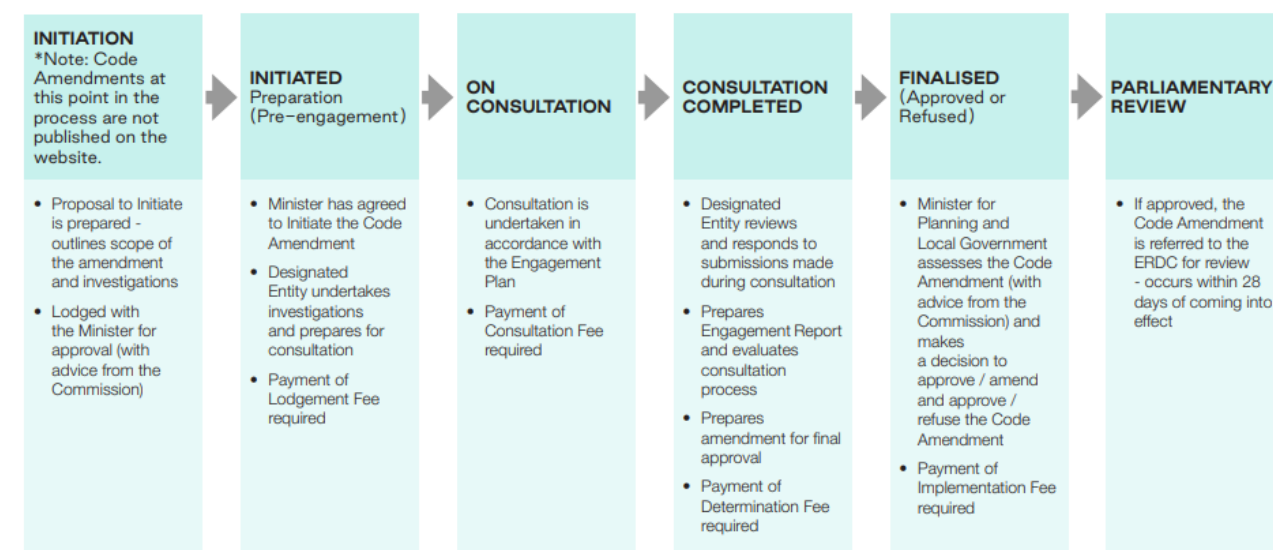


Figure 1: Flowchart of Code Amendment Process

Under the *Planning, Development and Infrastructure Act 2016* Councils are faced with a new and interesting world where private landowners can approach the Minister directly to propose a rezoning.

Via this report the proponent is essentially seeking to introduce themselves and their proposal to the Council. However, they are also seeking Council's views and some commentary in accordance with the Commission's Practice Direction 2 – Preparation and Amendment of Designated Instruments, Part 3 – 7 (2)(g).

*“Evidence that the Private Proponent has undertaken preliminary consultation with the Chief Executive Officer of the relevant Council and/or with a relevant Joint Planning Board on the Proposal to Initiate and details of any matters raised on the Proposal to Initiate as a result. If consultation with the Chief Executive Officer of the relevant Council or with the relevant Joint Planning Board has not been undertaken by the Private Proponent, consultation will be undertaken by the Department”.*

## COMMENTS/DISCUSSION

Via Future Urban the proponent 55 Main North Road Pty Ltd is seeking to initiate a Planning and Design Code Amendment (Code Amendment) to rezone land located at 550 and 554 Main North Road Evanston Park. These sites are currently home to the Vadoulis Garden Centre and Focus Day Options. In total the two titles measure approximately 40,902m<sup>2</sup>.

This Code Amendment will be seeking to rezone the land from the General Neighbourhood Zone to the Employment Zone. As can be seen in figure 2 a substantial area on allotment 554 (Vadoulis) remains vacant.



Figure 2: Location Map

The properties are currently located within the General Neighbourhood Zone (Figure 3), however abut the Recreation Zone and are in proximity to the Suburban Activity Centre Zone and a Community Facilities Zone.

The desired outcome of the General Neighbourhood Zone is as follows “Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.”



