

Boundary Reform Briefing

Presenters

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Boundary Reform Briefing

Presentation Plan

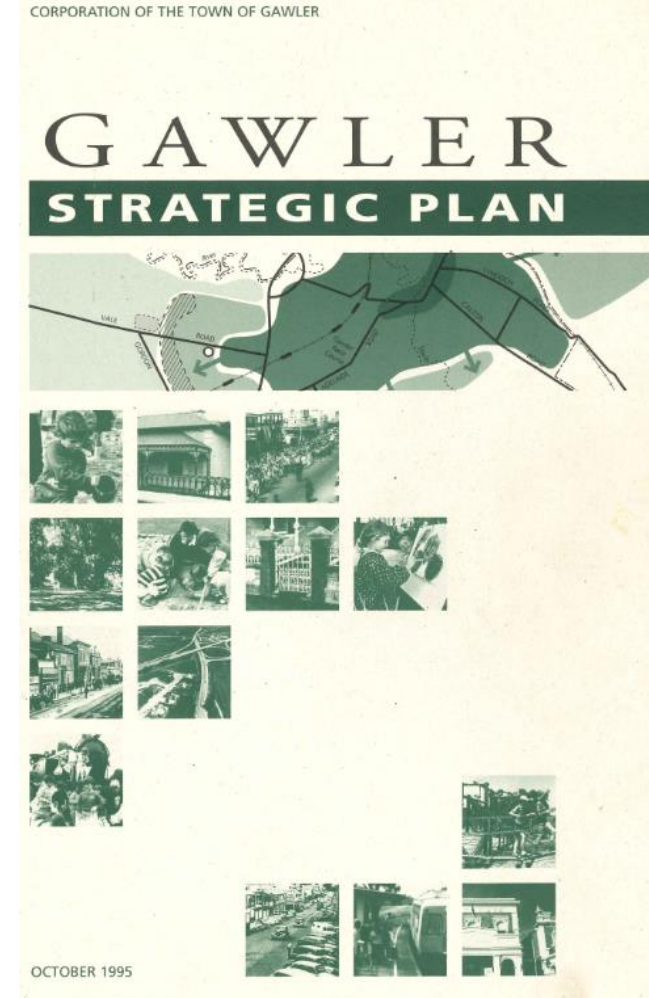
1. Boundary Reform – Historical Information and Processes
2. Pursuing Boundary Reform for Gawler
 - 2.1 The Legislated Process and Guidelines
 - 2.2 Town of Gawler Boundary Reform Proposal
 - Stages and Decisions
 - Consultation
 - Financials
 - Current Status - Inquiry
3. Questions

Boundary Reform – Historically in Town of Gawler

Town of Gawler's first Strategic Plan, adopted in October 1995, identified the need to review Council boundaries:

"Given the regional role of Council, it was suggested Council seek support from adjoining Council areas in the provision of services. Additionally, the council boundaries should be extended, particularly to the north, to encompass new development areas (eg Harkness Heights)." – Gawler Strategic Plan 1995 Appendix A Page 2

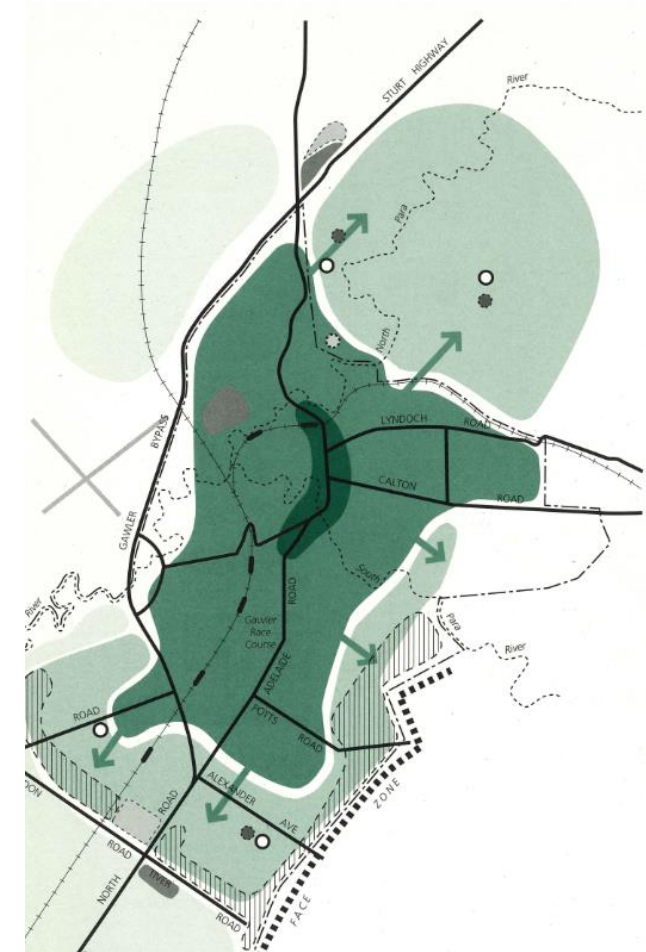
"Many residents suggested the Council boundaries need to be reviewed to increase the Council area and incorporate the new development areas north, and land to the east. Such an amendment would refocus the town to a more central position within the Council area (rather than being located at its northern fringe), and provide a better opportunity to introduce a buffer area to the north of the town." – Gawler Strategic Plan 1995 Appendix A Page 6



Boundary Reform – Historically in Town of Gawler

“The Council area should be enlarged through amalgamation with Light and Mallala, taking One Tree Hill and Virginia from Munno Para. An integrated strategy of urban development could then be achieved, developing Roseworthy, Freeling and Sandy Creek as individual communities. This would help limit Gawler’s sprawl by having more defined boundaries.” – Gawler Strategic Plan 1995 Appendix B Page 2

“Residential growth should occur to the north, not to the south, although this will require Council boundaries to change.” – Gawler Strategic Plan 1995 Appendix B Page 6



Boundary Reform – Historically in Town of Gawler

Each Strategic / Community Plan since the first one developed in 1995 has maintained references to boundary reform, including the current Gawler Community Plan 2030+:

“In addition there are over 4,000 people who live on Council’s immediate boundaries and form part of the greater Gawler community, however these residents and businesses are not within Council’s formal boundary.

