



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 9 August 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
4 August 2022

Order Of Business

1	Statement of Acknowledgement	3
2	Attendance Record	3
3	Public Open Forum.....	3
4	Declarations of Interest.....	3
5	Confirmation of Minutes	3
6	Business Arising from Minutes.....	4
	6.1 Business Arising	4
7	Decision Reports	17
	7.1 Rural Areas Land Capability Assessment - Public Consultation	17
	7.2 Asset Management Plans.....	25
	7.3 Stormwater Management Plans Update	34
	7.4 Clonlea Skate Park	48
8	Items Listed for Discussion.....	54
9	Items Listed for Discussion at Future Meetings	54
10	Questions without Notice	54
11	Motions without Notice	54
12	Confidential Reports	55
	12.1 Update - Procurement of Electricity 2023	55
13	Close	56
14	Next Ordinary Meeting	56
	Tuesday 11 October 2022 commencing at 7.00pm.....	56

1 STATEMENT OF ACKNOWLEDGEMENT

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

2 ATTENDANCE RECORD

2.1 ROLL CALL

2.2 APOLOGIES

2.3 MOTIONS TO GRANT LEAVE OF ABSENCE

2.4 LEAVE OF ABSENCE

2.5 NON-ATTENDANCE

3 PUBLIC OPEN FORUM

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

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

Infrastructure & Environmental Services Committee Meeting - 14 June 2022

6 BUSINESS ARISING FROM MINUTES

6.1 BUSINESS ARISING

Record Number: CC22/152;IC22/487

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

Previous Motions: Nil

Nil

Meeting Council	Date 22/04/2014	Title Gawler Transport and Traffic Management Plan (CC13/284)	Motion No: 2014:04:097/ IES:2014:04:19
<p>Motion</p> <p>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:</p> <p>That Council:-</p> <ol style="list-style-type: none"> 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. 			
<p>Status Update</p> <p><i>Given the time since this motion, the Gawler Transport and Traffic Management Plan will now be scheduled for review with a budget bid to be included in the FY2023/24 budget planning process.</i></p>			
Meeting Council	Date 26/8/2014	Title Steep Creeklines Management (CC14/23690)	Motion No: 2014:08:296 IES:2014:08:46
<p>Motion</p> <p>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:</p> <p>Motion No. IES:2014:08:46</p> <p>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.</p>			

Status Update

Update to reflect the adopted Biodiversity Management Plan & Open Space Guideline strategic documents required.

In interim an Addendum remains in operation to the Land Development/Land Division Guideline which is meeting this motion's requirement.

Meeting Council	Date 23/2/2016	Title Willaston Cemetery Conservation and Management Plan (CC10/2457)	Motion No: 2016:02:40 IES:2016:02:04
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Motion

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:

Motion No: IES:2016:02:04

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

1. The draft Willaston Cemetery Management Plan Community Consultation Summary as detailed in this report be noted.
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.
3. Council adopt the infrastructure works outlined in the Willaston Cemetery Management Plan for 2015/16 implementation.
4. Council further consider the recommended increase in associated fees be considered in the context of preparing Council's 2016/17 Budget.
5. It seek further input into the proposed management and restoration of individual gravesites.

Status Update

Completed – dot points 1, 3 and 4

Report yet to be updated due to allocation of resources and other priorities also pending the outcome of point 5.

Meeting Council	Date 24/1/2017	Title Council Standards and Requirements for Land Development/Land Division – Update Report	Motion No: 2017:01:15 IES:2016:12:68
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Motion

That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 7.7 of the meeting of that Committee meeting held on 6 December 2016, being:

That the Infrastructure and Environmental Services Committee recommend to Council that:-

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.
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.

Status Update <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>			
Meeting IES	Date 13/06/2017	Title Little Corellas (CC10/15)	Motion No: IES:2017:06:29
Motion That the:- 1. Infrastructure and Environmental Services Committee note the Information Report – Little Corellas 2. Administration continues to liaise with the Local Government Association and Department of Environment and Natural Resources with respect to developing a management strategy.			
Status Update <i>The State Government's Statewide 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>			
Meeting Council	Date 23/4/2019	Title Gawler and Surrounds Stormwater Management Plan Update	Motion No: 2019:04:COU143
Motion 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:- 1. The Gawler and Surrounds Stormwater Management Plan report be noted. 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. 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. 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.			
Status Update <i>Please refer to Item in this Agenda.</i> <i>Completed.</i>			

Meeting Council	Date: 22-06-2021	Title Local Design Review Scheme (IC21/301)	Motion No: 2021:06:COU237
<p>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</p> <p>That the Infrastructure and Environmental Services Committee:</p> <ol style="list-style-type: none"> 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. 			
<p>Status Update</p> <p><i>A further report on this matter is to be presented to a future Meeting.</i></p>			
Meeting Council	Date: 22/06/2021	Title: Aspire Estate Age Appropriate Play Area (IC21/11)	Motion No: 2021:06:COU237
<p>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:</p> <p>That the Infrastructure and Environmental Services Committee:</p> <ol style="list-style-type: none"> 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. 			
<p>Status Update:</p> <p><i>This has been endorsed by Council at the June 2022 Council meeting.</i></p> <p><i>Completed</i></p>			

Meeting: Council	Date: 24/08/2021	Title: Clifford Road Drain – Diversion of Stormwater Flows to the Food Forest	Motion No: 2021:08:COU321
<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 10 August 2021, being:</p> <p>That the Infrastructure and Environmental Services Committee recommends that Council:</p> <ol style="list-style-type: none"> 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 <i>Landscape South Australia Act 2019</i> 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. 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. 7. 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>Status Update:</p> <p><i>Engagement with Department for Environment and Water, Northern and Yorke Landscape Board & 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>			
Meeting: Council	Date: 26/10/2021	Title: Town of Gawler Strategic Land Use Planning Priorities Report	Motion No: 2021:10:COU409
<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>Status Update:</p> <p><i>A further report on this matter is planned for in 2022.</i></p>			

Meeting: Council	Date: 26/10/2021	Title: Review of Gawler Town Centre Car Parking Strategy – Preliminary Community Consultation Period (IC21/702)	Motion No: 2021:10:COU409
<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"> 1. The Preliminary Community Consultation Period Report relative to the review of the Gawler Town Centre Car Parking Strategy. 2. The Administration's intention to present a Key Findings Report shortly that will ultimately aid in the formulation of the revised strategy. 			
<p>Status Update:</p> <p><i>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. Refer item this Agenda.</i></p> <p><i>Completed</i></p>			
Meeting: Council	Date: 26/10/2021	Title: Barossa Tourist Train Proposal	Motion No: 2021:10:COU411
<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"> 1. Continues to monitor the opportunity for the resumption of a tourism train to the Barossa, embarking and disembarking from Gawler. 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. 3. Continues to participate in the Barossa Tourist Train Taskforce. 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. 3. 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. 			
<p>Status Update:</p> <p><i>On the 7th 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>			

Meeting: Council	Date: 26/10/2021	Title: Finniss Street Multi-Level Carpark Toilet	Motion No: 2021:10:COU412
<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"> 1. The Finniss Street Multi-Level carpark Toilet report be received. 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. 			
<p>Status Update:</p> <p><i>Report previously presented to 14 June 2022 Committee meeting. Refer subsequent resolution further below.</i></p>			
Meeting Council	Date 21-12-2021	Title Seven King Street - Heritage Wall Grant Application	Resolution 2021:12:COU436
<p>That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 7.3 of the meeting of that Committee meeting held on 14 December 2021, being:</p> <p>That the Infrastructure & Environmental Services Committee recommends to Council that it : -</p> <ol style="list-style-type: none"> 1) Notes the report relative to the 7 King Street heritage wall grant application. 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"> 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. 			
<p>Status Update:</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>			
Meeting Council	Date 22-02-2022	Title NAWMA Proposal to Increase the recycling of food organics and Garden Organic Waste from Gawler	Resolution 2022:02:COU040
<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>			

Status Update: <p><i>A meeting with NAWMA has been arranged to discuss the FOGO rollout and finalisation of service. Refer presentation by NAWMA in this Agenda.</i></p> <p><i>The FOGO Scheme commenced in July 2022 for residents who do not yet participate in the current FOGO service. This includes removing the upfront \$57 bin price. The benefit will enable residents to divert recoverable resources away from landfill.</i></p> <p><i>Completed</i></p>			
Meeting Council	Date 22-02-2022	Title Installation of Traffic Devices – Sunnydale Avenue – Gawler East	Resolution 2022:02:COU042
<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"> 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. 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. 3. Notes this concept plan (linemarking, pavement bars and signage) to be implemented in the near future to improve road safety along Sunnydale Avenue. 			
Status Update: <p><i>Council is still waiting for final approval and agreement execution from DIT. These traffic upgrade works are included as scope in the Gawler Cycleway construction project.</i></p>			
Meeting IES	Date 03-05-2022	Title Hillier Residential Park - Proponent Initiated Code Amendment	Resolution 2022:05:IES009
<p>That the Infrastructure & Environmental Services Committee:</p> <ol style="list-style-type: none"> 1. Notes the report relative to the Proponent Funded Code Amendment seeking to rezone land located at 52 Hillier Road, Hillier. 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 and 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. 			