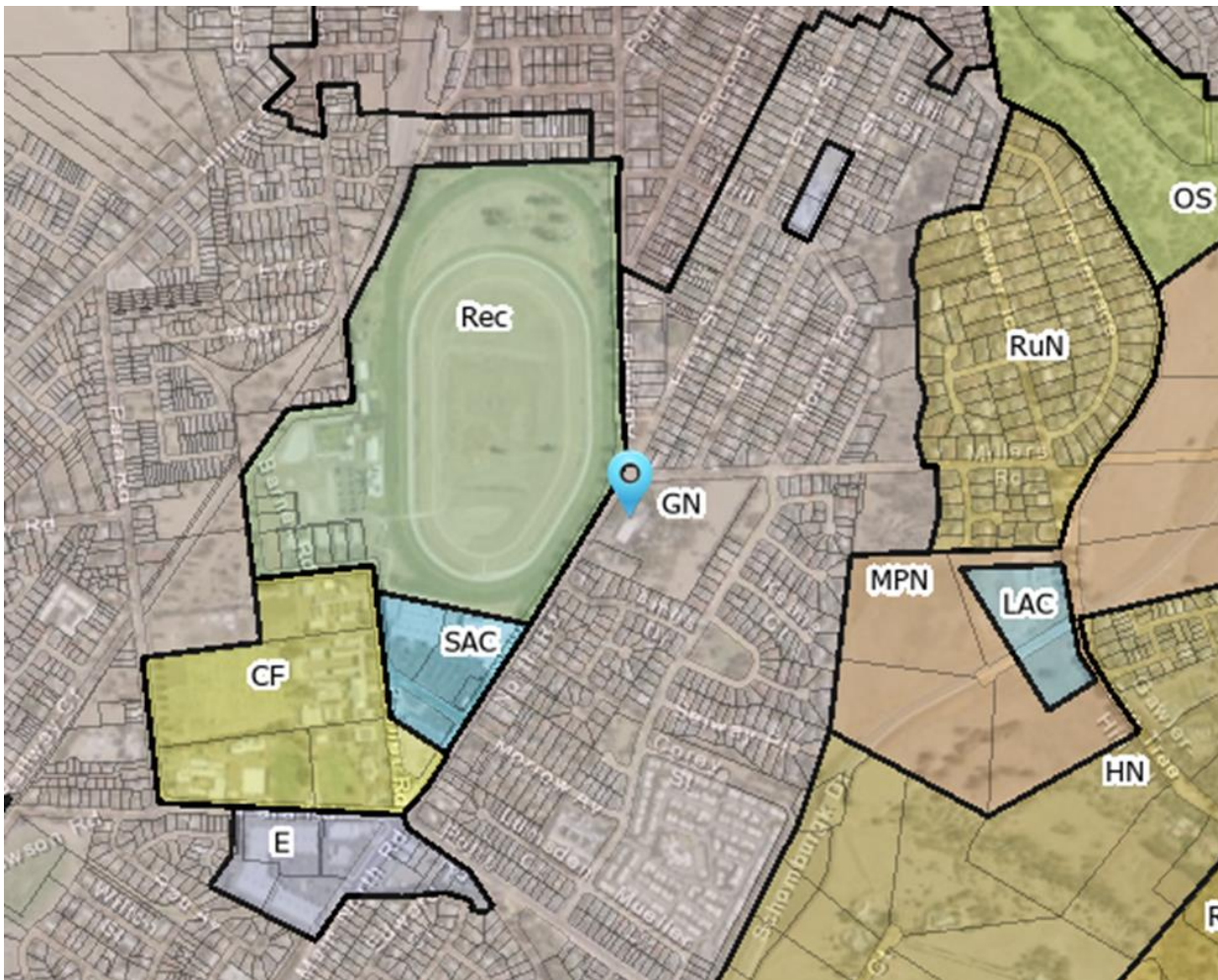


Figure 3: Zoning Map

### **Proposal – Bulky Goods with associated supported retail**

Via a Planning and Design Code Amendment, the proponent is seeking to rezone the land to Employment Zone (**Attachment 1**). The desired outcomes of this Zone are as follows:

“DO1 - A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.

DO2 - Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.”

The Employment Zone is considered by the proponent to be the most appropriate to support a Bulky Goods Outlet style Development.

This zone is identical to the one currently applying to the Gawler Home Maker Centre as can be seen in Figure 3 above.

The rezoning of the land could be considered appropriate on the basis that the eventual goal is seeking a like for like land use, noting however of a greater scale. There are quite a number of commercial properties in the locality which contribute towards a boulevard effect when entering the town, noting however there are also numerous residential properties and this interface will need to be managed appropriately.

It should be noted that in earlier discussions with the proponent, concerns relative to the possibility of the land being utilised for an alternative and potentially less desirable use (e.g. fast food outlet) once rezone were raised. The proponent has shown a willingness to work through this matter. Any such constraint could be implemented via the utilisation of a Deed and Land Management Agreement or similar legal instrument. This agreement would need to be reached with the proponent of the Code Amendment, being 550 Main North Road Pty Ltd.

However and in the instance that Council is willing to prepare a letter to accompany the proponent's proposal to initiate, there are a number of matters that the administration believe Council should be seeking investigations into via the Code Amendment process, these include:

1. Flooding – Determine potential impacts of localised flooding as well as mitigations measures relative to the proposed land use.
2. Stormwater – Determine potential impacts on the localised stormwater network as well as mitigations measures relative to the proposed land use.
3. Traffic – Determine potential impacts on the localised road network as well as mitigations measures relative to the proposed land use.
4. Pedestrian systems – Investigate and promote local connectivity opportunities within and external to the site to promote active living.
5. Streetscape – Investigate options relative to connecting with the streetscape and promoting good design outcomes.
6. Regulated Tree Assessment – Determine extent of regulated trees on site.
7. Land Use Interface - Investigate impacts relative sharing a boundary with a Residential Zone and mitigation approaches to reduce any negative impacts of either user (e.g. noise, light spill, overshadowing, hours of operation etc.)
8. High Level Infrastructure (Water, wastewater, power etc.) – Determine extent of services available to the site and area more generally.
9. Infrastructure Agreement - A commitment to entering into an infrastructure agreement relative to the infrastructure deemed necessary as a consequence of investigations to take place.
10. Securing the Desired Land Use - A commitment from the proponent to exploring legal options (e.g. LMA) to ensure a desirable land use is achieved.

Any support for the project moving forward would need to be on the proviso that the above matters are taken into consideration as part of this Code Amendment process and that effort is invested by both parties to work towards solutions which is mutually beneficial.

### **Council involvement - Present**

The proponent is currently in the process of finalising the 'Proposal to Initiate', which is the preliminary document to be sent to the Minister seeking permission to formally commence proceedings and investigations.

As part of this process the proponent is seeking a letter from Council showing proof of early engagement as well as an indication relative to a level of support to accompany this application to the Minister for Planning.

By providing a response/letter to the proponent, Council would need to clearly articulate the basis of any support as well highlight Council's expectations moving forward to deliver an outcome which is of a benefit to the community. The administration considers this to be via:

- Developing a positive working relationship with Council
- The implementation of adequate and appropriate infrastructure
- Providing adequate opportunities for the local community to provide input

### **Engagement Strategy**

In preparation of the Code Amendment process the proponent has drafted an Engagement Plan (**Attachment 2**) which will need to comply with the principles of the Community Engagement Charter under the *PDI Act 2016*. The Community Engagement Charter must be used when initiating an amendment to an operational statutory instrument. Ultimately the Community Engagement Charter is seeking to assist communities by helping them understand the planning system and inviting their input on planning policies that shape their surrounding environments.



The proponents have designed their own engagement strategy and seek to meet the principles of the Charter and tailor engagement to the needs of the community and the characteristics of the project. The Charter seeks for planners and developers to gather input early and more widely from other stakeholder and the community more generally.

Upon review of the draft Engagement Plan, the administration is pleased to see the proponents desire to collaborate with Council at three separate stages of the project. Each of these periods is planning to collaborate with the Council and will allow for information sharing and written and verbal feedback. This is a matter which should be emphasized as part of any letter of support to highlight its importance to Council moving forward, noting that there are caveats on the draft engagement plan suggesting that some information may not need to be presented to the State. Consultation, allowing written submissions from adjacent landowners is also proposed in two stages, however the same opportunity has not been proposed for the general public.

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

Chief Executive Officer  
Acting Manager Development, Environment and Regulatory Services  
Senior Strategic Planner  
Engineering Staff

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

Future Urban Group

### **POLICY IMPLICATIONS**

Proponent Funded Development Plan Amendments Policy

### **RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Certainty relative to securing infrastructure as a result of land use intensification.	Working collaboratively with proponent through this Code Amendment and being upfront about Council's desires.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Supporting an already vibrant retirement village.	Working collaboratively with proponent through this Code Amendment and being upfront about Council's desires.

### **STATUTORY REQUIREMENTS**

*Planning, Development and Infrastructure Act 2016*  
Section 73 Preparation and Amendment

### **FINANCIAL/BUDGET IMPLICATIONS**

This Planning and Design Code Amendment is proponent led and as a result the proponent will be covering expenses associated with lodgement, generation of supporting documentation etc.

Council may incur costs as and when the proponent's documents are to be reviewed specifically if requiring external assistance.

