

Town of Gawler

Adoption of Valuation and Declaration of Rates 2026-2027

NOTICE is hereby given that the Town of Gawler, at its meeting held on Monday, 22 June 2026 adopted Valuations of Capital Value and Declared Rates and Charges for the financial year commencing 01 July 2026 and ending 30 June 2027, as follows:

Adoption of Valuation

Pursuant to section 167(2)(a) of the *Local Government Act 1999*, adopted for rating purposes, the Valuer General's Valuation of Capital Values applicable to all land within the Council area totaling \$8,588,968,040, and specified 1 July 2026 as the date on which these valuations are adopted.

Differential General Rates

Having taken into account the general principles of rating contained in section 150, and the requirements of section 153(2), and in exercise of the powers in section 153(1)(b) and pursuant to section 156(1)(a) and subject (as below) to section 158(1)(b) of the *Local Government Act 1999*, Council declared differential general rates, based on the Capital Value of rateable land, such differential rates varying according to the use of the land as designated in regulation 14(1) of the Local Government (General) Regulations 2013, as follows:

- (a) Residential – a rate of 0.003331 in the dollar
- (b) Commercial – Shop - a rate of 0.008960 in the dollar
- (c) Commercial – Office - a rate of 0.008960 in the dollar
- (d) Commercial – Other - a rate of 0.008960 in the dollar
- (e) Industry – Light - a rate of 0.008960 in the dollar
- (f) Industry – Other - a rate of 0.008960 in the dollar
- (g) Primary Production - a rate of 0.003331 in the dollar
- (h) Vacant Land - a rate of 0.007328 in the dollar
- (i) Other - a rate of 0.003331 in the dollar

Minimum Rate

Pursuant to section 158(1)(a) of the *Local Government Act 1999* and in accordance with the provisions of section 153(2) of the *Local Government Act 1999*, fixed the minimum amount payable by way of general rates on rateable land within the Council area at \$1,320.

Alteration of General Rates for Commercial and Industrial Properties

Pursuant to section 158(1)(b) of the *Local Government Act 1999*, altered the amount of general rate that would otherwise be payable in respect of land with a land use of Category 2 (Commercial – Shop), Category 3 (Commercial – Office), Category 4 (Commercial – Other), Category 5 (Industry – Light) and Category 6 (Industry – Other), as follows:

Property Valuation Range \$	Effective Net General Rate (Rate in the Dollar)
0 – 199,000	Minimum Rate
200,000 – 499,000	0.006326
500,000 – 749,000	0.006899
750,000 – 999,000	0.007477
1,000,000 – 1,499,000	0.008624
1,500,000 – 1,999,000	0.009755
2,000,000 plus	0.010900

Alteration of General Rates for properties affected by the Town of Gawler Boundary Change Proposal
In accordance with the 22 January 2026, *Local Government (Boundary Alteration) Proclamation 2026*, to give effect to changes to the boundaries of the Council area (effective from 1 July 2026), for land affected by the boundary alteration, any adjustment, capping, remission or other transitional rating treatment will be applied in accordance with any such arrangements in accordance with the requirements, conditions and timeframes set out in the relevant proclamation, direction or legislative instrument.

Waste Management Annual Service Charge

Pursuant to section 155 of the *Local Government Act 1999*, imposed an annual service charge of \$290 based on the nature of the service, on all occupied land in the Council area (excluding primary production properties with no, or minimal built form) to which the Council provides or makes available the prescribed service of waste collection, treatment and disposal.

Separate Rate for Town Centre Business Development and Marketing

Pursuant to section 154 of the *Local Government Act 1999*, declared a separate differential rate for the purpose of business development and marketing on all rateable land within the Gawler Town Centre Business Zone of 0.00051215 in the dollar based on the capital value of the land with a land use of - Category 2 (Commercial - Shop), Category 3 (Commercial - Office), Category 4 (Commercial - Other), Category 5 (Industry - Light) and Category 6 (Industry - Other).

Separate Rate for Non-Town Centre Business Development

Pursuant to section 154 of the *Local Government Act 1999*, declared a separate differential rate for the purpose of business development and marketing on all rateable land within the Council area excluding the Gawler Town Centre Business Zone of 0.00022361 in the dollar based on the capital value of the land, with a land use of - Category 2 (Commercial - Shop), Category 3 (Commercial - Office), Category 4 (Commercial - Other), Category 5 (Industry - Light) and Category 6 (Industry - Other).