Status Update:			
<i>A Code Amendment Working Group that includes the proponents is being arranged to progress the Code Amendment. The initial meeting is due to occur in August 2022</i>			
Meeting IES	Date 03-05-2022	Title Rural Areas Land Capability Assessment	Resolution 2022:05:IES010
<p>That the Infrastructure & Environmental Services Committee:</p> <ol style="list-style-type: none"> Notes the update report relative to the Rural Areas Land Capability Assessment Notes the Draft Rural Areas Land Capability Assessment prepared by Arris Pty Ltd Notes the key findings of the Draft Rural Areas Land Capability Assessment which indicate: <ol style="list-style-type: none"> 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. 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. 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 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. 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. 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. 			
Status Update:			
<i>Refer to report in Agenda.</i>			
Meeting IES	Date 03-05-2022	Title Proposed Planning and Design Code Amendment - for 550 & 554 Main North Road, Evanston Park - Vadoulis Garden Centre	Resolution 2022:05:IES011
<p>That the Infrastructure & Environmental Services Committee:</p> <ol style="list-style-type: none"> Notes the report relative to the Proponent Funded Code Amendment seeking to rezone land located a 550&554 Main North Road Evanston Park. Notes the presentation provided by the proponent's consultant. Notes that the Proposal to Initiate is currently being finalised and is yet to be sent to the Minister for Planning for consideration. 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, the importance of legal documents such as deeds and Land Management Agreements, 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.

Status Update:

A letter has been signed by the CEO and sent to the proponent 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, the importance of legal documents such as deeds and Land Management Agreements, infrastructure and a suitable level of engagement for the Council.

A Code Amendment Working Group that includes the proponents occurred in July 2022 to progress the Code Amendment and a follow up meeting will be occurring in early August 2022.

Meeting	Date	Title	Resolution
IES	03-05-2022	Flooding Hazards (Stage 1) Code Amendment	2022:05:IES012

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.

Status Update:

Inadequate data has been provided for Stage 1 of the Code Amendment. Town of Gawler will participate in Stage 2 when data is updated.

Meeting	Date	Title	Resolution
Council	24-05-2022	Hardwaste Collection Service 2021/22 Update	2022:05:COU172

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 3 May 2022, being:

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 3rd 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.

Status Update:

Completed

Meeting Council	Date 24-05-2022	Title Electric Vehicle Update - Charging Stations and Transition Plan	Resolution 2022:05:COU170
<p>That:</p> <ol style="list-style-type: none"> 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. An Electric Vehicle Transition and Charging Plan be undertaken in 2023-24, with support from an external consultant with experience in electric vehicle operations. 			
<p>Status Update:</p> <p><i>Gawler's Electric Vehicle charges are now recovering the cost of the electricity in line with Councils Fees and Charges 2022/23.</i></p> <p><i>The funding for the Electric Vehicle Transition and Charging Plan will form part of budget deliberations for the next financial year.</i></p>			
Meeting Council	Date 28-06-2022	Title Finniss Street Multi Level Car Park Toilet Area Options Investigation Update (IC22/50)	Resolution 2022:06:COU218
<p>That the Infrastructure and Environmental Services Committee notes:</p> <ol style="list-style-type: none"> 1. The Finniss Street Multi Level Car Park Toilet Area Options Investigation Update. 2. A further report to be tabled to the Infrastructure & Environmental Services Committee following final reports being received on the Structural Integrity and Stormwater options for the multi-Level Car Park. 			
<p>Status Update:</p> <p><i>The structural integrity and stormwater options reports for the multi-level car park have been received and are being reviewed.</i></p>			
Meeting Council	Date 28-06-2022	Title Pedestrian Safety – Redbanks Road / Haines Road / Dawkins Avenue / Weyland Road Roundabout	Resolution 2022:06:COU219
<p>That Council adopts the recommendation from the Infrastructure & Environmental Services Committee made at item 7.2 of the meeting of that Committee meeting held on 14 June 2022, being:</p> <p>That the Infrastructure & Environmental Services Committee recommends that Council:</p> <ol style="list-style-type: none"> 1. Notes the Pedestrian Safety Redbanks Road/Haines Road/Dawkins Avenue/Weyand Road Roundabout Report. 2. Notes the status of the investigations and designs undertaken to date regarding the Redbanks Road pedestrian safety improvements. 3. Notes the liaison with the Department for Infrastructure and Transport and consultation by Council staff with the Xavier College regarding the proposed concept plans. 4. Supports the progression of a detailed design in collaboration with Department for Infrastructure and Transport to inform the future implementation of the proposed pedestrian facilities on Redbanks Road as per the concept plans detailed in this report. 5. Notes the financial contribution of \$380,000 by the State Government to Council which will be used to deliver Council's scope of footpath works as detailed in this report and further funding 			

which will be allocated by the Department for Infrastructure and Transport on the mid block pedestrian refuge on Redbanks Road (and associated road safety and pavement works).

Status Update:

Council has received a \$760,000 grant from Department for Infrastructure and Transport to complete the detailed design and construction of the pedestrian safety improvements. Wallbridge Gilbert Aztec have been engaged to prepare the detailed design and have commenced work. A first round of consultation with residents adjacent to the proposed works has commenced.

Meeting	Date	Title	Resolution
Council	28-06-2022	Clonlea Reserve Dog Park – Update	2022:06:COU220

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 June 2022, being:

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

1. Notes the Clonlea Reserve Dog Park Update report.
2. Supports Council staff undertaking consultation with the local community to better understand resident views on any change as proposed.
3. Staff report back to Council on the outcomes of the stakeholder engagement period and a preferred option.

Status Update:

Council adopted the recommendation at their 26 July 2022 meeting. Preparation has commenced on the consultation process and materials and the consultation will run for three weeks starting in August 2022.

Meeting	Date	Title	Resolution
Council	28-06-2022	Edward Street Footpath Works	2022:06:COU221

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 14 June 2022, being:

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

1. Notes the Edward Street footpath works report
2. Approves footpath alignment 3 (footpath on right-hand-side of Edward Street from Dawkins Avenue to Jane Street, then footpath on left hand side of Jane Street to Redbanks Road), noting that this provides a cost effective alignment with no tree removal required.
3. Utilise funding allocated to footpath construction on Charles street and Deland Avenue (Trevu Avenue to Popham Avenue) which were approved under 2021/22 budget, and now delayed due to resident and tree management concerns respectively, to fund the \$55,000 cost for the Edward Street new footpath works. This option allows the Draft 2022/23 Annual Business Plan to maintain the nominated new footpaths as listed and budgeted at \$315,000.
4. Notes that these works will be delivered in the 2022/23 financial year as an early deliverable in that program.

Status Update:

Council adopted the recommendation at their 26 July 2022 meeting. The Edward Street footpath works have been incorporated into the 2022/23 new footpath delivery program.

Meeting Council	Date	Title	Resolution
	28-06-2022	Draft Town Centre Car Parking Strategy	2022:06:COU223
<p>That Council adopts the recommendation from the Infrastructure and Environmental Services Committee made at Item 7.6 of the meeting of that Committee meeting being held on 14 June 2022, being:</p> <p>That the Infrastructure and Environmental Services Committee:</p> <ol style="list-style-type: none">1. Notes the Officer's report relative to Draft Town Centre Car Parking Strategy 2021-2025.2. Releases the Draft Town Centre Car Parking Strategy 2021-2025 for public consultation in line with the project's consultation plan and Council's community consultation policy.			
<p>Status Update:</p> <p><i>The Draft Gawler Town Centre Car Parking Strategy 2021-2025 community consultation commenced on 13 Jul 2022 and closed on 05 Aug 2022.</i></p> <p><i>A report on the consultation will be brought back to a future Council meeting.</i></p>			