### **COMMUNITY PLAN**

2.4 Local economic activity to create local job opportunities and generate increased local wealth




## 7.4 FLOODING HAZARDS (STAGE 1) CODE AMENDMENT

**Record Number:** CC22/152;IC22/64

**Author(s):** Jack Darzanos, Acting Manager Development, Environmental & Regulatory Services

**Previous Motions:** Nil

**Attachments:**

1. **Flood hazard mapping and assessment project booklet - February 2022 CR22/9688** 
2. **FAQ - Understanding the Flood Hazard Overlays in the Planning and Design Code - February 2022 CR22/9692** 
3. **FAQ - Understanding and Using Flood Maps - February 2022 CR22/9691** 

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### OFFICER'S RECOMMENDATION

That the Infrastructure & Environmental Services Committee:

1. **Notes the report relative to the Flood Hazards Mapping and Assessment Project and subsequent Planning and Design Code Amendments.**
2. **Notes that this project will introduce the Smith Creek flooding data into the Planning and Design Code via Phase 1 of the project.**
3. **Notes that the administration will assist the Attorney General's Department with advertising the consultation period associated with the Planning and Design Code Amendment with the Gawler community.**

### SUMMARY

The Minister for Planning has considered advice from the State Planning Commission and has committed \$3 million to improve the spatial coverage of flood hazard mapping across many parts of the State and for it be reflected in the Planning and Design Code.

This Planning and Design Code Amendment is significant and is to be introduced in three phases over approximately two years. This report provides an update relative to how this project impacts the Town of Gawler.

### BACKGROUND

Through the development of the Planning and Design Code (The Code) the matter of updating flood mapping remained relatively unclear. Ultimately the enormity of the task from a State-Wide perspective became apparent and the concept more generally was postponed as a priority for the State Planning Commission moving forward.

In July 2021 the Attorney-General's Department and the State Planning Commission committed to undertaking a flood mapping and assessment project over a two-year period. The State Government committed \$3 million to the project to improve flood hazard mapping aiding the Code in being up to date and better aligned with national best practice. The Attorney's General Department went on to develop a number of supporting materials to help provide greater clarity relative to the project and process moving forward **Attachments 1-3**.

The project is to be undertaken in three phases, as follows:

- Phase 1 – Amend the Code to include flood hazard mapping that was not suitable for transition into the Code when implemented
- Phase 2 – Undertake a more holistic review of flood mapping to better identify flood risk with improved data and modelling
- Phase 3 – Amend the Code to include the new mapping and policy

## Smith Creek Catchment

The Smith Creek catchment extends between the area of Evanston and the rural areas of the Town of Gawler and further south into the City of Playford. The Smith Creek Stormwater Management Plan was commissioned by the City of Playford however the Town of Gawler was a funding partner. The Town of Gawler was represented at officer level on the Project Steering Committee and as such had influence over development of the flood mitigation measures considered and the scope of the project more broadly.

The funding partner contributions for the delivery of the Smith Creek Stormwater Management Plan is provided below:

<b>Funding Agency</b>	<b>Funding Contribution (Excl. GST)</b>	<b>Percentage Contribution</b>
Natural Resources Adelaide and Mount Lofty Ranges	\$ 32,000	15%
City of Playford	\$ 65,413	32%
Town of Gawler	\$ 22,000	11%
Stormwater Management Authority	\$ 87,218	42%
<b>Total</b>	<b>\$ 206,631</b>	

Table 1 – Funding Agencies for Smith Creek Stormwater Management Plan

A Project Steering Committee was established for the Smith Creek Stormwater Management Plan as required by the Stormwater Management Authority. The Project Steering Committee was also established to deliver two other stormwater management plans within the City of Playford, one of which borders with the City of Salisbury. The Steering Committee consisted of representatives from the City of Playford, City of Salisbury, the Department of Environment Water and Natural Resources (DEWNR), Australian Water Environments Pty Ltd (AWE), the Technical Representative from the Stormwater Management Authority and the Town of Gawler.

The last update report on this matter was presented to the Infrastructure and Environmental Services Committee on 10 April 2018, where the following motion was moved:

### **RESOLUTION 2018:04:133**

Moved: Cr A Shackley

Seconded: Cr R Symes

*That Council adopts the recommendation from the Infrastructure and Environmental Services Committee made at item 7.2 of the meeting of that Committee meeting held on 10 April 2018, being:*

*Motion No: IES:2018:04:07*

*That the Infrastructure and Environmental Services Committee recommends that Council:-*

- 1. Notes the Smith Creek Floodplain and Flood Hazard Study Report by Australian Water Environments Pty Ltd.*
- 2. Endorse the community engagement strategy prepared by Australian Water Environments Pty Ltd and establish two focus groups for the Smith Creek Stormwater Management Plan as detailed in this report.*
- 3. Support the release of floodplain mapping for community engagement as detailed in this report.*
- 4. Consider an allocation of \$22,000 be considered in the 2018/19 Annual Budget as a contribution from the Town of Gawler to the City of Playford to complete the Smith Creek Stormwater Management Plan.*
- 5. Consider an allocation of \$31,000 be considered in the 2018/19 Annual Budget preparation to complete the Gawler and Surrounds Stormwater Management Plan.*
- 6. Notes a further report providing an update on the Smith Creek Stormwater Management Plan will be presented to a future Infrastructure and Environmental Services Committee meeting.*

As highlighted above, the flood mapping data has been presented to the IES committee via an update report. The administration will not however seek its formal endorsement until such time the Smith Creek Stormwater Management Plan is finalised. This document is being currently managed by the City of Playford, however they are experiencing some delays. Nevertheless, the flood data is public information.

### COMMENTS/DISCUSSION

Council was approached in July 2021 about the project and feedback was sought relative to our support and possible assistance, noting the data was already complete.

For the Town of Gawler, this Code Amendment will be relatively straight forward as it will seek to implement the Smith Creek data. This data effects a portion of Council's Rural Zone, however as highlighted above, more so covers the City of Playford. The introduction of this data set into the Code will be undertaken as part of Phase 1 of the project.

In terms of assistance from Council. Due to the subject data being already complete and supported, our involvement is simply to assist with advertising the associated consultation period when released for comment. When approached, Council administration informed the Department Council were happy to assist by advertising the public consultation period via the following medians:

- Advertise via Council website (Materials to be provided by AGD)
- Advertise via Council Facebook Page (Materials to be provided by AGD)
- Provide spaces (upon request) for AGD to facilitate workshop or drop in session

As highlighted in **Attachment 1**, Phase 1 of the project is anticipated to be completed by June 2022. At this point in time the administration has not received information to suggest otherwise, although no dates for the consultation period have been locked in just yet. Nevertheless, once dates have been confirmed Council administration will be able to assist.

### COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer.  
Manager Infrastructure and Engineering Services  
Senior Strategic Planner

### CONSULTATION (EXTERNAL TO COUNCIL)

Planning and Land Use Services (PLUS) within the Attorney-General's Department

### POLICY IMPLICATIONS

Nil

### RISK EVALUATION

Risk	
Identify	Mitigation
Community not aware of updated flooding mapping to be inserted into the Planning and Design Code or their opportunity to provide comment on the project.	Aiding the State Government in advertising the upcoming public consultation period.
Opportunity	
Identify	Maximising the Opportunity
Include most up to date flood mapping into the Planning and Design Code for all of the public to be aware of.	Support the project in full as well as aiding the State Government in advertising the upcoming public consultation period.

**STATUTORY REQUIREMENTS**

*Planning, Development and Infrastructure Act 2016 Section 73*

**FINANCIAL/BUDGET IMPLICATIONS**

Nil

**COMMUNITY PLAN**

- 2.1 Physical and social infrastructure to service our growing population and economy
- 2.2 Growth to be sustainable and respectful of cultural and built heritage
- 4.1 Act on climate change
- 4.2 Create and maintain a riverine environment that reflects the social, cultural and landscape values of the river corridor
- 5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally

## 7.5 GAROC DRAFT ANNUAL BUSINESS PLAN 2022-23

**Record Number:** CC22/152;IC22/210

**Author(s):** Tim Kelly, Environment & Sustainability Officer

**Previous Motions:** Nil

**Attachments:**

1. **Consultation Cover Letter on GAROC's 2022-23 Draft Annual Business Plan 31 January 2022 CR22/19966** 
2. **GAROC Annual Business Plan 2022-23 - March 2022 CR22/19964** 

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### OFFICER'S RECOMMENDATION

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

1. It provides in principle support for the proposed GAROC Business Plan.
2. It suggests the following amendment to the proposed GAROC Business Plan under Theme 3, Environmental Reform:

**Market based renewables and Greenhouse Gas Accounting**

Support the ongoing advocacy of the LGA and Councils to the Federal Government on establishing legislated market based accounting and trading rules for renewable electricity and carbon offsets towards providing the certainty, integrity and fair pricing for councils and their communities to access these products.

### SUMMARY

The Chairperson of the Greater Adelaide Regional Organisation of Councils (GAROC) Mayor David O'Loughlin has written to Mayor Karen Redman presenting GAROC's draft Annual Business Plan 2022-23 for consideration and feedback (**Attachment 1**).

The draft Annual Business Plan 2022-23 sets out proposed actions for the coming year (**Attachment 2**).

The Plan is presented as building on the progress made in the last year and recognises that many of the actions require sustained ongoing advocacy.

The Plan has been reviewed by Council staff and there is general support for the priorities with one exception where greater support for the reform of renewable electricity and low carbon markets is sought.

This briefing proposes an additional objective to support the advocacy of councils to the Federal Government for legislated market based rules for renewable electricity and carbon offsets.

### BACKGROUND

RESOLUTION 2021:07:COU272

Moved: Cr C Davies

Seconded: Cr D Hughes

*That Council submit the following Items of Business for consideration to the Local Governments Association of South Australia, for inclusion in the 2021 LGA Annual General Meeting Business Papers:*

1. *That the LGA work in collaboration with the Australian Local Government Association to lobby the Federal Government to amend the National Greenhouse and Energy Reporting (NGER) Framework (further to the successful motion passed at the recent ALGA National General Assembly to establish a legal definition of what is required to buy renewable*

*electricity via the electricity grid and claim 100% renewable electricity use and zero emissions. This will establish market based accounting for renewable electricity that is consistent with the internationally respected Greenhouse Gas Protocol Scope 2 Accounting Guidelines. It will create a single nationally consistent method that applies to electricity and renewable electricity consumption and prevent double counting for all customers including for councils, households, and small to medium businesses seeking legally assured, clearly defined and fairly priced renewable electricity.*

2. *That the LGA explore ways to reduce the cost to Councils associated with adjustment of telecommunication service pits in road reserves. Introduction, context, what has gone before.*

RESOLUTION 2021:03:COU095

Moved: Cr D Fraser

Seconded: Cr D Hughes

*That Council:*

1. *Notes the call for Motion by the National General Assembly. 2. Notes the attendance of the Mayor and the Chief Executive Officer to the National General Assembly 2021 from 20-23 June 2021 (as per resolution 2020:11:COU517).*
2. *Notes that the Mayor and CEO will, while attending the Assembly, will hold meetings with relevant Federal Government Agencies and Ministers advocating on initiatives and funding opportunities, particularly recreation and sporting outcomes for the community.*
3. *Submit the following Motion on Notice: The National General Assembly calls on the Federal Government to amend the National Greenhouse and Energy Reporting (NGER) Framework to establish a legal definition of what is required to buy renewable electricity via the electricity grid and claim 100% renewable electricity use and zero emissions. This will establish market based accounting for renewable electricity that is consistent with the internationally respected Greenhouse Gas Protocol Scope 2 electricity and renewable electricity consumption and prevent double counting for all customers including for councils, households, and small to medium businesses seeking legally assured, clearly defined and fairly priced renewable electricity.*

The LGA, and ALGA have written to the Federal Government on renewable electricity reform that would provide clarity, integrity and fair pricing for consumers of renewable electricity. The Electricity Working Group of South Australian Councils has engaged with a range of federal government agencies and discussions are ongoing.

Concern about the lack of clarity and pricing fairness of renewable electricity and the integrity of carbon offsets is a significant challenge for a growing number of councils seeking to reduce emissions and make public commitments including councils that have committed to carbon neutrality.

This Report advises that whilst there is general support for the GAROC proposed Annual Business Plan overall, an additional objective for action towards reforming renewable electricity and low carbon markets will serve to underpin the ongoing collaboration and advocacy in this area.

## COMMENTS/DISCUSSION

The GAROC Business Plan covers Theme 3: Environmental Reform with the following objectives:

- Support LGA advocacy to State and Federal Government and assists member councils to ensure that all levels of government
- Undertake mitigation and adaptation actions that reduce climate risks and build community resilience.
- Support councils to improve waste and recycling practices and deliver viable and innovative waste services that meet the needs of the community and grow the Circular Economy and

advocate for State and Federal Government legislation, policies, funding and programs that will enable and support these outcomes.

It is suggested that the GAROC Business Plan could be improved by including the objective to continue the advocacy for clear and consistent legislated rules for renewable electricity and carbon offsets. Such an objective would be an acknowledgement of recent Australian Local Government Association resolution and South Australian Local Government Association resolutions for reform to enable clear and consistent guidance with fair pricing opportunities for all consumers.