Furthermore the proposed development of Concordia located in the Barossa Council, will also naturally form part of the Gawler Township. When completed this development will have the capacity to essentially double the existing population of our town.” – Gawler Community Plan 2030+ Page 9

“1.1.3 Promote local government boundary realignments to reflect the township of Gawler’s population with communities of interest.”

GOAL 1

A Uniquely Identifiable Township

1.1 Gawler remains unique and distinct from its neighbouring areas.

- 1.1.1 Continue to develop town planning policies which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas.
- 1.1.2 Safeguard views and vistas to retain Gawler’s defined township identity, open landscape character and sense of arrival into Gawler from all directions through the provision of open space.
- 1.1.3 Promote local government boundary realignments to reflect the township of Gawler’s population with communities of interest.

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

- 1.2.1 Champion the activation of key civic buildings and areas within the public realm, creating attractive destinations.
- 1.2.2 Encourage and promote our welcoming country-friendly community.
- 1.2.3 Develop areas of planted visual amenity that complement Gawler’s country town appeal.
- 1.2.4 Develop a vibrant township which is reinforced by its historic character and variety of readily accessible parks, shops, services, sports, events and entertainment.
- 1.2.5 Strengthen the position and promotion of Gawler as a regional hub.
- 1.2.6 Build community capacity through leadership and support that responds to community needs.
- 1.2.7 Maintain local amenity through an adequate maintenance and cleaning regime.

1.3 Protect and promote Gawler’s unique history

- 1.3.1 Promote respect for the Kaurna people as the traditional custodians of the Kaurna Plains and all Aboriginal and Torres Strait Islander people within the community, their heritage, culture and beliefs.
- 1.3.2 Facilitate community understanding of the significance of the three rivers to the Kaurna people as the traditional custodians.
- 1.3.3 Be a community leader in promoting Reconciliation between Aboriginal and Torres Strait Islanders and other Australians.
- 1.3.4 Celebrate and promote the national significance of Gawler’s heritage.
- 1.3.5 Encourage the adaptive reuse, of heritage buildings to contribute to economic revitalisation and heritage conservation.
- 1.3.6 Further identify, conserve and enhance Gawler’s historic character and unique architecture.

Town of Gawler

Boundary Reform – Historically in Town of Gawler

Gawler Community Plan 2030+ Goal 1 – Our Identity - Key Actions

1. Boundary Realignment

“Boundary reform could mean that the footprint of Gawler will realign to include adjacent areas that are already seen as part of the Gawler community and already utilise our services and infrastructure. It will formalise communities where there is already a natural association with our town.”

KEY ACTIONS ► OUR IDENTITY

- 1 BOUNDARY REALIGNMENT**

Boundary reform could mean that the footprint of Gawler will realign to include adjacent areas that are already seen as part of the Gawler community and already utilise our services and infrastructure. It will formalise communities where there is already a natural association with our town.
- 2 RURAL AREAS INVESTIGATIONS**

Council will continue investigations to support a potential Planning and Design Code Amendment to align policy with Council's vision.
- 3 LOCAL AND STATE HERITAGE**

The Town of Gawler is undertaking a heritage survey of all existing Contributory Items listed within the Development Plan with the intention to transition some of these structures to Local Heritage Places if and where appropriate. The intent being to ensure the protection of such places into the future.
- 4 PUBLIC REALM UPGRADES**

Upgrading the public realm is a high priority for Council, upgrades to provide the community and visitors with an improved experience which seeks to create for place making and community activities.
- 5 ACTIVATION STRATEGY**

Through this strategy Council will focus on activating designated spaces through events and activity which celebrate Gawler's culture and diversity while delivering the community benefits of broad community participation, inclusion and collaboration.
- 6 RECONCILIATION ACTION PLAN**

The Town of Gawler's vision for reconciliation is about building respect, understanding and dialogue between Aboriginal and non-Aboriginal people, with a focus on creating environments and experiences where interactions and meaningful relationships can occur.

Town of Gawler

Boundary Reform – Historically in Town of Gawler

Gawler Community Plan 2030+ Goal 2 – Our Growth - Key Actions

5. Concordia

“The Concordia Growth Area is one of the most significant (unzoned) metropolitan fringe/township growth areas defined in the State Government’s 30 Year Plan for Greater Adelaide 2017. This growth area is approximately 978 hectares in size and is anticipated to yield up to 10,500 allotments and a population of approximately 23,000 people. This growth will form part of Gawler and needs to be managed by the Town of Gawler.”

KEY ACTIONS ► OUR GROWTH

1 GAWLER EAST

The Gawler East area was rezoned via a Ministerial Development Plan Amendment in 2010. This is a significant growth area within Gawler, with capacity to accommodate approximately 4,500 allotments. The orderly development and timely provision of infrastructure is critical to the success of the precinct.