<Attachments Section>







7 DECISION REPORTS

7.1 RURAL AREAS LAND CAPABILITY ASSESSMENT - PUBLIC CONSULTATION

Record Number: CC22/152;IC22/456

Author(s): Chris Hannaford, Senior Strategic Planner

Previous Motions: Committee Resolution 2022:05:IES010; 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. **Letter from Minister S Knoll to Mayor re Rural Areas CR19/39300** 
 2. **Draft Land Capability Assessment - Gawler Rural Zone (Arris Report) CR22/50248** 
 3. **Summary of Submissions - Draft Land Capability Assessment - Gawler Rural Areas CR22/45972** 
 4. **Letter to Minister N Champion - From Mayor - Rural Areas Code Amendment CR22/44647** 
 5. **Response to Tony Piccolo - Draft Land Capability Assessment - Gawler Rural Zone CR22/43243** 
 6. **Chronology of Community and Ministerial Engagement - Gawler Rural Zone CR22/51812** 

PRESENTATION

Nil

OFFICER'S RECOMMENDATION

That the Infrastructure & Environmental Services Committee:

1. Notes the consultation report relative to the Draft Land Capability Assessment – Gawler Rural Zone - Report.
2. Notes the individual submissions received - provided in the Summary of Submissions outlined in Attachment 3.
3. Schedules a Special Infrastructure and Environmental Services Committee meeting to hear community concerns to be held within this term of Council.
4. Seeks advice from the Minister for Planning, Mr Nick Champion MP relative to progressing a Code Amendment for the Gawler Rural Zone.
5. Notes that the administration will proceed to finalise the Rural Areas Land Capability Assessment based on feedback received through the consultation process including verbal submissions to be held at the proposed Special Infrastructure and Environmental Services Committee.
6. Notes that the undertaking of the Rural Areas Land Capability Assessment report was triggered as a requirement of the then Minister Stephan Knoll further to Council submitting a Statement of Intent in May 2018 seeking to undertake investigations to proceed with a then Development Plan Amendment (now Code Amendment) that would seek to implement part or all of the Jensen Report. No. 2.

SUMMARY

This report provides an update relative to this consultation period more generally and an overview of the feedback received.

In May 2022 the Infrastructure and Environmental Services Committee (IES) resolved to release the Draft, Land Capability Assessment – Gawler Rural Zone (Arris Report) for a public consultation period between 8 June and 1 July 2022 (23 Days).

At the conclusion of this consultation, period Council received a total of 48 submissions. Six submissions (12.5%) supported the Arris Report's key finding that the area could be suited to small scale annual or perennial horticulture, subject to the provision of recycled water. While 42 submissions (87.5%) indicated that horticulture was not viable in the rural zone.

A key concern of Council is to ensure that the issue is resolved with a high level of community consultation.

As such it is proposed (subject to Council endorsement) to hold a Special Infrastructure and Environmental Services (IES) Committee meeting to allow people who submitted comments on the Arris Report to be heard.

The results of the current submissions and subsequent views from the above meeting would be provided to the Minister for Planning, Mr Nick Champion and seek his position relative to this and the other aspects of the investigations. It is noted that this Arris Report arose from a request to the Mayor for “significant investigations” by the previous Minister Stephan Knoll, in June 2019 **Attachment 1**). As such Council has sought to progress investigations relative to the proposed Code Amendment for the Gawler Rural Zone through the commissioning of the Arris Report.

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’ report was to gather objective evidence pertaining to the possibility and viability of commercial scale primary production within the Gawler Rural Zone. A copy of the draft Arris Report is in **Attachment 2**.

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 the 13 April 2021 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 is broad, however, investigations relating to capability and viability appeared to be the most pertinent and central to investigations moving forward.

Concerning 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 that will require external assistance.

Following the adoption of the 'Land Capability Assessment' brief and tender procedure, Arris Pty Ltd was identified as the preferred candidate and as result was 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 has 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, and 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.

In May 2022 a report presenting a draft analysis was presented to the IES Committee seeking endorsement to release the document for a formal public consultation period. The following resolution was adopted:

COMMITTEE RESOLUTION 2022:05:IES010*Moved: Mayor K Redman**Seconded: Cr B Sambell**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 that 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.*

COMMENTS/DISCUSSION**LAND CAPABILITY ASSESSMENT GAWLER RURAL ZONE - REPORT SUMMARY**

The Arris group undertook a detailed analysis of the Gawler Rural Zone. It identified potential horticultural and Native Food Crops to assist in fostering the zone as a viable horticultural region.

The report identified that perennial horticulture (vines and olives) is viable on 1 ha to 5 ha sites if the income was used to cover land costs such as rates water and electricity at 1 ha scale, but at 5 ha scale, "there is scope for a modest second income".

Annual horticulture (carrots, tomato) is viable on 1 ha to 5 ha sites when crops are grown either as low technology polyhouses or as inground crops and could produce a sole income. The Arris Report noted that all annual horticultural crops could provide an income from 5 ha farms: "with gourmet tomato and capsicums providing the greatest potential income (page 8)".

The key recommendations of the Arris Report (page 69) were:

1. Soils in general are not a limitation for primary production in the zone.
2. 90% of the area is composed of blocks of 5 ha or less. The zone is therefore suited to small intensive annual horticulture or small scale perennial horticulture.
3. Water is the main limitation to primary production in the zone.
4. Based on the assumption of adequate water, there is the potential for the Gawler Rural Zone to produce niche horticultural enterprises with closeness to Adelaide Markets.

It is noted that the agricultural viability of the Gawler Rural Zone is dependent on acquiring water from schemes such as the recycled *Barossa New Water* project. However, the majority of submissions contend that this recycled water is unlikely to be provided. In addition, there was little intent from the majority of land owners to undertake intensive horticulture.

There was also a recommendation in the Arris Report that: “Gawler Council could approach PIRSA and Kellogg Brown Roots Pty Ltd (regarding the *Barossa New Water* project) with an expression of interest for water allocations and infrastructure for the Gawler Rural Zone”. This option was not costed or investigated in depth in the Arris Report.

SUMMARY OF CONSULTATION

Following the adoption of committee resolution 2022:05:IES010 the *Draft Rural Areas Land Capability Assessment* was released for public consultation between 8 June 2022 to 1 July 2022. Details relative to how the engagement period was advertised are provided below in the consultation (external to council) section.

At the conclusion of the consultation period, a total of 48 submissions were received and are provided as Summary of Submissions in **Attachment 3**.

Eleven submissions specifically wanted to be heard, notified of the next meeting or “look forward to council announcing a community meeting to hear our views before any decision is made”. Given these comments from 11 submissions and the desire from many other submissions for a greater level of engagement from the Council it is proposed that a Special IES Committee be held to hear submissions and concerns. At this meeting, the Arris Pty Ltd representatives will be invited to make a short presentation and hear representations to Council.

All 48 people and organisations who made a submission will be invited to speak at the Committee meeting and will be notified of the meeting date accordingly.

It is noted that when the Rural Land Use and Infrastructure Investigations Report 2 (Jensen Report No. 2) was considered by Council in July 2019, 120 submissions were received and 17 people elected to speak and were given 5 minutes each.

To allow for a full consideration of submissions it is proposed to write/email to all 48 submission writers regarding a Special IES Committee to listen to community views.

At the conclusion of this recent consultation period Council received a total of 48 submissions. Six submissions (12.5%) supported the report's key finding that the area was suited to small scale annual or perennial horticulture, subject to the provision of additional recycled water. Many of those submissions also supported the concept of a green buffer. While 42 submissions (87.5%) indicated that horticulture was not viable in the rural zone and many did not think that the addition of recycled water was a realistic option.

One submission had concerns about the age and veracity of some of the information provided e.g. the data in table 7-9 regarding the use of recycled water. All submissions will be sent to the Arris consultants so that their advice can be taken on board after the submissions have been heard.

Table 1 below identifies suburb location of the submission writer and categorises submissions.

Table 1 Submissions outcome by Suburb

Suburb/Location	Support Buffer and or Horticulture in Rural Zone	Horticulture not viable in Rural Zone	Submission Number
Kudla		23	23
Hillier	1	11	12
Evanston	1	7	8
Gawler	2		2
Willaston	1		1
Gawler East		1	1
Adelaide/ State Gov	1		1
Total	6	42	48

Note, that all submissions (23) from Kudla stated that horticulture was not viable in the Rural Zone. While only one of the 12 submissions from Hillier supported horticulture in the zone. Four of the six submissions supporting a green buffer or horticulture in the zone were from Gawler, Willaston or Adelaide.

Summary of submissions supporting horticulture or a green buffer in the Rural Zone:

1. Support for green buffer and recreational and environmental opportunities
2. Support to maintain separation between metropolitan area and Gawler Township
3. Retention of vistas
4. Recognize opportunities for horticultural development
5. Support nature or adventure play space for families
6. Department for Environment and Water (DEW) is managing the Crown Land at Evanston South. DEW is not supportive of large sporting hubs
7. DEW consulted the community adjacent to Gawler Buffer (Open Space Zone) and noted they were interested in creating walking trails, cycling trails, and a nature or adventure play space
8. Provide new policies for the Rural Zone, similar to those provided in Europe in horticultural zones
9. Concern at the concept that the government “take charge” of discussions in the rural zone.