This is an important area of reform as more councils, businesses and communities are taking action to switch to renewable electricity and looking to account for emissions and purchase offsets. There continue to be major concerns on the quality of advice available to councils and the integrity of schemes and products,

The advocacy of councils has contributed to the ACCC to list *Consumer and fair trading issues in relation to environmental claims and sustainability* as their top priority for 2022-23, with growing recognition that these matters need to be addressed. However, there is a need for GAROC to continue to support this advocacy to give support and confidence to those working within councils and the LGA to participate in reforms that will provide certainty and fairness for consumers.

It is worth noting that renewable electricity is now cheaper to produce than fossil fuel based electricity yet renewables continue to be charged as a penalty premium. As South Australia moves towards 100% renewable electricity generation, there is a need to ensure that South Australian consumers have clear guidance and opportunity to purchase and be allocated this renewable electricity at a fair price.

Both the ALGA and the LGA have sent correspondence to the Federal Government/Department on these reforms but are yet to be involved in meaningful engagement.

The recommendation is therefore that the GAROC draft business case under Theme 3 Environmental reform include an additional objective as follows:

**Market based renewables and Greenhouse Gas Accounting**

*Support the ongoing advocacy of the LGA and Councils to the Federal Government on establishing legislated market based accounting and trading rules for renewable electricity and carbon offsets towards providing the certainty, integrity and fair pricing for councils and their communities to access these products.*

**COMMUNICATION (INTERNAL TO COUNCIL)**

Chief Executive Officer  
Manager Infrastructure and Engineering Services  
Acting Manager Development, Environment & Regulatory Services

**CONSULTATION (EXTERNAL TO COUNCIL)**

The item be brought to the attention of the following parties:

Local Government Association of SA  
LGA Procurement

**POLICY IMPLICATIONS**

The outcomes of any reforms may have an impact on future policy amendments and procurement decisions

**RISK EVALUATION**

Nil

**STATUTORY REQUIREMENTS**

Nil



**FINANCIAL/BUDGET IMPLICATIONS**

Nil

**COMMUNITY PLAN**

- 3.3 Recognise, respect, support and advocate on behalf of volunteers
- 4.1 Act on climate change
- 4.4 Support sustainable use of natural resources and minimise waste
- 5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally

**7.6 HARDWASTE COLLECTION SERVICE 2021/22 UPDATE**

**Record Number:** CC22/152;IC22/216

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

**Previous Motions:** Council, 25/9/2018, Motion No: 2018:09:341

**Attachments:** Nil

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**OFFICER'S RECOMMENDATION**

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

- 1. It notes the Hardwaste Collection Service 2021/22 Update report.**
- 2. It continue the Hardwaste Collection service for the duration of the 2021/22 financial year.**
- 3. The revised (increased) potential Hardwaste Collection service cost for the 2021/22 financial year be provided for within the 2021/22 3<sup>rd</sup> Quarter Budget Review, with the additional funding required (estimated at up to \$40,000) being funded from estimated savings from the 2021/22 standard weekly kerbside waste collection/disposal service.**

**SUMMARY**

Providing an update to Council of hardwaste collection services for the 2021/22 financial year.

**BACKGROUND**

Council's hardwaste service was originally introduced from December 2018, on a trial basis limited to up to 460 Pensioner Concession Card holders.

Following the successful trial, the service was made available to all residents from the 2019/20 financial year, up to a value of \$120,000.

Given the take-up of the service to date in the 2021/22 financial year (including bookings not yet serviced), it is expected that the current budget provision of \$120,000 will be exceeded, potentially by up to \$40,000.

The purpose of this report is to seek Council's endorsement for the continuation of the 2021/22 hardwaste service for the duration of the financial year, with the potential service budget overrun of \$40,000 being funded from estimated savings from the standard weekly kerbside waste collection/disposal service.

**COMMENTS/DISCUSSION**

For the 2021/22 financial year, the hardwaste service was originally predicated on a budgeted cost of \$120,000, based on providing up to 1,530 services. Residents can utilise the service via the following options:

- Kerbside pick-up
- Drop-off at either NAWMA Resource Recovery Centre on Bellchambers Road, Edinburgh North (Monday to Friday 8am to 4pm or Saturday and Sunday 9am to 3pm) or at Eco Waste Solution 101 Kelly Road, Willaston (Monday to Friday 7am to 5pm or Saturday 9am to 2pm)

Based on take-up of the service to date this financial year (approximately 1,200 services to the end of January 2022), and not yet redeemed bookings/vouchers, the potential utilisation of the service this financial year could be as high as approximately 2,000 services (i.e. 470 above the original provision).

The total cost of providing up to 2,000 services will vary, dependent on which service option a customer utilises – noting that the average service drop-off cost incurred at the local Eco-Waste Solutions site at Willaston is approximately \$110, whereas the average service cost incurred via services at NAWMA (via kerbside collection or drop-off) is approximately \$74.

Nonetheless, assuming a consistent user service utilisation trend is continued for the remainder of the financial year, it is estimated that the cost of providing up to 2,000 hardwaste services would be in the order of up to \$160,000 (i.e. \$40,000 above the existing service budget).

Whilst Council could, in light of the additional estimated costs, elect to temporarily suspend the hardwaste service for the remainder of the current financial year (but continue to honour *existing* bookings in the system), staff have identified that the estimated budget overrun for the hardwaste service could be funded from estimated savings in the standard weekly kerbside waste collection/disposal service.

On this basis, staff are recommending that Council commit to maintaining the hardwaste service for the duration of the current financial year.

### COMMUNICATION (INTERNAL TO COUNCIL)

Acting Manager Development & Environmental Services

### CONSULTATION (EXTERNAL TO COUNCIL)

NAWMA

### POLICY IMPLICATIONS

Budget Management Policy

### RISK EVALUATION

Risk	
Identify	Mitigation
Reputational risk from short-term withdrawal of service, if Council was to decide to temporarily cease the service between now and 30 June 2022 due to budgeted cost of service being exceeded	Continue service for the duration of the financial year, and fund the associated budget overrun via budget savings from other Council operations
Opportunity	
Identify	Maximising the Opportunity
Identify other areas within Council's budget that could fund any potential hardwaste service cost budget overrun, such that the service could be funded for the remainder of the financial year. This would ensure compliance with Council's Budget Management Policy.	It has been identified that the potential hardwaste service cost budget overrun of up to \$40,000 could be funded from estimated savings in the standard weekly kerbside waste collection/disposal service.