2 TIVER ROAD EXTENSION

The Gawler East Link Road (GELR) will provide local traffic with direct access to Main North Road without the need for travelling through the Gawler Town Centre. An extension of the GELR to Tiver Road is envisaged to occur to further reduce congestion.

3 SOUTHERN URBAN AREAS

The urban growth area commonly known as the Southern Urban Areas includes parts of Evanston South, Evanston Gardens and Hillier. This is a significant growth area within Gawler, with capacity to accommodate approximately 2,500 allotments. The orderly development and timely provision of infrastructure is critical to the success of the area.

4 WATER PROOFING GAWLER

As part of a Water Proofing Gawler initiative, the Council will seek to not only investigate the delivery of a broader stormwater harvesting and reuse scheme throughout the Township for use on irrigated public open spaces, but also advocate for the State Government driven future Northern Adelaide Irrigation Scheme (NAIS) extension to consider the servicing of the rural areas of Gawler.

5 CONCORDIA

The Concordia Growth Area is one of the most significant (unzoned) metropolitan fringe/township growth areas defined in the State Government’s 30 Year Plan for Greater Adelaide 2017. This growth area is approximately 978 hectares in size and is anticipated to yield up to 10,500 allotments and a population of approximately 23,000 people. This growth will form part of Gawler and needs to be managed by the Town of Gawler.

6 ELECTRIFICATION OF THE GAWLER RAIL LINE

The \$615 million electrification and modernisation of the Gawler rail line will deliver a faster, cleaner and more reliable service, delivering an electrified network through Adelaide from Gawler to Seaford. The electrified rail line is expected to further stimulate growth and regeneration in Gawler and planning for this growth will be imperative for Council.

7 TOWN CENTRE CAR PARKING

Council will be focussed on the ongoing management of existing car parking, as well as identifying opportunities which Council can work towards addressing.



TOWN OF GAWLER COMMUNITY PLAN 2030+ 21

Boundary Reform – Historical Processes in SA

Local government areas have historically been established by towns and districts as they have been developed. The Constitution Act 1934 (SA) provides a “Constitutional guarantee of continuance of local government in this State” (Section 64A). Each local government area is constituted and managed in accordance with the Local Government Act 1999 (South Australia).

Local government boundaries underwent significant change in the mid 1990s when several district councils were amalgamated. The formation of these amalgamated local government areas have remained relatively untouched since.

Prior to 1 January 2019, the Local Government Act 1999 (SA) stated the “*Councils may submit to the Minister proposals for the making of proclamations under this Chapter*” ((Part 2 Reform Proposals – Section 27(1)). However, Section 27(2) stated that “*A proposal submitted to the Minister under subsection (1) must – (c) in the case of a proposal that relates to more than one council – be submitted by all councils affected by the proposal*”

This meant that if Town of Gawler wanted to pursue boundary reform in accordance with its Strategic/Community Plans, it could only do so if all affected Councils (namely City of Playford, Light Regional Council and The Barossa Council) agreed to the proposal and submitted it collectively. This prevented Town of Gawler acting on its Strategic/Community Plan priorities.

Boundary Reform – Historical Processes in SA

However, the Local Government (Boundary Adjustment) Amendment Act 2017 provided a new process for initiating and reviewing council boundary reform proposals. The new process enables the Local Government Boundaries Commission to receive proposals via referral (as prescribed in Section 28):

- “(a) *by resolution of either House of Parliament, or*
- (b) by the Minister, or*
- (c) by a council or councils, or*
- (d) by the prescribed percentage or number of eligible electors”*

The Local Government (Boundary Adjustment) Amendment Act 2017 removed the previous requirement that if a proposal affected more than one council, all affected councils must be submitters of the proposal.

Coming into effect on 1 January 2019, the Local Government (Boundary Adjustment) Amendment Act 2017 provided Town of Gawler with the opportunity to initiate a boundary change proposal in its own right.

Boundary Reform – Process & Guidelines

Boundary reform is enshrined in legislation, and the Boundaries Commission must assess all proposals in accordance with the requirements of the Act and Boundary Change Guidelines. Proponents must also adhere to the proposal guidelines and address the 26 Principles for boundary change contained within the Act.

Initiating a Proposal

- **Potential proposal (Stage 1 submission)**
The council or individual submits a potential boundary change proposal to the Commission for feedback.
- **Commission response**
The Commission will determine whether the proponent can proceed to prepare a General Proposal or if further work needs to be undertaken.

If Proponent is invited to proceed by the Commission

- **General Proposal (Stage 2 submission)**
The council or individual submits a more extensive general proposal.
- **Commission inquiry/investigation (Stage 3)**
The Commission begins an investigation and thoroughly assesses the proposal (funded by the Initiating Council). This includes public consultation with affected councils and communities.
- **Commission's report**
The Commission makes a final recommendation in a report that is presented to the Minister for Local Government.