Summary of submissions that assert horticulture is not viable in Rural Zone:

1. Areas zoned as rural is no longer viable for primary production
2. People in Rural Zone no longer interested in primary production
3. Lack of affordable water and small allotment sizes are, the main reasons for the lack of viability
4. No commitment from Council to provide recycled water to the zone
5. Land needs to be rezoned to smaller lots in Rural Zone with water to support a semi-rural lifestyle
6. Area not economically viable for primary production
7. Some of the tables in the report may have incorrect information
8. Council needs to undertake more consultation in the area
9. Several submissions noted that the “Barossa New Water” project remained conceptual.
10. Council has not been listening
11. Believe Council has been “stonewalling” them by undertaking study after study

12. Want to work with the local Member and Minister for Planning to achieve a Code Amendment
13. People come to live in the area for lifestyle reasons and not to become primary producers.

Engagement with the Minister for Planning

As a result of the public consultation and the community meeting held by the Member for Light on 28 June 2022, Mr Tony Piccolo provided a letter to Council regarding this issue (in part 4 of **Attachment 3**).

To address the issues raised in the above letter Council sent two letters to: Minister for Planning, Nick Champion (**Attachment 4**); and the Member for Light, Tony Piccolo (**Attachment 5**).

These letters seek to progress the consultation in the Rural Zone. The finalisation of this consultation and investigations will enable Council to progress towards the initiation of a Code Amendment. Importantly the above communications stress to the Minister that the considerations of matters pertaining to the Gawler Rural Zone are local issues and should continue to be progressed by the Town of Gawler.

Given that there is a new Minister and a new Planning and Design Code, clarification regarding the need for additional investigations is advisable as per the recommendations presented.

It is also noted that a Code Amendment for this area would require the development of an Engagement Plan, which would seek to undertake further community consultation on this matter.

A chronological list of engagement with the community and Minister/s is in **Attachment 6**.

COMMUNICATION (INTERNAL TO COUNCIL)

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

CONSULTATION (EXTERNAL TO COUNCIL)

The Draft Gawler Rural Areas Land Capability Assessment was released for public consultation between 8 June and 1 July 2022.

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

- a) Letters mailed/e-mails sent to 130 respondents who provided feedback to the Rural Land Use and Infrastructure Investigation, Report
- b) Public Notices in the Bunyip:
 - o 8 June 2022
- c) Town of Gawler Website – Community Consultation
 - o (Your Voice Gawler) <https://www.gawler.sa.gov.au/your-voice>
- d) Information/promotion via Council's Facebook Page:
 - o 09/06/2022
- e) Hard copies at all Council Offices, including Evanston Gardens Community Centre.

POLICY IMPLICATIONS

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

Public Consultation Policy

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

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

7.2 ASSET MANAGEMENT PLANS

Record Number: CC22/152;IC22/492

Author(s): Wasantha Kaludewa, Senior Assets Engineer

Previous Motions: Council, 24/08/2021, 2021:08:COU327; Audit & Risk Committee, 17/8/21, Motion No: 2021:08:AC034

Attachments:

1. **Draft - Transport Asset Management Plan CR20/83375** 
2. **Draft - Stormwater Asset Management Plan CR20/84463** 
3. **Draft - Open Space Asset Management Plan CR20/95833** 
4. **Draft Asset Management Plans Public Consultation Report 2022 by URPS CR22/45436** 
5. **Summary of Long Term Infrastructure Asset Management Plan CR21/62089** 

OFFICER'S RECOMMENDATION

That the Infrastructure & Environmental Services Committee recommends that Council:

1. Notes the community consultation of the draft Asset Management Plans (Transport, Stormwater & Open Space) has been completed.
2. Adopts the Transport Asset Management Plan, Stormwater Asset Management Plan and Open Space Asset Management Plan.
3. Notes that an updated Buildings Condition Audit has been completed.
4. Notes that an updated Buildings Condition Audit will inform an updated Buildings Asset Management Plan that is to be delivered in the 2022/23 financial year.
5. Notes that all four Asset Management Plans will inform the future annual update of the Long Term Financial Plan in 2022/23.

SUMMARY

The Council is required by legislation to prepare, update and adopt an Infrastructure and Asset Management Plan (the Plan) covering a period of 10 years under the *Local Government Act 1999*. Together with the Council's Long Term Financial Plan, the Infrastructure and Asset Management Plan forms part of the Council's Strategic Management Plans. The Infrastructure and Asset Management Plan, or Long Term Infrastructure and Asset Management Plan, is informed by individual asset management plans that are each based on the different types of asset classes owned by the Town of Gawler.

In 2013, the Council adopted three (3) asset management plans for:

1. Transport,
2. Stormwater, and
3. Building asset classes.

To inform updates to individual asset management plans, condition audits have been undertaken in previous years and these have assisted with planning renewal expenditure at levels to maintain existing service levels to the community. Whilst each of the individual asset management plans include the planned renewal expenditure, they are also inclusive of the following key areas more broadly:

- a. Levels of Service
- b. Future Demand

- c. Lifecycle Management Plan
- d. Financial Summary
- e. Risk Management
- f. Asset Management Practices
- g. Monitoring and Improvement Program

In 2021, the Transport Asset Management (**Attachment 1**) and Stormwater Asset Management Plan (**Attachment 2**) were updated with the latest asset information. A new Open Space Asset Management Plan (**Attachment 3**) was developed for the Open Space asset class.

In 2022 Urban and Regional Planning Solutions (URPS) were engaged to plan and manage the community consultation for the three asset management plans (AM Plans) over a three week consultation period between 15 June to 5 July 2022, with one response being received. Accordingly, the Level of Service section of the AM Plans has been updated. The Draft Asset Management Plans Public Consultation Report (**Attachment 4**) details the public consultation methodology adopted by the Council staff.

The three (3) asset management plans are attached to this report as **Attachments 1, 2 and 3**. It is noted the Buildings Asset Management Plan is currently in development (refer further details in this regard later within this report).

BACKGROUND

Council is the custodian of infrastructure and other assets that have a replacement cost of approximately \$344 million based on:

- Transport Assets - \$202M
- Stormwater Assets - \$81M
- Open Space Assets - \$11M
- Building Assets - \$50M

TOTAL \$344M

Council manages these assets for the community and has an obligation to ensure the assets under its care and control are managed transparently, efficiently and effectively. This includes decisions regarding the renewal, acquisition of new assets, and the sale and maintenance of existing assets.

Asset management is a key to ensuring the financial sustainability of the Council. It informs the level of expenditure required to manage the level of service provided by assets, and advises the risk and service level consequences associated with the level of expenditure on assets.

With these responsibilities in mind, each Council is required to develop and adopt an Infrastructure and Asset Management Plan covering a period of at least 10 years which forms part of the Council's strategic management plans under the *Local Government Act 1999*.

The Council expends considerable funds on the acquisition and management of assets and may be exposed to financial risk over the long term if ongoing costs associated with the operations and maintenance of assets beyond the annual budget have not been thoroughly considered. It is incumbent on the Council to carefully consider information about the status of infrastructure and other assets under its care and control, and the financial contribution that current ratepayers are making to offset the consumption or use of assets.

The challenges of increasing community expectations, development growth, replacement of ageing infrastructure, new legislative requirements, and the growing demands of an ageing population identified the need to develop AM Plans that guide financial expenditure requirements in a sustainable manner for the benefit of current and future generations.

Soundly based asset management plans allow the Council to ascertain sustainable service levels, affordable asset acquisition strategies, cost effective maintenance regimes, and corresponding funding requirements. The Long Term Infrastructure Asset Management Plan (LTIAMP) informs the annual review of the Council's Long Term Financial Plan (LTFP), with Council's policy position being that 90-100% of the optimum investment in the replacement/renewal of existing assets identified in the LTIAMP (deemed as 'non-discretionary' capital expenditure) will be undertaken each year. This policy approach consequently ensures an ongoing appropriate capital investment in the maintenance of existing assets and subsequently avoids any material incremental 'backlog' of infrastructure works.

Conversely, the LTIAMP outlines considerable aspirational capital investment in new/upgraded assets (deemed as 'discretionary' capital investment), which is symptomatic of a major growth Council such as the Town of Gawler where there is ongoing demand for new and/or expanded services and facilities.

With Council's key short to medium term financial strategy to reduce debt, thereby incrementally creating additional external borrowing capacity in advance of the proposed major investment in the future upgrade of the Gawler Aquatic Centre (currently earmarked across the 2027/28 and 2028/29 financial years), the Council naturally does not have the financial capacity to deliver on all aspirational new/upgraded asset capital investment proposals.