### STATUTORY REQUIREMENTS

Nil

### FINANCIAL/BUDGET IMPLICATIONS

The estimated hardwaste service budget overrun for the 2021/22 financial year, of up to \$40,000 (which is ultimately dependent on utilisation of the service for the remaining months), can be funded from estimated savings within the standard weekly kerbside waste collection/disposal service.

This will ensure compliance with Council's Budget Management Policy that prescribes that any additional funding sought during the year be funded, in the first instance, by identified savings elsewhere within the existing budget.

With the potential \$40,000 additional hardwaste service cost being funded from within the standard weekly kerbside waste collection/disposal service, culminates in Council's total Waste Management services budget remaining unchanged.

## **COMMUNITY PLAN**

- 4.4 Support sustainable use of natural resources and minimise waste
- 5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally

**7.7 ELECTRIC VEHICLE UPDATE - CHARGING STATIONS AND TRANSITION PLAN****Record Number:** CC22/152;IC21/885**Author(s):** Tim Kelly, Environment & Sustainability Officer**Previous Motions:** Council 26/10/2021 RESOLUTION 2021:10:COU413; IES 12/10/2021, COMMITTEE RESOLUTION 2021:10:IES038**Attachments:** 1. **Tesla Super Charger Proposal - 7 April 2022 CR22/17666** 

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**OFFICER'S RECOMMENDATION**

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

- 1. Council owned chargers available for public use, a user pays cost recovery model is recommended for the cost of electricity that would be provided to users.**
- 2. The Tesla proposal for fast chargers to be built, owned, and operated by Tesla on Council property, be supported in principle subject to:**
  - (a) Further investigation into a suitable site and a final detailed proposal.**
  - (b) A commitment by Tesla to ensure that the chargers are made universally available to all Electric Vehicles makes and models with fast charging capability at the earliest opportunity.**
  - (c) A detailed report being brought back to the Infrastructure and Environmental Services Committee and a site specific proposal from Tesla.**
- 3. An Electric Vehicle Transition and Charging Plan be undertaken in 2023-24, with support from an external consultant with experience in electric vehicle operations.**

**SUMMARY**

A Council internal Electric Vehicle Working Group has been investigating the opportunities and challenges to begin an electric vehicle transition for the Town of Gawler vehicle fleet, commencing with the scheduled purchase of two light electric vehicles scheduled in 2021-22.

This action by Council is provided for in the soon to be released for public consultation Climate Emergency Action Plan.

Key areas of focus in seeking to commence Councils own fleet to electric vehicles includes, but not limited to:

- Ensuring adequate charging facilities and charging plans;
- Selecting fit for purpose electric vehicles that can meet the needs of council operations and private use arrangements; and
- Assessing the Total Cost of Ownership of vehicles, noting that electric vehicles typically have a higher up-front cost and lower operating costs.

**BACKGROUND**

At the meeting held on 26 October 2021 Council adopted the following recommendation from the Infrastructure and Environmental Services (IES) Committee. In particular, this report addresses Resolution 4.7 which addresses the need for cost recovery to ensure that recharging through Council infrastructure is sustainable.

RESOLUTION 2021:10:COU413

Moved: Cr P Koch

Seconded: Cr P Little

*That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 7.5 of the meeting of that Committee meeting held on 12 October 2021, being:*

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

- 1. It notes the formation of an internal Electric Vehicle Working Group comprised of representatives from across multiple functional areas to investigate opportunities and challenges associated with transitioning to electric vehicles.*
- 2. It purchase two electric vehicles (EVs), as outlined in this report and otherwise provided for in the 21/22 budget, to assist in informing Council about any future transition to electric vehicles.*
- 3. As part of the next quarterly budget review allocate \$13,000 to support the EVs by increasing the number of mid-speed 22 kW chargers at the Gawler Administration Centre from two outlets to four outlets by installing one additional twin outlet charge station for Council use only, within the Council's security cage.*
- 4. The EV Transition Working Group:*
  - 4.1. Continues to collaborate on ideas and opportunities to attract the best EV options and charge station opportunities, including to investigate third party funded solutions as appropriate.*
  - 4.2. Collaborates with LGA Procurement on group purchasing opportunities that would benefit the Town of Gawler.*
  - 4.3. Continue to engage with operational areas directly impacted by electric vehicles to discuss what this would involve and ensure that there are adequate plans in place for recharging in order to addresses any potential challenges.*
  - 4.4. Develops a forward plan for Council recharge infrastructure needs across the key work sites such as the GAC, Sports and Community Centre and the Depot.*
  - 4.5. Engages a specialist in the electric vehicle transition to present to council staff on lessons learnt from other councils and what the EV transition might mean for operations.*
  - 4.6. Reviews the procurement policies for fleet vehicles towards removing un-necessary barriers for purchasing EVs.*
  - 4.7. Reviews the decision to provide public recharging at no cost to consumers and describe alternative cost recovery or near cost recovery options for the IES Committee to consider.*

This briefing provides an update to the IES Committee, and seeks approval to complete a formal Electric Vehicle Transition and Charging Plan for the Town of Gawler in 2022-23 following the trial of the first Council owned electric vehicles.

## **COMMENTS/DISCUSSION**

### **Vehicle Availability**

The availability of electric vehicle models and their associated capabilities relating to vehicle type, charging rates and range (typically using the rating of real range or real world range) is continuously changing with more new models becoming available.

- More vehicles are becoming available with faster charging options enabled through larger 22 kW on board charge inverters with DC fast charging capabilities.
- Battery options and real range of vehicles is increasing.
- New models in the cargo van and larger van models are forecast to be available in Australia during the next few years.
- Larger SUV, utility and tray top four-wheel drive vehicles are also expected to become available in the future with most manufacturers entering the commercial and SUV market.

There is a current waiting period of six to nine months between placing an order for an electric vehicle to delivery. Some forums have suggested that the waiting time may be even longer in the short term until manufacturers are more confident in the Australian EV market. This also means that when seeking to purchase an EV, there is merit in expressing an interest for improved next models (bigger batteries, faster charging capability and longer range) that are scheduled to be available for the Australian market. The consequence of which would be that time frames for commencement to EVs will be longer.

### **Vehicle Recharging**

There are four basic sizes of vehicle charging units which are summarised as follows:

- Standard AC 240V power outlet (10 amps or 15 amps). These require no additional cost and are plugged in directly or via an extension cord which can raise issues of safety and exposure to damage and wet conditions.
- 6 KW car chargers which charge at a rate that matches the limits of the on-board electronics on most earlier EVs and many current EVs.
- 22 kW medium speed AC chargers which can charge at a faster rate where the vehicles are fitted with larger on-board charge inverters.
- 50 kW plus DC charging Stations which typically promoted for TESLA vehicles and a wider range of new model EVs, to deliver a full charge in approximately 30 minutes.