Boundary Reform – Process & Guidelines

Final Decision:

The Minister for Local Government makes the final decision based on the recommendations made by the Commission with one of two outcomes envisaged:

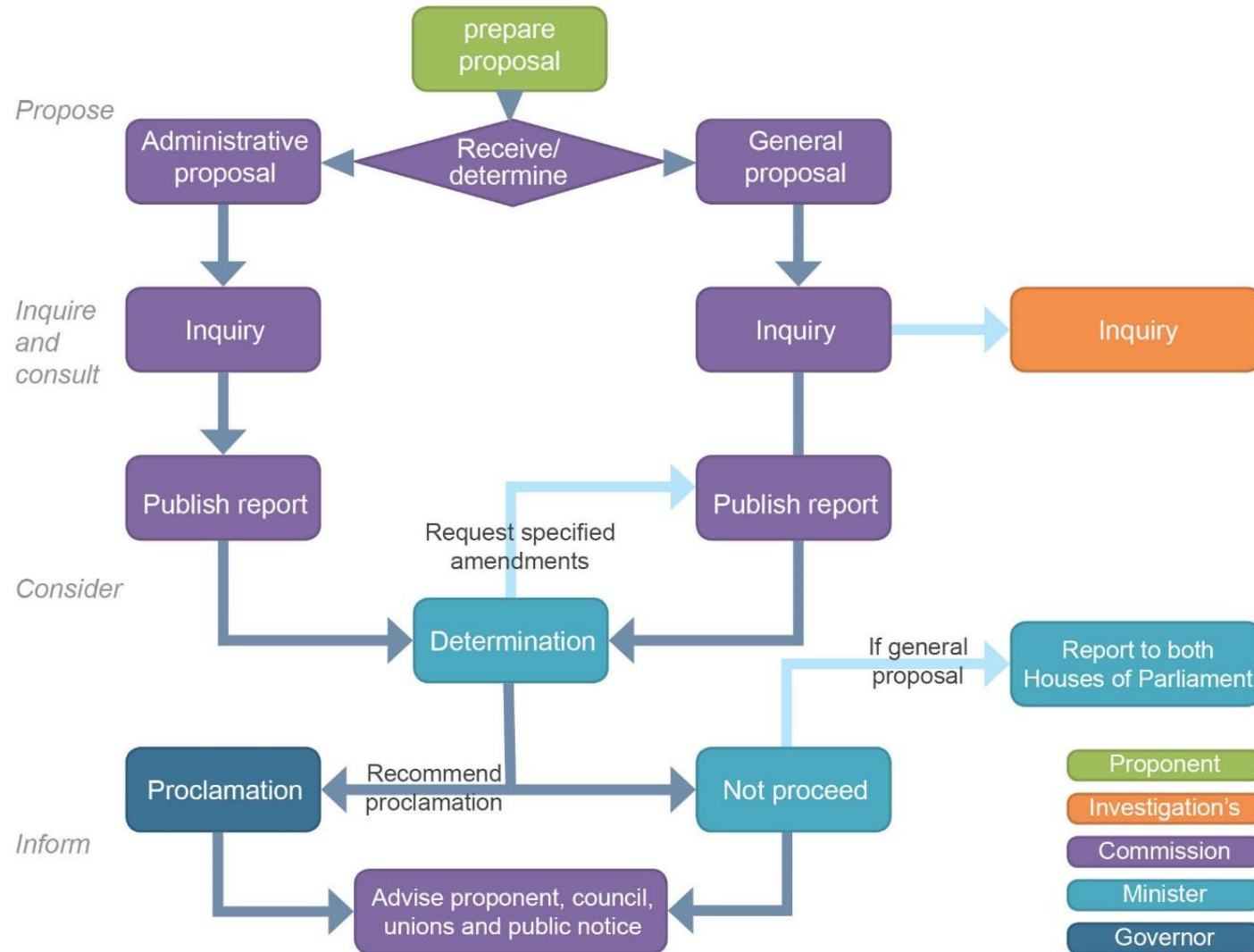
- Proclamation

If the Minister determines the proposal should proceed, it will be forwarded to the Governor with a recommendation that a proclamation be made.

- Proposal Not supported

If the Minister determines the proposal should not proceed, a report must be prepared for both Houses of Parliament.

Boundary Reform – Process for consideration of Proposals



Our Proposal – Stages and Decisions of Council

The Pursuit of Boundary Change:

- May 2019 - Council resolved to investigate its boundaries following a Motion on Notice presented by Mayor Redman on 28 May 2019.
- September 2019 - Council resolved at a Special Meeting held on the 10 September 2019 to continue to investigate boundary reform, adopting, in principle, the following Council boundary adjustments as the basis for preparing a Stage 1 Proposal.

Areas to be included in the Town of Gawler:

Area 1- Concordia Growth Area
Area 2 - Hewett
Area 3 – Portion of Kalbeeba (including portion of Springwood)
Area 4 – Portion of Gawler Belt
Area 5 - Evanston Park
Area 6 - Reid
Area 7 – Hillier

Areas to be removed from the Town of Gawler:

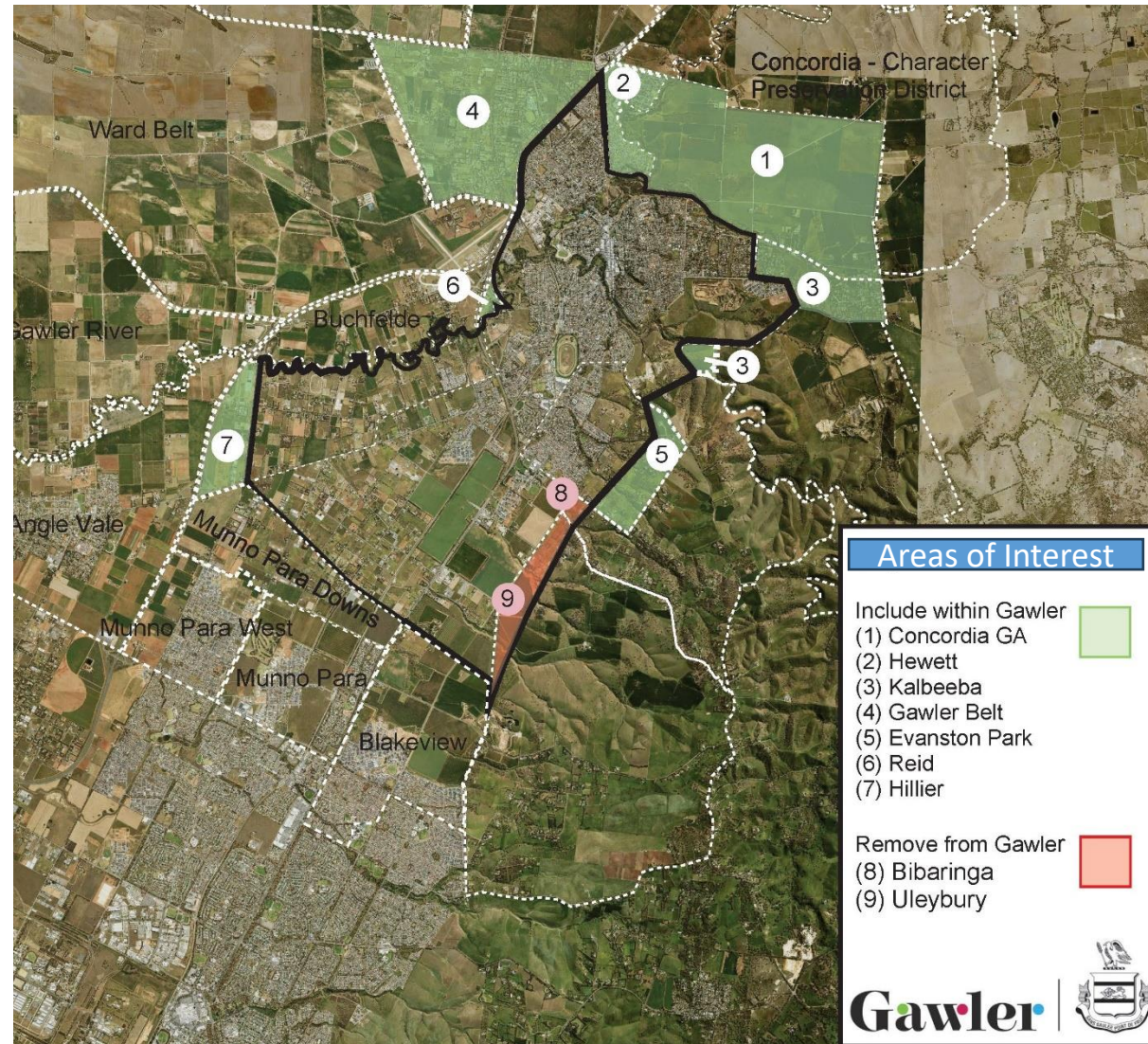
Area 8 – Portion of Bibaringa
Area 9 – Portion of Uleybury



Noting that the area of Roseworthy was considered as part of the deliberations but not included as an Area of Interest in the Proposal, as the Guidelines and Act state that a Proposal should not render an affected Council financially unsustainable.

Town of Gawler

Our Proposal – Stages and Decisions



Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

- On the 26 November 2019 Council resolved to submit a Stage 1 Proposal to the Boundaries Commission after considering:
 - Further analysis on the proposed boundary adjustments
 - Communication and Consultation Plan for Stage 1 and 2 of the Boundary Reform process
 - Stage 1 Proposal for submission to the Boundaries Commission.

Resolution 2019:11:COU421

- In accordance with the Council resolution, Town of Gawler's Stage 1 Proposal for Boundary Change was submitted to the Boundaries Commission on 4 December 2019.
- The Boundaries Commission met on 20 January 2020 to review submissions to the boundary change process. As a result, the Commission wrote to Council on 13 February 2020, providing approval to proceed to Stage 2 – the development and submission of a General Proposal.

Our Proposal – Stages and Decisions

Neighbouring Councils Proposals:

- The Barossa Boundary Change Proposal with the intent of seeking to realign the Barossa Council boundaries with the boundary of the Barossa Geographical Indication (GI) boundary was submitted 17 October 2019. (prior to Town of Gawler's Stage 1 submission)
 - The Commission's response to the Proposal dated 14 January 2020 agreed that the Council may refer a general proposal for the Commission's consideration if it wishes to do so; and it state "As set out in stage 2 of Guideline 3, if the Council wishes to refer a general proposal to the Commission, the Commission strongly recommends that the link to the Section 26 principles is drawn more closely"
 - The Barossa Council decided not to proceed with a stage 2 proposal in February 2020, (however formal notification to withdraw from the process was not provided to the Commission until 15 February 2023)

Our Proposal – Stages and Decisions

Neighbouring Councils Proposals:

- Light Regional Council potential Proposal, dated the 18 May 2020 had the intent of redistributing the Town of Gawler Council area and assets between the neighbouring Councils of The Barossa Council, City of Playford and the Light Regional Council, the boundaries would then follow the natural geographic features of the North Para, South Para and Gawler Rivers.
 - The Commission's response dated 9 July 2020 advised it has “determined that the Council's potential proposal does not easily align with the section 26 principles. The Commission acknowledges that the Council has made reference to a number of section 26 principles. However, the Commission determined that the potential proposal does not address the broader concept of a ‘community of interest’ nor does it specifically identify common interests between the affected communities. Further to this, the Commission does not believe that additional work or information from the Council at this stage would assist in the progression of this proposal, and therefore advises that a general proposal as outlined in the potential proposal cannot be referred for consideration.”