In this regard, the recently adopted LTFP provides for discretionary capital investment in new/upgraded assets (outside of projects already committed via external grant funding obligations) of an indexed \$1.5m up to the 2028/29 financial year, following which the LTFP provides for indexed funding of \$3.5m post the completion of the proposed major upgrade of the Gawler Aquatic Centre.

The purpose of this report is to provide an update to the Infrastructure & Environmental Services Committee on the draft AM Plans following the recent community consultation process completed.

Previous Resolutions

RESOLUTION 2021:08:COU327

Moved: Cr P Koch

Seconded: Cr D Fraser

That Council adopts the recommendation from the Audit Committee made at item 6.1 of the meeting of that Committee meeting held on 17 August 2021, being:

That the Audit Committee recommends that Council:

- 1. Notes the Draft Transport Asset Management Plan 2021;*
- 2. Notes the Draft Stormwater Asset Management Plan 2021;*
- 3. Notes the Draft Open Space Asset Management Plan 2021;*
- 4. Notes that an updated Buildings Condition Audit is required to be prepared with funding to be considered at the first quarter budget review;*
- 5. Notes that an updated Buildings Condition Audit will inform an updated Buildings Asset Management Plan that is expected to be delivered in the 2022/23 financial year and inform future updates to the Long Term Financial Plan for 2022/23;*
- 6. Supports the release of the draft Asset Management Plans (Transport, Stormwater & Open Space) for the purpose of community consultation; and*
- 7. Notes a further report will be presented to a future Infrastructure and Environmental Services Committee meeting on the draft Asset Management Plans following community consultation and then to a future Audit Committee Meeting.*

DISCUSSION

The term asset management is used to describe the process by which Council manages physical assets to meet current and future levels of service for the community. Asset Management is a systematic, structured process covering the whole of life of an asset.

The asset management plans have been prepared using NAMS Plus financial modelling and reporting provided by Institute of Public Works Engineers of Australasia (IPWEA) and is considered to be best industry practice.

The key draft plans to be received in this report are:

- a) Transport Asset Management Plan
- b) Stormwater Asset Management Plan and
- c) Open Space Asset Management Plan

These plans make up approximately 86% of the Council's total fixed assets.

1. Transport Assets

The Transport Asset Management Plan 2021 (**Attachment 1**) covers the transport network assets including:

- a) Roads
- b) Kerb and Channel
- c) Footpaths and Shared Paths
- d) Bridges, Major Culverts and Fords and
- e) Roundabouts

These Transport assets have a total value of \$202 million.

In 2017, a physical inspection and condition assessment was completed on all the transport assets, which has enabled financial modelling to be carried out based on actual condition.

2. Stormwater Assets

The Stormwater Asset Management Plan 2021 (**Attachment 2**) covers stormwater network assets including:

- a) Pipes
- b) Box culverts
- c) Pits and
- d) Channels

These Stormwater assets have a total value of \$81 million.

There is no physical condition data available for underground drainage systems, however condition has been estimated based on the age and the useful life of the asset. Stormwater assets have a long life in the range of 70-100 years underground unless they are damaged by external activities or environmental factors. An Improvement Plan included in the Stormwater Asset Management Plan 2021 includes developing a closed circuit television (CCTV) program to assist with checking condition of underground pipes, over time, on a risk based priority.

3. Open Space Assets

The Open Space Assets Management Plan 2021 (**Attachment 3**) covers open space assets including:

- a) Furniture and fittings
- b) Infrastructure & structures
- c) Irrigation systems
- d) Playgrounds and equipment and
- e) Signs

The Open space assets have a total value of \$11 million.

In 2017, a physical inspection and condition assessment was completed on the open space assets, which has enabled financial modelling to be carried out based on actual condition.

A key element of the Open Space Asset Management Plan is the planned future upgrade of the Gawler Aquatic Centre across the 2027/28 and 2028/29 financial years. It will be important for the Council to carefully consider the subsequent ongoing operations and maintenance costs in the future associated with delivery of such a project (the LTFP currently provides for increased depreciation of approximately \$1m, increased finance costs, and increased recurring operational costs of \$150,000 following the completion of the proposed project in 2028/29).

Building Assets

A previously completed independent condition audit was undertaken for all Council buildings in 2017 to inform the periodic update of Council's Building Asset Management Plan (BAMP). An independent review of the 2017 condition audit was undertaken by an asset management consultant in 2021. It was noted that the data was insufficient for updating the existing BAMP. It was also noted that new buildings like Civic Centre Upgrade, Gawler Aquatic Centre works, Sports Centre major repair works, Gawler Caravan Park works, and Visitor Information Centre works were not accounted for in the 2017 report.

Based on the review outcomes, Council undertook a new buildings condition audit in the 2021/22 financial year. The new buildings condition audit more accurately reflects the required funding for new/upgrade, renewal work, any acquisitions, as well as operations and maintenance expenditure against the existing budget in the Council's LTFP. The updated building condition audit will inform an accurate and updated BAMP which will be completed in 2022/23. An initial report in this regard is to be tabled to the 30 August 2022 Audit & Risk Committee.

In the interim, the 2022/23 annual budget includes a provision of \$150,000 funding towards capital works on Council's Building Assets, with annual maintenance (\$345,000 planned scheduled maintenance and \$215,000 for unplanned repairs and maintenance) being funded within the existing recurrent budget.

Asset Management Plans

Asset management will evolve in a continuous cycle of review and improvement so the quality of outputs matches the changing business needs of the Council and community expectations.

With the establishment of asset management plans, staff can put in place operational controls and procedures to meet Council's objectives so as to:

- a) Ensure that assets are properly managed and maintained;
- b) Create and maintain suitable information and decision support systems to allow for the systematic establishment of service levels and the appropriate solutions to provide for those service levels;
- c) Monitor the condition and performance of existing assets to meet the required service levels;
- d) Ensure that appropriate records of assets are created and maintained;
- e) Ensure that a system of internal controls safeguards assets from misuse or misappropriation;
- f) Monitor the achievement of plans;
- g) Provide regular reports on the achievement of plans; and
- h) Regularly review both the asset management plan and the LTFP.

Council has the following key challenges when managing infrastructure assets:

- a) Acting on climate change;
- b) Compliance with current legislative requirements;
- c) Creation of new assets associated with growth;
- d) Upgrade of existing assets to meet current demand and solve issues;

- e) Preservation of the Church Hill State Heritage Area with unique assets (bluestone kerbing); and
- f) Managing work within available funding.

In addressing the above, the Council will seek to:

- a) Prioritise the infrastructure works based on need and managing risk;
- b) Use recycled materials which have less impact on the environment;
- c) Manage demand with existing assets; and
- d) Consider options for obtaining funding for new and upgraded assets with associated operations and maintenance costs.

Council has planned funding requirements for asset renewals/replacements under the three (3) asset classes included in the attached AM plans in the LTFP.

Council staff have identified numerous new assets and upgrade works for providing service improvements to the community and are included in LTIAMP. A summary of LTIAMP is provided as **Attachment 5**. Some of these projects are discretionary, whilst others are non-discretionary in nature. For example, the creation of non-discretionary assets are planned in accordance with strategic priorities (i.e. grant funding) and infrastructure deeds with developers and state government agencies. These non-discretionary assets are included in the Council's LTIAMP. Delivery of new and upgraded assets uplift the level of service to the community adhering to current standards. Discretionary projects are those that have been identified by staff as possibilities for consideration of funding in the next ten (10) years. All of which will be subject to annual deliberation by Council during its budgeting processes.

During preparation of the annual budget, the Council prioritises budget bids and accommodate only the projects that can be delivered within available funding identified in the Council's LTFP. It is important that any new or upgraded assets also include associated operations and maintenance costs to ensure the asset continues to provide the intended level of service to the community into the future.

When a new asset is created, operation and maintenance costs are required for providing an acceptable level of service during its serviceable or useful life. To this end, based on the indicative timing of future residential land developments (as informed by discussions with property developers and/or associated development Masterplans), staff have mapped out indicative new maintenance costs to be incurred pertaining to future infrastructure assets to be acquired from property developers. Such identified costs (i.e. depreciation, maintenance costs) have been incorporated within the recently adopted LTFP. Further to this, any extra staffing requirements required as a result has also been provided for within the LTFP.

Risks and opportunities also need to be considered into the future relative to sustainable asset management practices whilst continuing to provide an acceptable level of asset service to the community (i.e. use of recycled or environmentally sustainable materials) without reducing the useful life of assets.

Discretionary and Non-Discretionary Capital Expenditure on New and Upgrade Capital Works in the Long Term Infrastructure and Asset Management Plan

In the Council's LTIAMP, renewal capital works are considered non-discretionary in nature as they are required to maintain the existing level of service to the community across all asset classes.