The upgraded chargers at the Gawler Administration Centre (GAC) are 22 kW medium speed chargers and whilst every vehicle is different in its range and charging capability, the GAC chargers will be able to charge most vehicles with a larger on-board charge inverter within two hours. For vehicles with a smaller 6kW on board charge inverter may take up to 6 hours for a near full charge from a near discharged state.

### **Cost Recovery**

The current publicly accessible chargers owned by the Town of Gawler provide electricity to users at no cost. This decision was made at the time when the charges were first installed in 2017 as an incentive to users and to help community transition to EV usage. It is considered timely that this position be reviewed at this point.

Whilst this policy was appropriate to encourage the take up of EVs, it is no longer appropriate as EVs are becoming mainstream. Without a change, the cost burden will not be sustainable and may also provide loopholes where the charged batteries of vehicles could be used to feed into homes and may not be fully used by the vehicle.

There is capability in the current units for the Town of Gawler to recover the cost of electricity using the account access settings. The costs to be recovered are incorporated in the proposed Fees and Charges schedule for 2022-23 which was tabled to the Special Council Meeting on 5 April 2022.

Pending the successful procurement of renewable electricity via the new LGA Procurement Contract, the Town of Gawler would also be able to promote that its charge stations include accredited renewable electricity from January 2023.

### **Electric Vehicle Transition and Recharging Plan**

The staff Electric Vehicle Working Group has identified that a transition plan to guide the Town of Gawler in its transition to electric vehicles would assist in decision making and building confidence and knowledge of staff in its transition to electric vehicles during a time of rapid change in technology and vehicles becoming available.

There is no budget bid for this plan in 2022-23 and therefore this would be a prepared as a budget bid for 2023-24, following the trial of the first electric vehicles.

The plan would cover all aspects of transitioning light vehicles and heavy vehicles towards the proposed aspirational targets of Gawler's Climate Emergency Action Plan, including engagement with staff on using and recharging the vehicles.

Engagement with various organisations and experts to date, has suggested that the Town of Gawler is right to focus on providing sufficient recharging infrastructure to meet the needs of its fleet.

This will require a long-term plan based on the best estimate of needs, implemented in a progressive way to provide for Council and staff vehicles as the demand increases.

It is not desirable to over invest in infrastructure, and ultimately a mix of charge outlets at Town of Gawler work sites would be appropriate including smaller 6 kW - recharging points (lowest cost) as well as 22 kW medium speed charging stations for more frequently used vehicles to minimise the charge time required.

The 50 KW plus DC fast chargers are much more expensive, and third-party provider-owners should be encouraged and supported to establish these in the Town of Gawler. DC fast charge units may also be a priority for any EV trucks to be used at the Town of Gawler Operations Depot.

The outline of the plan would therefore be to:

- Guide staff engagement, information and practice as vehicles change to all electric models.
- Define the ultimate need for EV Charging at Town of Gawler work sites.
- Define the level for any public EV charging required at Town of Gawler sites.
- Identify where there is a need for additional power supply feed lines and/or switchboard and cabling upgrades and should there be any site upgrades undertaken for other reasons, ensure that power supply capability is provided for.
- Partner with third parties to establish the larger fast charging units on Town of Gawler sites that are built, owned and operated by those third parties.

### **Tesla unsolicited proposal for 6 fast chargers in Gawler**

Tesla has approached the Town of Gawler with a proposal to build, own and operate 6 Tesla fast Superchargers on Town of Gawler land/sites. The non-confidential summary presentation about the offer is attached (**Attachment 1**). This offer, if accepted, would complement the Town of Gawler planning to provide the smaller 22 kW and 6 kW AC chargers and a limited number of accessible fast chargers in the community.

Tesla would arrange the power feed as required and the infrastructure (cabling and switchboards) would be available for the Town of Gawler to access should Tesla close down their assets.

The Tesla Superchargers would all be installed in one location, meaning that 6 car parking spaces would need to be designated for fast charging. The location may be dependent on access to local amenities and businesses and suitable SAPN medium voltage distribution supply.

Current Tesla Superchargers are only suitable for Tesla Vehicles but will be upgrading to universal fast charging from 2023. Tesla were approached to clarify this commitment and have confirmed their intention to open the Supercharger network to non-Tesla EVs, and by doing so, encourage more drivers to go electric. The company are not able to provide a fixed date when Town of Gawler superchargers would be made available to non-Tesla vehicles, but have advised that If the Superchargers are not universal at the time of installation in Gawler (Q2 2023), the change to become universal is a software upgrade and will not require any other on site works.

As the Tesla Superchargers will complement Town of Gawler EV charge stations and can be established without a budget impact on the Town of Gawler, it is recommended that in-principle support is provided to Tesla but a final decision would be subject to a detailed report on the impact of dedicating 6 parking places for Electric Vehicles and a site specific proposal by Tesla.

### **Council policy adjustments**

Several changes to Council's procurement policy have been identified to better support the transition to electric vehicles. These changes typically relate to how the attributes and performance of vehicles are defined, how tender specifications should be prepared and how costs (purchase, operating, depreciation and disposal) are evaluated.



Operational policy changes may include the cost recovery for public recharging and allowing for a longer asset life expected from electric vehicles.

### Conclusion

In conclusion, the IES should recommend to Council that:

- Cost recovery for the electricity provided to public users is established.
- The Tesla proposal to install 6 DC Superchargers at a Town of Gawler site to be supported in principle, subject to a suitable location being identified for 6 dedicated parking places, power supply being confirmed and that there is a commitment by Tesla to ensure that these are universally available for all vehicles with fast charging capability. A final decision would be subject to a further detailed report to Council and a site specific proposal by Tesla.
- A detailed Electric Vehicle Transition Plan is prepared in conjunction with a suitable consultant that includes guidance for transitioning to electric vehicles and providing recharge infrastructure guidelines as required.

### COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer  
 Manager Finance and Corporate Services  
 Manager Infrastructure and Engineering Services  
 Acting Manager Development, Environment and Regulatory Services  
 Procurement Officers  
 Staff Electric Vehicle Working Group (Chaired by Sam Dilena)

### CONSULTATION (EXTERNAL TO COUNCIL)

Local Government Association of SA  
 Electricity Working Group of South Australian Councils

### POLICY IMPLICATIONS

Procurement Policy

### RISK EVALUATION

Risk	
Identify	Mitigation
As the Town of Gawler increases its use of EVs and as Staff begin to travel using private EVs there is a risk of not having access to suitable charging stations.	By providing additional chargers for Council and staff vehicles in advance of vehicles arriving, EV needs can be met.
Risk of over investing in EV chargers	By using the guidance of an EV Transition and Recharging Plan, and by partnering with the private sector, a range of trickle, medium and fast charge outlets can be provided without over investing.
Opportunity	
Identify	Maximising the Opportunity
Opportunity to recover the cost of charging	<p>The current charge facilities do not pass the cost of charging onto consumers. A policy change to recover the cost of electricity will ensure that council EV Charging costs are sustainable.</p> <p>This could assist in meeting some or all costs for recharge as accredited renewable electricity.</p>

Partnerships and funding.	Staff are engaging with the LGA Procurement, the State Government, the RAA (as preferred statewide charging provider) and some providers on partnerships and 3 <sup>rd</sup> party funding models. These can vary from an advertising funded model to a service provider funded model. There may be opportunities to avoid an up-front cost.
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## STATUTORY REQUIREMENTS

*Local Government Act 1999* – Procurement

## FINANCIAL/BUDGET IMPLICATIONS

There are no additional budget impacts to the current 2021-22 budget.