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

- Council resolved in July 2020 to adopt an updated Consultation and Communications plan and to proceed to Community Consultation on boundary reform. The consultation was to be an extended 6 week consultation (26 August – 7 October 2020) and comprehensive process, undertaken in line with the Guidelines and the Commission's guidance.
- The Consultation consisted of the following ways that the community could participate in learning about our Proposal and provide their thoughts and feedback for further consideration in finalising the General Proposal:
 - completing a survey
 - Your Voice online platform- information and links provided + ability to submit a response
 - providing a written submission via email or letter
 - attending one of two community forums (21 Sept. and 29 Sept 2020) both of which were live-streamed and recorded and made available on the website for anyone who could not attend to hear the presentations or wished to review the statements made by any of the speakers.
 - Information was available at the following Council facilities: Gawler Civic Centre, Gawler Administration Centre, Gawler Sport and Community Centre, Evanston Gardens Library.

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

- The public consultation that is undertaken as part of Stage 2 in the boundary change process that is set out in the Guidelines requires Council to consult with residents/ratepayers, being its current community, to ascertain their appetite for Boundary Reform and their views on the Boundary Change Proposal that Council is initiating.
- In alignment with Guidelines for Boundary Reform, as recently amended, it is the role of the Commission to undertake the consultation with the 'Communities of Interest' in neighbouring Councils affected by the Proposal, **not the role of the initiating Council**.
- The challenge with this consultation particularly was ascertaining:
 1. the appetite for boundary reform of those in the Community that we currently serve, being Gawler Residents/ratepayers; and
 2. if the Proposal prepared aligned with the Community's vision of where the Gawler Community extends to.

Our Proposal – Stages and Decisions

Level of engagement obtained:

- 22 written submissions and 3 verbal submissions
- 62 attendances recorded across the two public forums
- The breakdown of survey responses received was 158 completed surveys and 44 partial completed surveys. (Of these respondents 89 identified as being from the Town of Gawler LGA, 68 identified as being from Light Regional Council, 36 identified as being from The Barossa Council, 7 identified as being from the City of Playford and 2 identified as from another council LGA as past Gawler residents.)

Town of Gawler Residents

Boundary reform could realign the footprint of Gawler to include adjacent areas already seen as part of the Gawler community and who already utilise services and infrastructure provided by the Town of Gawler

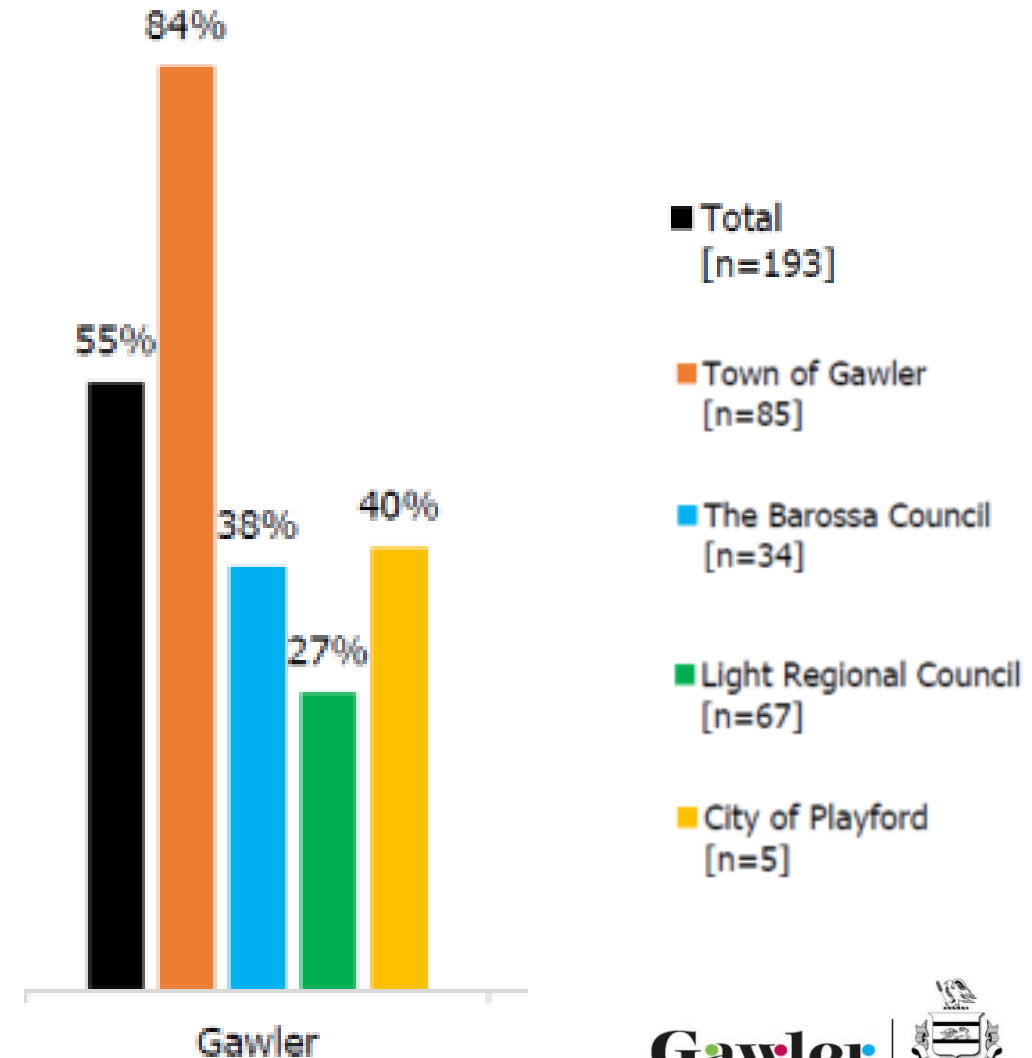


The comments from responders of the key target market (76%) who supported the change in the footprint of Gawler, provided a general sense that it is only fair that those who utilise the services and infrastructure should financially support them.