On the other hand, new and upgrade capital works in the LTIAMP are considered both discretionary and non-discretionary in nature.

There is an indexed provision of \$1.5 million per year in the LTFP for capital expenditure on new and upgrade capital works across the Town of Gawler and an additional \$50 million provision for the proposed major upgrade of the Gawler Aquatic Centre across the 2027/28 and 2028/29 financial years. It is important to note that of the \$50m allocated to the possible Aquatic Centre redevelopment, \$35m is required to be received via grants.

Over a 10 year period this totals approximately \$89 million and it is noted there is some flexibility in where this expenditure is spent across all asset classes on discretionary capital works.

Discretionary new and upgrade capital works include those identified from growth management plans and studies. Other capital projects are non-discretionary in nature, which include works from executed Deeds or Agreements, approved grant funded projects, or assets that require upgrading at the time of renewal (i.e. road pavement reconstruction or to meet DDA compliance).

Consistent with customary practice, Council will consider what its priorities are in any given year as part of annual budget considerations with respect to discretionary capital investment in new and upgraded assets within the financial capacity of the LTFP. Further, Council staff will continue to explore external grant funding opportunities to further assist in the delivery of such capital investment.

COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer
Acting Manager Infrastructure & Engineering Services
Manager Finance & Corporate Services
Team Leader Asset Planning
Landscape Coordinator
Engineering Staff
Finance Staff
Town Services Staff

CONSULTATION (EXTERNAL TO COUNCIL)

Institute of Public Works Engineering Australasia (IPWEA) – NAMS Plus financial modelling

Public Consultation on Draft Asset Management Plans

Noting the draft AM Plans are recognised as key strategic management plans of the Council, staff sought to obtain feedback from the community via public consultation. As part of the consultation, feedback was sought on customer levels of service (i.e. community expectations) to include in the draft AM Plans and to allow a comparison against the proposed technical levels of service and inform further updates to the draft AM Plans.

With the service of an external consultant from Urban and Regional Planning Solutions (UPRS), staff undertook a community consultation on these AM Plans over a 21 day period from 15 June 2022 to 06 July 2022. Staff reached the community using different media platforms (Bunyip post, e-mail, customer service, telephone call and “Your Voice Gawler” on the web). Customer satisfaction online survey ‘Survey Monkey’ was conducted on the Council’s ‘Your Voice’ webpage. Refer **Attachment 4** community consultation process details.

One on-line survey submission was ultimately received during the consultation period, details of which are also incorporated in **Attachment 4**.

POLICY IMPLICATIONS

Asset Management Policy
Asset Capitalisation Policy

RISK EVALUATION

Risk	
Identify	Mitigation
Insufficient funding for new assets and upgrades to overcome current issues and improve level of service	Maintain services at current level Adjust timing of new assets and upgrades Increase funding
Asset deterioration due to insufficient operation and maintenance works	Maintain current funding levels for existing assets Reduce current service levels Identify and include in LTFP funding for new and upgraded assets.
Opportunity	
Identify	Maximising the Opportunity
Insufficient funding for new asset acquisitions and upgrades and their on-going operation and maintenance cost	Maximise external funding opportunities. Sustainable asset creations and maintenance Adjust LTFP with a suitable estimate of future costs.

STATUTORY REQUIREMENTS

The *Local Government Act 1999* Section 122 (Strategic Management Plans)

FINANCIAL/BUDGET IMPLICATIONS

The identified optimum investment in the replacement / renewal of existing assets outlined in the AM Plans (\$33.2m) is consistent with the associated LTFP forward estimates, thereby facilitating Council's continued policy position of achieving an Asset Renewal Funding Ratio position of 90-100%.

Relative to the aspirational capital investment in new/upgraded assets of \$97.0m outlined in the AM Plans, the LTFP currently provides \$89.3m for such capital investment.

Whilst a component of the future capital investment in new / upgraded assets can be considered 'non-discretionary' (e.g. projects aligned to external grant funding received, or infrastructure deeds, etc.), the 'discretionary' component will be considered each year as part of Council's customary annual budget deliberations, and in consideration of Council's financial capacity forecasts provided in the LTFP.

Future annual budgets will need to continue to ensure that there is appropriate funding provided for relative to the ongoing maintenance of existing assets. The LTFP forward estimates provide for increased maintenance (and depreciation) costs as a consequence of the value of new and/or upgraded assets acquired – whether from property developers (as a consequence of new residential land developments) or from Council's own capital investment.

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
- 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
- 3.2 Provide sporting and recreational facilities to meet local and regional community needs
- 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
- 5.3 Continue to deliver effective services and refine management processes

7.3 STORMWATER MANAGEMENT PLANS UPDATE

Record Number: CC22/152;IC20/877

Author(s): Whendee Young, Team Leader Asset Delivery

Previous Motions: RESOLUTION 2018:04:133; RESOLUTION 2019:04:COU143

Attachments:

1. **Gawler & Surrounds Stormwater Management Plan - Revision E for Council endorsement CR21/62264** 
2. **Gawler & Surrounds SMP Engagement Summary Report CR22/51411** 

OFFICER'S RECOMMENDATION

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

1. Notes the outcomes of the Phase 3 draft Gawler and Surrounds Stormwater Management Plan community and stakeholder consultation.
2. Notes the Gawler and Surrounds Stormwater Management Plan has been updated to reflect the feedback from community consultation.
3. Notes the updated draft Gawler and Surrounds Stormwater Management Plan and associated prioritised actions are expected to inform future updates to the Council's Long Term Infrastructure and Asset Management Plan and Long Term Financial Plan once adopted by the Council.
4. Endorses the Gawler and Surrounds Stormwater Management Plan for the purpose of seeking relevant approval from the Stormwater Management Authority in accordance with the requirements outlined in the Stormwater Management Authority Stormwater Management Planning Guidelines.

SUMMARY

The Gawler and Surrounds Stormwater Management Plan (SMP) has been prepared for the Town of Gawler, Light Regional Council and The Barossa Council (the 'Catchment Councils'). The Gawler and Surrounds SMP provides an overview of the existing stormwater management related issues and opportunities to improve stormwater management as well as guiding future decision making about how the Catchment Councils can manage flood risk and improve the quality of stormwater in the region.

The SMP covers the township of Gawler and Willaston, and the surrounding areas of Gawler Belt, Evanston Park, Bibaringa, Sandy Creek and Kalbeeba, along with the designated growth areas of Gawler East and Concordia. It does not consider issues pertaining to (i) flood mitigation of the Gawler River, or (ii) management of stormwater in the 'Smith Creek' catchment area incorporating Evanston South, Evanston Gardens and Kudla. Stormwater management issues relating to these two items are the subject of separate Stormwater Management Plans currently in preparation.

Funding partners committed to the delivery of the SMP include the Light Regional Council, the Barossa Council, Green Adelaide (formerly Natural Resources Adelaide and Mount Lofty Ranges Board) and the Stormwater Management Authority (SMA).

In 2019 the Town of Gawler undertook community consultation on the draft Gawler and Surrounds Stormwater Management Plan along with project partners, Light Regional Council and The Barossa Council, in accordance with Phase 3 of the Community Engagement Plan for the project. Community consultation activities included letters to property owners, newspaper advertisement in the Bunyip and Leader newspapers, advertisement on Council's 'Your Voice' website, a workshop with key stakeholders and a Council Member workshop. An additional workshop with property owners was

held in the Light Regional Council during the Phase 3 community consultation period to assist the local community in providing feedback on the draft Plan.

This report presents the final SMA (**Attachment 1**) that has been updated to reflect community consultation and discusses the proposed recommendations for Flood Mitigation Strategies and Water Sensitive Urban Design (WSUD) strategies that relate directly to Town of Gawler which have been well documented within the SMP.

This report seeks to endorse the Gawler and Surrounds SMP to inform future updates of the Asset Management Plans and Long Term Financial Plan. As a guide only, a nominal 10-year capital works plan is presented in the SMP based on a total expenditure of between \$1.2 million-\$1.6 million per year, which assumes that funding of \$0.4 million per year can be secured from other parties such as the SMA.

The plan provides a basis on which Council can proactively invest in future stormwater management initiatives to achieve progress against a range of flood and environmental objectives, and to seek funding where appropriate to support Council in these initiatives.

Approval of the SMP will enable implementation of the plan to commence, which is referenced in *Gawler Community Plan 2030+* as a Key Action under the category of 'Our Environment'.

BACKGROUND

During 2013/14 Council was successful in coordinating \$230,000 in funding from a range of project partners to contribute towards the preparation of the *Gawler and Surrounds Stormwater Management Plan*, with work commencing on the Plan in April 2015.