The purchase of electric vehicles in 2022-23 will be subject to inclusion in the fleet replacement budget.

The cost of providing electric vehicle charging stations will be assessed on an annual basis based on a forecast of need.

Electric vehicles have higher up-front costs to purchase the vehicle and establish recharging facilities but lower operating costs. When evaluated across the whole of life, the Total Cost of Ownership (TCO) is competitive due to lower costs for fuel and maintenance.

Electric vehicles are also not exposed to changes in fuel pricing created by geopolitical factors that impact on global oil prices and have contributed to the current high cost of fuel.

## COMMUNITY PLAN

4.1 Act on climate change

4.4 Support sustainable use of natural resources and minimise waste





## 7.8 POLICY REVIEW

**Record Number:** CC21/128;IC21/990

**Author(s):** Chris Haynes, Governance Support Officer

**Previous Motions:** Nil

**Attachments:**

1. **DRAFT Policy Licensed Premises - Liquor Licence and Gaming CR22/17794** 
2. **DRAFT Policy Naming of Public Places CR22/16000** 
3. **DRAFT Policy Third Party Advertising on Council Reserves CR22/16008** 
4. **Wood Collection from Council Property adopted 13-03-2018 CR18/4988** 

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### OFFICER'S RECOMMENDATION

That the Infrastructure & Environmental Services Committee:

1. **Adopts the following policies:**
  - a) **Licensed Premises – Liquor Licence and Gaming**
  - b) **Naming of Public Places**
  - c) **Third Party Advertising on Council Reserves**
2. **Rescinds the Wood Collection from Council Property policy.**

### SUMMARY

The policies and codes included in the Policy and Code of Practice Manual are required to be reviewed annually, biennially or after the election of a new Council.

### BACKGROUND

This report is part of an ongoing review of the Policy and Code of Practice Manual and provides an update on a number of policies that have recently been reviewed.

Where changes have been made they are shown via "Track Changes" to the document.

The policies provided in this report are made publicly available on Council's website together with any mandatory procedures. Procedures that have been created for a policy or code are referenced on the front page of each policy/code. If a procedure is mandatory it will be presented at the time of the review of its respective policy/code.

### COMMENTS/DISCUSSION

The policies below have been reviewed by Council Officers.

#### **Section 3 – Environment Development and Regulatory Services**

##### Licensed Premises – Liquor Licence and Gaming

Staff have reviewed this policy and advise that it is still current. Minor changes have been made to dates and the document number only. **Attachment 1**

##### Naming of Public Places

Staff have reviewed this policy and advise that it is still current. Minor changes have been made to dates, the document number and additions of Responsible Officers. A change to the wording regarding consultation with the local Aboriginal community at clause 3.5.5 has also been made. **Attachment 2**

### Third Party Advertising on Council Reserves

Staff have reviewed this policy and advise that it is still current. Minor changes have been made to dates, the document number and additions of Responsible Officers. **Attachment 3**

### Wood Collection from Council Property Policy

Council staff have reviewed this policy and recommend that the policy be revoked.

The collection of vegetation, without receiving permission from Council is prohibited. Under Local Government Land By-Law No. 4 2019, clause 4 Activities Requiring Permission, states:

#### *4.4 Alteration to Local Government Land*

#### *4.4.5 planting a tree or other vegetation on the land, interfering with the vegetation on the land or removing vegetation from the land.*

### [By-Laws Register | Town of Gawler Council](#)

The policy is attached to this report. **Attachment 4**

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

Relevant Council staff

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

Nil

## **POLICY IMPLICATIONS**

The Policies presented inform the operational consequences in the relevant areas of Council.

## **RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Not meeting legislated requirements and/or service standards adopted by Council.	Review regularly to ensure codes and policies reflect current expectations and practices of Council and clearly guide decision making processes that reflect community needs.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Community awareness	Codes and policies that are legislated or have been introduced at Council's discretion, will assist in community understanding of the services standards of Council.

## **STATUTORY REQUIREMENTS**

Certain Policies and Codes of Practice are required in accordance with the Local Government Act 1999.

## **FINANCIAL/BUDGET IMPLICATIONS**

Implementation and application of the Policies and Codes of Practice will to varying degrees have financial consequences on the Council.

## **COMMUNITY PLAN**

1.1 Gawler remains unique and distinct from its neighbouring areas

1.2 Foster a vibrant and active local community that is proud of Gawler

- 1.3 Protect and promote Gawler's unique history
- 2.1 Physical and social infrastructure to service our growing population and economy
- 2.2 Growth to be sustainable and respectful of cultural and built heritage
- 2.3 Manage growth through the real connection of people and places
- 2.4 Local economic activity to create local job opportunities and generate increased local wealth
- 3.1 Gawler to be an inclusive community with quality health and social wellbeing services to meet the needs of our growing community
- 3.2 Provide sporting and recreational facilities to meet local and regional community needs
- 3.3 Recognise, respect, support and advocate on behalf of volunteers
- 3.4 Encourage the development of the Arts and creative sector
- 4.1 Act on climate change
- 4.2 Create and maintain a riverine environment that reflects the social, cultural and landscape values of the river corridor
- 4.3 Protection of environmentally significant areas of native vegetation for present and future generations
- 4.4 Support sustainable use of natural resources and minimise waste
- 4.5 Support the provision of useable public realm that preserves and enhances the environment and biodiversity
- 5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally
- 5.2 Foster and encourage community teamwork
- 5.3 Continue to deliver effective services and refine management processes

**8 ITEMS LISTED FOR DISCUSSION**

**9 ITEMS LISTED FOR DISCUSSION AT FUTURE MEETINGS**

**10 QUESTIONS WITHOUT NOTICE**

**11 MOTIONS WITHOUT NOTICE**

**12 CLOSE**

**13 NEXT ORDINARY MEETING**

Tuesday 14 June 2022 commencing at 7.00pm