Separate Rates for State Government Regional Landscape Levies

Pursuant to section 69 of the *Landscape South Australia Act 2019* and section 154 of the *Local Government Act 1999*, and for the purposes of reimbursing to the Council the amounts of (a) \$702,888 contributed to the Northern & Yorke Landscape Board and (b) \$3,528 contributed to the Green Adelaide Landscape Board, declared separate rates based upon the capital value of rateable land and imposed on all rateable land within the Council area that is situated within the Northern & Yorke Landscape Board and the Green Adelaide Landscape Board areas as follows:

- (a) Northern and Yorke Landscape Board area – a rate of 0.00008406 in the dollar
- (b) Green Adelaide Landscape Board area – a rate of 0.00005872 in the dollar

Separate Rate—Gawler East Transport Infrastructure

Pursuant to section 154 of the *Local Government Act 1999*, declared a proportionate separate rate on the following land parcels for the purpose of securing developer contributions towards construction of the Gawler East Link Road and associated deferred infrastructure (including trees), which will be of direct benefit to the land and occupiers of the land:

Assessment	Certificate of Title	Total Area (Ha)	Per Ha Rate Payable \$	Total Contribution Payable \$
<i>Development Area - Springwood</i>				
164438	CT 6244/939	31.21	\$41,930.86	\$1,308,662.27
164373	CT 6118/249	32.34	\$34,988.77	\$1,131,536.92
164398	CT 6293/361	14.27	\$34,100.69	\$486,616.78
161087	CT 6293/360	7.50	\$34,113.37	\$255,850.24
164381	CT 6293/359	47.33	\$34,104.27	\$1,614,155.12
166478	CT 6184/173	30.20	\$25,893.00	\$781,968.66
<i>Development Area - Other Future Developers (OFD)</i>				
144572	CT 6208/637	1.60	\$100,782.46	\$161,352.71
144564	CT 6208/636	1.41	\$101,504.00	\$143,019.13
144556	CT 6208/635	3.10	\$67,413.95	\$208,915.84
68584	CT 5462/883	1.00	\$100,587.59	\$100,788.76
68576	CT 5462/882	1.00	\$100,688.07	\$100,788.76
68827	CT 5636/60	3.26	\$100,943.58	\$328,571.37
68568	CT 5463/945	1.32	\$100,384.69	\$132,005.87
88222	CT 5809/64	1.58	\$100,725.01	\$159,246.24
79776	CT 5809/65	1.38	\$100,642.90	\$139,088.49
68819	CT 5636/59	5.59	\$99,007.56	\$553,056.25
68802	CT 5592/947	4.22	\$39,701.55	\$167,540.56
149866	CT 5456/200	5.52	\$75,441.76	\$416,589.37
149899	CT 5098/618	3.62	\$43,340.16	\$156,761.37
67345	CT 5786/841	1.00	\$100,788.76	\$100,788.76
149874	CT 5162/73	2.02	\$61,203.42	\$123,875.72
149882	CT 5162/74	2.02	\$78,160.43	\$158,040.40
150421	CT 6206/115	2.91	\$72,015.33	\$209,708.65
67086	CT 5899/721	4.31	\$90,240.58	\$388,846.65
68535	CT 6112/595	0.53	\$100,788.77	\$53,418.05
67191	CT 5481/177	5.15	\$46,511.25	\$239,532.95
67183	CT 5125/726	4.05	\$50,941.31	\$206,312.30
67175	CT 5894/916	4.10	\$23,773.04	\$97,469.47
133348	CT 6181/286	3.04	\$19,395.64	\$58,962.75
144491	CT 6207/896	3.94	\$81,426.83	\$320,496.02
67159	CT 6193/982	4.62	\$31,993.30	\$147,809.04
67142	CT 5485/704	4.08	\$12,230.59	\$49,900.79
164195	CT 6315/74	4.35	\$23,863.45	\$103,806.02

Separate Rate—Gawler East Community Infrastructure

Pursuant to section 154 of the *Local Government Act 1999*, declared a proportionate separate rate on the following land parcels for the purpose of securing developer contributions towards community infrastructure, which will be of direct benefit to the land and occupiers of the land:

Assessment	Title Details	Total Area (Ha)	Per Ha Rate Payable \$	Total Contribution Payable \$
<i>Development Area - Springwood</i>				
164438	CT 6244/939	31.21	\$26,142.09	\$815,894.57
164373	CT 6118/249	32.34	\$21,872.83	\$707,367.28
164398	CT 6293/361	14.27	\$18,062.46	\$257,751.24
161087	CT 6293/360	7.50	\$21,202.63	\$159,019.70
164381	CT 6293/359	47.33	\$21,196.97	\$1,003,252.82
166478	CT 6184/173	30.20	\$15,787.00	\$476,767.40
<i>Development Area - Other Future Developers (OFD)</i>				
144572	CT 6208/637	1.60	\$45,203.12	\$72,370.20
144564	CT 6208/636	1.41	\$45,556.03	\$64,188.44
144556	CT 6208/635	3.10	\$30,631.36	\$94,926.57