The development of the *Gawler and Surrounds Stormwater Management Plan* project has been reported to Council through various Council and Infrastructure and Environmental Services Committee reports as summarised in the following resolutions.

At the 24 April 2018 Council meeting Council adopted the following recommendations (of which only Recommendation Item 5 is pertinent to development of the Gawler and Surrounds SMP) from the 10 April 2018 IES Committee (COMMITTEE RESOLUTION 2018:04:07) meeting:

RESOLUTION 2018:04:133

Moved: Cr A Shackley

Seconded: Cr R Symes

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

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.*

At the 23 April 2019 Council meeting Council adopted the following recommendations from the 15 April 2019 IES Committee (COMMITTEE RESOLUTION 2019:04:IES017) meeting:

RESOLUTION 2019:04:COU143

Moved: Cr D Hughes

Seconded: Cr J Vallelonga

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 & Environmental Services Committee recommends to the Council that:

- 1. The Gawler and Surrounds Stormwater Management Plan report be noted.*
- 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.*
- 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.*
- 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 report.*

Since the April 2019 meeting, additional consultation activities were undertaken (as reported in the Engagement Summary Report (Jensen Plus, 2020) presented **Attachment 2**. Following this, the Stormwater Management Plan (Tonkin, August 2021) (**Attachment 1**) was revised and updated to reflect stakeholder feedback and comments for Council to endorse for submission to Green Adelaide and the Stormwater Management Authority for approval.

COMMENTS/DISCUSSION

Overall Project Scope

The development of the Gawler and Surrounds SMP was led by the Town of Gawler, in partnership with Light Regional Council and The Barossa Council, which have overlapping areas in the Study Plan area as depicted in Figure 1.

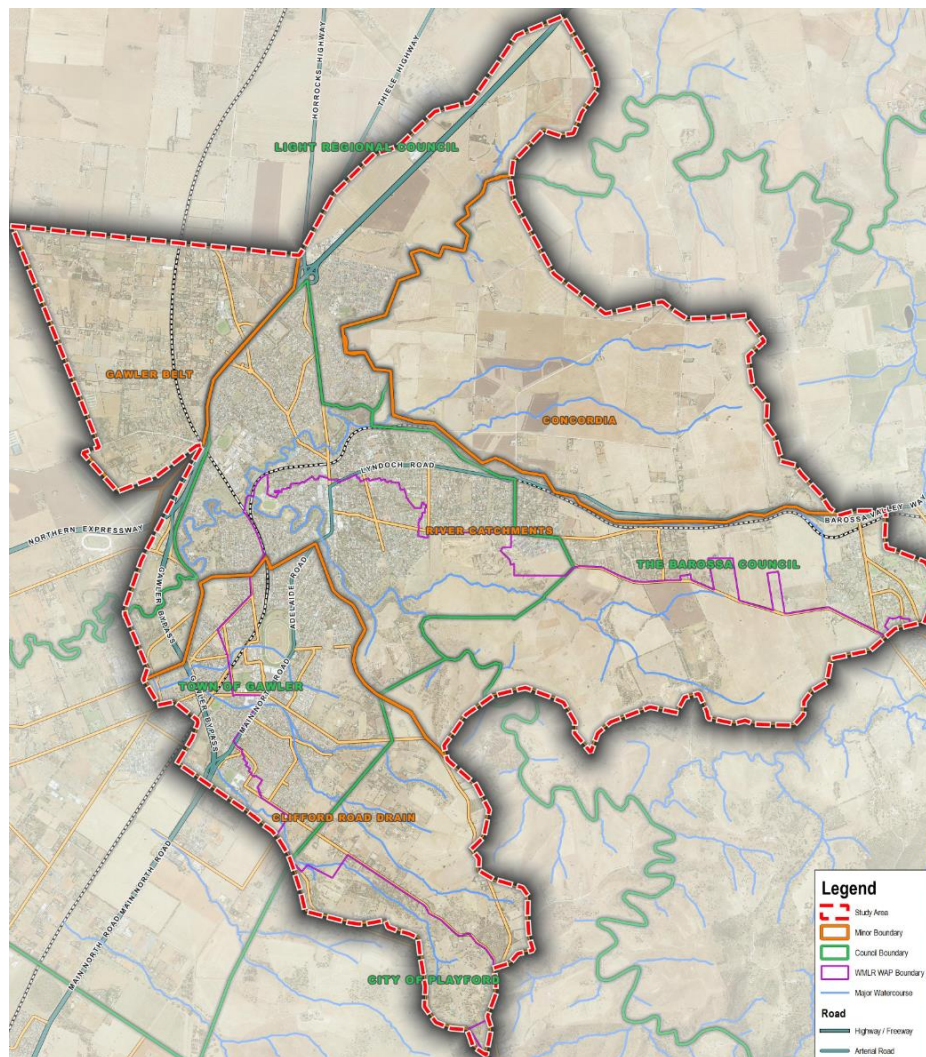


Figure 1: Overview of Gawler & Surrounds SMP Area

The SMP provides a framework for the holistic management of stormwater within the study area. It summarises the current state of the catchment, identifies problems and opportunities, defines objectives and develops a list of prioritised strategies for the management of stormwater. The plan, which has been prepared in accordance with the Stormwater Management Authority's (SMA's) *Stormwater Management Planning Guidelines* (2007) addresses issues of flood management, water quality, water harvesting, environmental enhancement and asset management.

Current State of the Catchment

The urbanised areas of the study area have an extensive underground drainage network which discharges flows directly to the river via a large number of outfalls. Analysis of the existing system found that 67% of the network (by length) has the capacity to convey runoff during a 20% annual exceedance probability (AEP) event. The existing stormwater infrastructure also includes a number of gross pollutant traps (GPTs) and detention basins which reduce pollutant loads that are discharged into receiving waters.

The SMP area is located within the bounds of the Western Mount Lofty Regions Water Allocation Plan (WAP). Bunyip Water harvests up to 800 ML/year from the Gawler River downstream of the study area. There is also a harvesting and reuse scheme proposed for the Gawler Southern Urban Growth Area, located just outside the bounds of the SMP. Additional opportunities for harvesting and reuse have been considered but are limited by the constraints of the WAP.

The modelling undertaken to inform the development of the SMP is based on historical climate conditions. The current projections for a future climate suggest that despite warmer, drier average conditions there is likely to be an increase in rainfall intensities. The changes in future conditions will impact the management of water within the area.

A combined one and two-dimensional hydraulic model was developed to identify key flood prone areas within the area. The modelling was based on estimates of long-term development within the catchment.

Flood events with annual exceedance probabilities (AEP) of 20% to 0.2% AEP were modelled. Review of the resultant flood maps identified the following key flood 'hotspot' areas:

- a. Greening Drive in Evanston South;
- b. Railway Crescent/Przibilla Drive in Evanston;
- c. First Street at Gawler South;
- d. Jarvis Street and Brooks Avenue in Willaston; and
- e. Gawler Belt.

A water quality model was also developed to understand the patterns of pollutant generation within the study area and to identify opportunities for water quality improvement. The modelling shows that the generation of pollutants is relatively evenly distributed across the areas of current development. Opportunities for environmental protection and enhancement are also explored.

A high level assessment has been made of the terrestrial and aquatic habitats of the tributary watercourses of the North and South Para Rivers, which are within the Gawler urban development zone. The tributaries have been highly modified, with little of the natural habitat remaining, mainly as a result of clearing, urban development and grazing. Most of the watercourses are pasture areas dominated by introduced understorey species, with scattered tall shrubs and trees.

Much of the remaining vegetation is introduced woody weeds or amenity plantings of native and exotics. Their value as native fauna (particularly mammals and reptiles) habitat is also reduced as a result of the level of modification and the increased presence of feral species and domestic cats and dogs, usually found within or adjacent urban areas. However, some of the older trees have hollows that potentially may be used by a variety of native parrots, possums or gliders.

Stormwater Management Strategies

The SMP draws on the understanding of the study area and identification of problems and opportunities to specify a number of objectives for the management of stormwater within the study area. The objectives relate to flood management, water quality improvement, water use, environmental protection and enhancement and asset management. Structural and non-structural strategies are then developed to address each of the objectives.

Flood Management

Strategies incorporating flood control basins, infrastructure upgrades, new drainage infrastructure, and augmentation of the Gawler River levee banks have been proposed for the purpose of flood management. Non-structural strategies including education and awareness, the use of the mapping outputs from the SMP to inform flood warning and flood forecasting, changes to policy documents, and an assessment of the potential impacts of climate change. The flood reduction effectiveness of the structural measures was assessed using the results of flood modelling. Capital and ongoing maintenance costs have been estimated for each strategy. The benefits of the major flood management strategies have been quantified using calculations of the associated reduction in average annual damages (AAD).