Our Proposal – Stages and Decisions

Survey results:

- over half (55%) of all respondents most associated themselves with the Gawler community/area, despite only 44.1% of all respondents identifying as Town of Gawler residents. (refer to graph)
- respondents from neighbouring Councils making up 56% of total respondents the overall aggregated survey result shows almost as many respondents supporting the proposal as those opposing it (42% vs 45%) with the remaining 9% indicating they are neutral on the subject



Our Proposal – Stages and Decisions

Survey results:

- Indicated an overall majority of residents of the Town of Gawler (68%) are in strong support of the Proposal developed by Council and supported having the South Australian Boundaries Commission further investigate potential changes to the Council boundary.

Council received the submissions from the Public Consultation at a Special Meeting held on the 3 November 2020 and heard verbal presentations from three community members during the open public forum.



Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

- In developing the Stage 2 General Proposal Council undertook some high-level analysis on the financial impact
- Affected Councils were asked to provide key data to assist Council in undertaking a more thorough financial analysis and projections however all Affected Councils declined to provide data at that time.

Indicative 'high-level' Operating analysis from date of Boundary adjustment

	\$'000s	\$'000s
Operating Revenue:		
Existing Town of Gawler *	34,000	
'New' revenue - Communities of interest (based on indexed indicative costs included in the 10 September 2019 report)	4,810	
TOTAL Operating Revenue		38,810
Operating Expenditure:		
Existing Town of Gawler *	34,000	
'New' expenditure - Communities of interest: Variable costs**	4,270	
'New' expenditure - Communities of interest: Other costs – staffing (4.0FTE including on-costs)	360	
'New' expenditure – Communities of interest: Other costs – excl. staffing	180	
TOTAL Operating Expenditure		38,810
Net Operating Result – Surplus/(Deficit)**		0

Net Change

*Based on existing Long Term Financial Plan projection, which assumes financial forecasts for the intervening years are achieved consistent with projections included in the Plan

**Based on indexed indicative costs included in the 10 September 2019 report - <https://s3-ap-southeast-2.amazonaws.com/tog-public-assets/agendas-minutes/Council/10-09-2019-Council-Agenda-Special.pdf>

***An important disclaimer is that the indicative balanced operating result does not provide for any increased interest costs as a result of increased borrowings to fund additional capital works (over and above the value already provided for in the Long Term Financial Plan) towards potential infrastructure backlogs within the Communities of Interest.

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

- Council considered the final draft of the Stage 2 General Proposal and attachments and resolved to approve the Stage 2 General Proposal for Boundary Change for submission to the Boundaries Commission on the 15 December 2020.
RESOLUTION 2020:12:COU567
- The Commission sought further information to be able to complete its assessment of the Proposal from Council in March 2021. The Council provided the additional information in August 2021. The Commission sought information on:
 - updated financial analysis
 - further predicted advantages and disadvantages of the impacts of the Proposal
 - the impact on representation for each of the affected Councils

Town of Gawler

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

Rating analysis as reported to the 15 December 2020 Council Meeting:

2020/21 RATING COMPARISON *				
	Gawler	Barossa	Playford	Light
2019/20 Average Residential Rates	\$1,618.63	\$1,564.71	\$1,576.62	\$1,500.60
2020/21 Average Residential Rates ***	\$1,616.68	\$1,598.60	\$1,620.94	\$1,567.79
2019/20 Variance to Gawler		-\$53.92	-\$42.01	-\$118.03
2020/21 Variance to Gawler		-\$18.08	+\$4.26	-\$48.89

*Rates in \$, Minimum Rate, Fixed Charge sourced from SA Gazettal notices.

**Average Residential Valuation sourced from LGA Rating survey and/or respective Council 2020/21 Budget / Business Plan

***Town of Gawler Includes \$40 'one-off' COVID-19 rebate for all ratepayers adopted by Council at 30 November 2020 Meeting

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

As requested, and to assist the Commission in its financial analysis of the Proposal, supplementary indicative financial information (based on previous financial modelling), relative to the anticipated financial operating impact on the affected Council's has been suggested as the following:

Table 1- Indicative financial impact on Operating Result for affected Councils' *

	A.	B.	C.	D.	E.
Council	Net <u>Variable</u> Inc/Exp impact Surplus / (Deficit) \$	Attribution of indicative <u>Fixed</u> Costs \$	Indicative Operating impact (A+B) Surplus / (Deficit) \$	Adopted 2021/22 Operating Budget Surplus / (Deficit) \$	Adjusted 2021/22 Operating Budget (C+D) Surplus / (Deficit) \$
Gawler **	432,000	(432,000)	-	(344,000)	(344,000)
Barossa***	(74,000)	108,000	(34,000)	(847,000)	(881,000)
Light	(358,000)	324,000	34,000	(395,608)	(361,608)