68584	CT 5462/883	1.00	\$45,112.91	\$45,203.13
68576	CT 5462/882	1.00	\$45,157.98	\$45,203.13
68827	CT 5636/60	3.26	\$45,272.57	\$147,362.20
68568	CT 5463/945	1.32	\$45,031.26	\$59,216.10
88222	CT 5809/64	1.58	\$45,174.54	\$71,420.95
79776	CT 5809/65	1.38	\$45,137.71	\$62,380.32
68819	CT 5636/59	5.59	\$44,426.28	\$248,165.18
68802	CT 5592/947	4.22	\$18,531.14	\$78,201.41
149866	CT 5456/200	5.52	\$34,135.65	\$188,497.05
149899	CT 5098/618	3.62	\$20,120.83	\$72,777.04
67345	CT 5786/841	1.00	\$45,203.13	\$45,203.13
149874	CT 5162/73	2.02	\$27,916.95	\$56,503.91
149882	CT 5162/74	2.02	\$35,321.93	\$71,420.95
150421	CT 6206/115	2.91	\$32,644.98	\$95,062.17
67086	CT 5899/721	4.31	\$40,597.84	\$174,936.11
68535	CT 6112/595	0.53	\$45,203.12	\$23,957.65
67191	CT 5481/177	5.15	\$21,504.40	\$110,747.67
67183	CT 5125/726	4.05	\$23,438.66	\$94,926.57
67175	CT 5894/916	4.10	\$11,576.41	\$47,463.29
133348	CT 6181/286	3.04	\$9,665.14	\$29,382.04
144491	CT 6207/896	3.94	\$36,750.51	\$144,650.01
67159	CT 6193/982	4.62	\$15,165.55	\$70,064.86
67142	CT 5485/704	4.08	\$6,536.73	\$26,669.85
164195	CT 6315/74	4.35	\$11,742.42	\$51,079.53

Separate Rate—Gawler East Traffic Interventions

Pursuant to section 154 of the *Local Government Act 1999*, declared a proportionate separate rate on the following land parcels for the purpose of securing developer contributions towards Gawler East Traffic Interventions infrastructure, which will be of direct benefit to the land and occupiers of the land:

Assessment	Title Details	Total Area (Ha)	Per Ha Rate Payable \$	Total Contribution Payable \$
<i>Development Area - Springwood</i>				
164438	CT 6244/939	31.21	\$58,578.02	\$1,828,220.10
164373	CT 6118/249	32.34	\$48,820.25	\$1,578,846.85
164398	CT 6293/361	14.27	\$50,658.32	\$722,894.16
161087	CT 6293/360	7.50	\$47,621.07	\$357,158.05
164381	CT 6293/359	47.33	\$47,608.38	\$2,253,304.48
166478	CT 6184/173	30.20	\$36,172.78	\$1,092,417.90
<i>Development Area - Other Future Developers (OFD)</i>				
144572	CT 6208/637	1.60	\$20,136.15	\$32,237.97
144564	CT 6208/636	1.41	\$20,293.35	\$28,593.32
144556	CT 6208/635	3.10	\$13,645.02	\$42,285.91
68584	CT 5462/883	1.00	\$20,095.96	\$20,136.15
68576	CT 5462/882	1.00	\$20,116.04	\$20,136.15
68827	CT 5636/60	3.26	\$20,167.08	\$65,643.85
68568	CT 5463/945	1.32	\$20,059.58	\$26,378.34
88222	CT 5809/64	1.58	\$20,123.41	\$31,815.12
79776	CT 5809/65	1.38	\$20,107.01	\$27,787.89
68819	CT 5636/59	5.59	\$19,790.09	\$110,547.44
68802	CT 5592/947	4.22	\$8,254.87	\$34,835.54
149866	CT 5456/200	5.52	\$15,206.04	\$83,967.73
149899	CT 5098/618	3.62	\$8,963.01	\$32,419.20
67345	CT 5786/841	1.00	\$20,136.15	\$20,136.15
149874	CT 5162/73	2.02	\$12,435.86	\$25,170.19
149882	CT 5162/74	2.02	\$15,734.48	\$31,815.12
150421	CT 6206/115	2.91	\$14,542.00	\$42,346.32
67086	CT 5899/721	4.31	\$18,084.68	\$77,926.88
68535	CT 6112/595	0.53	\$20,136.13	\$10,672.15
67191	CT 5481/177	5.15	\$9,579.33	\$49,333.56
67183	CT 5125/726	4.05	\$10,440.97	\$42,285.91
67175	CT 5894/916	4.10	\$5,156.82	\$21,142.94
133348	CT 6181/286	3.04	\$4,305.43	\$13,088.50
144491	CT 6207/896	3.94	\$16,370.85	\$64,435.67
67159	CT 6193/982	4.62	\$6,755.63	\$31,211.03
67142	CT 5485/704	4.08	\$2,911.84	\$11,880.32
164195	CT 6315/74	4.35	\$5,230.77	\$22,753.85

Residential Rates Cap

Pursuant to section 153(3) of the *Local Government Act 1999*, and upon application from the principal ratepayer, determined to fix a maximum increase in general rates to be charged on rateable land that constitutes the principal place of residence of the principal ratepayer and which complies with the eligibility criteria in the Strategic Rating Policy, as follows:

- a maximum increase of 10% for self-funded retirees or ratepayers whose primary income source is a fixed government benefit
- a maximum increase of 20% for all other eligible ratepayers.

Payment of General Rates and Service Charges

Determined that, pursuant to section 181(2) of the *Local Government Act 1999*, rates and charges will be payable in four (4) equal or approximately equal instalments falling due on:

- (a) 1 September 2026;
- (b) 1 December 2026;
- (c) 1 March 2027; and
- (d) 1 June 2027