**City of Playford excluded, as impact from a net reduction in Rateable properties of 20, compared to their current number of Rateable properties of approximately 42,000 is deemed immaterial.*

***Adopted Budget excludes 'one-off' COVID-19 Rate relief and economic stimulus measures*

**** Data is based on the current undeveloped nature of Concordia and not it's future developed potential.*

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

Rating analysis as reported to the 27 July 2021 Council Meeting – updated as requested by the Commission - the disparity between the average Residential General Rates across the four related Councils has considerably reduced as per Table 2 below:

Table 2 - 2021/22 Average Residential Rates

Council	Average Residential Valuation	Average Residential General Rates	\$ Variance to Town of Gawler
Light Regional Council	\$355,700	\$1,593.32	(\$110.06)
The Barossa Council	\$365,000	\$1,668.45	(\$34.93)
Town of Gawler	\$322,000	\$1,703.38	-
City of Playford*	\$250,000	\$1,620.94	(82.44)

**Due to 2021/22 data not available for City of Playford, the data for 2020/21 has been used.*

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

Since Council provided the updated Financial Analysis to the Commission, the Rating Comparison between the affected Councils has changed again with the disparity reduced even further. The below table shows the comparison for last financial year (2022/23):

2022/23 RATING COMPARISON				
	Gawler	Barossa	Playford	Light
2022/23 Average Residential Valuation	\$374,416	\$407,221	\$315,509	\$393,287
2022/23 Average Residential Rates	\$1,742	\$1,730	\$1,682	\$1,708
2022/23 Variance to Gawler		-\$12	-\$60	-\$34

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

In terms of the ongoing viability of each Council, as represented by the number of rateable allotments, the indicative adjustment that would result if the Proposal proceeded is outlined in Table 3 below (as presented to Council at the 27 July 2021 Meeting):

Table 3 - Indicative impact on number of Rateable allotments

Council	2021/22 Rateable allotments	Indicative adjustment	Indicative Adjusted Rateable allotments
Light Regional Council	8,159	-1,235	6,924
The Barossa Council	13,124	-211	12,913
Town of Gawler	12,081	+1,446	13,547
City of Playford*	41,688	-20	41,668

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

- On 10 November 2021 the Commission advised in writing that:
“The Commission has formed the view that the Proposal meets the requirements of Guideline 3 and generally aligns with the section 26 principles.

The Commission therefore determined that an inquiry into the Proposal may proceed in accordance with Section 31 of the Act and Guideline 4 – Investigations of General Proposals Initiated by Councils.”

- The letter also provided some indicative timing for the provision of the cost estimate and the undertaking of the Inquiry/Investigation being split to several months prior to the 2022 Council Elections but the community consultation to occur after the elections were completed.
- All affected Councils were provided with notification of the above The Commission requested input from Town of Gawler (ToG) and all affected Councils into the matters to be investigated – input was provided by ToG.

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

- Three affected Councils responded that the timing for the Inquiry/investigation should be delayed until after the Council Elections, which caused the Commission to advise Councils on 8 March 2022 it had reconsidered and would amend the previous indicative timing and now would not initiate the Inquiry/Investigation until January 2023 at the earliest.
- Council received correspondence from the Commission, dated 26 April 2022, providing a cost estimate for the investigation of \$379,500 excluding GST. This estimate includes a 15% contingency for any unforeseen expenses – 24 May 2022 Council considered this.
- Council sought increased legal protection by an upper ceiling being provided. Mayor Redman and Council's Chief Executive Officer (CEO), Henry Inat, discussed with the Chair of the Commission the matter of the cost estimate not providing Council with a clear cap on the expenditure for this investigation.
- The Commission then advised it agreed and accepted Council's request to have a right of refusal to proceed if the procurement resulted in the preferred contractors cost exceeding the cost estimate provided and further, sought confirmation from Council that it would proceed to the Inquiry/investigation.

Our Proposal – Stages and Decisions

The Pursuit of Boundary Change:

- Council resolved on 23 August 2022 to write to the Commission to advise that Council wished to proceed and the cost estimate provided was accepted, **noting that If the outcome of the tender process is of a higher value than the cost estimate provided by the Commission, Council will be provided capacity to make a final decision to proceed or not with funding an Inquiry/Investigation**

RESOLUTION 2022:08:COU250

- The Commission went out to market with a tender, which closed on 21 March 2023 – Council is yet to be advised of any outcome of the assessment
- Council resolved on 27 June 2023 to move the budgeted allowance of \$379,500.00 for boundary reform below the line for the financial year 2023/24

RESOLUTION 2023:06:COU243

Our Proposal – Costs Incurred to Date

The Pursuit of Boundary Change:

- Council allocated \$20,000 within its 2020/21 Adopted Budget for the progression of its Boundary Reform Proposal to submission of a Stage 2 General Proposal.
- As reported to the 15 December 2020 Council Meeting, the cost of progressing Council's Boundary Reform Proposal to the Stage 2 General Proposal was \$11,546.67 – as below:
 - \$6,000 for the design, programming and analysis of the survey undertaken by Square Holes
 - \$4,425 for URPS to facilitate the Public Forums at the Gawler Sport and Community Centre
 - \$1,121.67 for advertising, catering and other sundry expenses
- All other costs incurred have been in-kind Council Staff salaries funded through Council's recurrent budget related to employee costs.

Town of Gawler

Boundary Reform Briefing

Questions?