Water Quality Improvement

The heavily developed nature of the urbanised sections of the study area combined with the distributed nature of the outfalls to receiving waters limits the opportunities for the implementation of additional water quality improvement measures. The construction of a wetland at the Gawler racecourse potentially provides the greatest single opportunity for improvement in water quality. Gross pollutant traps, soakage systems and raingardens are also potential opportunities.

The ability to influence water quality is greater in the Gawler East and Concordia growth areas. The recommended strategies for these areas are consistent with best practice principles of water sensitive urban design (WSUD). Works in these areas will focus on maintaining and enhancing natural features within the catchment, limiting peak flows to prevent erosion of downstream channels, WSUD elements to reduce pollutant loads within the catchment combined with instream works. As the planning and design of the growth area infrastructure progresses, water quality modelling should be undertaken to demonstrate that the proposed approaches can achieve the targeted levels of pollutant reduction.

Capital and maintenance costs have been estimated for each of the water quality improvement strategies proposed for the areas of existing development.

Water Use

The opportunities for beneficial reuse of stormwater within the study area are limited by the constraints of the Western Mount Lofty Ranges Water Allocation Plan (WAP). The potential for establishing new water harvesting and reuse schemes was considered at two locations: at the racecourse and adjacent to the Clifford Road drain.

However, the racecourse is within the bounds of the WAP and the Department for Environment and Water (DEW) have indicated that all water allocations in this zone are currently allocated. The ability to harvest water is therefore limited. Clifford Road Drain is outside of the WAP zone, however as it is immediately downstream of the area, DEW advised that harvesting from the drain would be subject to approval by the Landscape Board.

The most feasible options for water reuse within the study area are therefore considered to be at the allotment level. Encouraging the installation of large rainwater tanks (in excess of the 1kL tank currently required for new development) to facilitate greater allotment level harvesting and reuse is recommended. This will also assist in mitigating the impacts of increased flows that result from new development. The SMP identifies the potential for Council to consider establishing a Rainwater tank rebate scheme to promote adoption of larger rainwater tanks, similar to those operated by the City of West Torrens and Adelaide City Council. Passive use of water through infiltration (such as raingardens and tree pits) should also be considered.

Environmental Protection and Enhancement

The strategies to achieve the environmental protection and enhancement objectives draw on work undertaken as part of the Gawler Urban Rivers project. A combination of riparian habitat restoration and erosion protection is proposed. The cost of implementing these strategies is proposed to be an ongoing annual budget item.

Asset Management

It is recommended that Council regularly invest in inspections and investigations to provide an understanding of the existing condition of their stormwater assets and develop a sustainable asset maintenance plan.

Proposed Future Works and Actions

A multi-criteria analysis framework was used to rate the major stormwater management strategies against a wide range of benefits including reduction in flood risk, water reuse and water quality improvements.

Based on the outcomes of the analysis, the following strategies are considered to be high priority:

- a. Gawler Racecourse wetland: not only do the works provide significant flood reduction, but the wetland also provides water quality improvement and opportunities for habitat creation.
- b. Trinity College upgrades, Evanston Oval dual pipe and Evanston Park flood control basin: these works provide a reduction in flooding for a relatively low capital cost.
- c. Utilisation of flood mapping data when assessing new development applications (note that this flood mapping is now actively being used for this purpose).
- d. Corey Street flood control basin optimisation: low cost item to reduce downstream flood risks.

- e. Installation of raingardens: these are suitable in areas where there is a wide road reserve and relatively flat topography. Raingardens not only treat stormwater but can also reduce annual runoff volume and provide amenity value.
- f. Installation of infiltration systems: improve downstream water quality and allow for passive re-use of stormwater.
- g. Educating the public about the flood mapping that has been produced, such that they can proactively manage potentially flood impacts.
 - a. The following strategies have been assigned a medium priority:
- h. Jarvis Street drain upgrade and Willaston Drainage upgrade: these works result in a significant reduction in flooding, however the capital costs are high.
- i. Gawler East flow path improvements: formalising the drainage system would prevent nuisance flooding of private properties. The vegetated open channels would also provide some water quality improvement.
- j. Hewett rear-of-allotment drainage: the proposed rear of allotment drain will prevent nuisance flooding of private properties.
- k. WSUD in the backyard: this education program should provide periodic publicity to encourage residents to act at a domestic scale to improve water quality.
- l. Subsidising large rain tanks: encouraging the installation of large rainwater tanks will help to increase the volume of water harvested at the allotment scale. The tanks would also have the potential to reduce downstream flooding and to not dilute more polluted pavement runoff with cleaner roof runoff water.
- m. Floodplain mapping to including climate change to enable an understanding of the potential impacts for various scenarios.
- n. Installation of gross pollutant traps at key outfall locations to improve water quality prior to discharge into the Para Rivers and the Gawler River.
- o. Riparian habitat restoration and erosion management: the restoration of creek lines through introduction of native species and weed removal will provide for additional native habitat and provide an environment that is less susceptible to erosion.
- p. CCTV inspection program: a CCTV inspection program should be developed based on asset age and significance. Once an asset condition database has been established the inspection program can focus on infrastructure nearing the end of its service life, so that replacement of assets occurs before they fail.
- q. Updates to strategic plans, asset plans and development plans: this can result in improved management of stormwater, particularly for future growth areas such as Concordia and Gawler East.

It is important to note that many of the high priority actions require working with third parties, such as at the racecourse. Specific engagement with third parties has not been commenced as part of the SMP preparation. There could also be other issues such as site contamination, heritage issues etc. that have not been investigated at the high level overview of the options that have been assessed in the Stormwater Management Plan. Project specific stakeholder engagement and detailed project scoping will be progressed on approval of the plan in line with available funding.

Stormwater Management Plans are considered to be living documents and should be considered for review with significant changes to land use planning and with the implementation of priority actions over time. In preparation of the Plan consideration has also been and will continue to be given to strategic planning, the state government planning and design code, preparation of asset and financial management plans, and considerations for climate change.

COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer
Manager Infrastructure and Engineering Services

Manager Finance and Corporate Services
Manager Development, Environment and Regulatory Services
Team Leader Town Services
Team Leader Asset Delivery
Team Leader Development Services
Senior Strategic Planner

There was provision in the Phase 4 Community Engagement Plan for an additional Council workshop. This workshop has not been scheduled, but remains an option should Council Members elect for further detail and/or discussion about the SMP.

CONSULTATION (EXTERNAL TO COUNCIL)

Throughout the preparation of the SMP the following stakeholders have been consulted:

1. Light Regional Council (Catchment Council partner)
2. The Barossa Council (Catchment Council partner)
3. Green Adelaide (Project Steering Group member, SMP funding partner)
4. Stormwater Management Authority (Project Steering Group member, SMP funding partner)
5. Gawler Urban Rivers Biodiversity Working Group
6. Gawler Community Services Forum
7. Gawler Regional Natural Resource Centre
8. Department of Infrastructure and Transport (DIT)
9. Department of Environment and Water (DEW)
10. Department of the Premier and Cabinet (DPC)
11. Environmental Protection Authority
12. Gawler River Floodplain Management Authority
13. Key land developers
14. Concordia Land Management
15. Springwood Communities (Springwood housing estate)
16. Bentley Development Group (Woodvale housing estate)
17. Gawler Jockey Club
18. Trinity College
19. SA Police
20. State Emergency Service (SES)
21. Country Fire Service (CFS)
22. The Food Forest

Summary of Phase 3 Community Engagement and Feedback received

Phase 1 and 2 community engagement activities have previously been completed for the project and informed development of a draft Plan. Community consultation was then undertaken on the draft Plan in accordance with Phase 3 of the project Community Engagement Plan with the aim of informing the broader community of the findings of the draft Plan and provide opportunities for feedback.

Community engagement activities commenced in accordance with Phase 3 of the Community Engagement Plan between 28 August 2019 and 27 September 2019. Feedback received from Phase 3 community engagement activities and from the Project Steering Committee has informed an updated final Plan (**Attachment 1**). All feedback received has been summarised and updated into the Engagement Summary Report, which is provided as Appendix H in the Plan. All individual feedback received has been redacted and informed the updated Engagement Summary Report (**Attachment 2**). It is noted that the quantum of feedback received as a result of Phase 3 community engagement activities and the Project Steering Committee was significant and has taken considerable time to close out all comments, undertake further investigation work in the Light Regional Council area, and produce an updated Plan for endorsement.

The following was undertaken as part of Phase 3 community engagement:

- a. The draft SMP, a media release and an informative flyer was made available on each Council's websites (i.e. Council's 'Your Voice' page).
- b. A display of key elements of the draft SMP was available at Council offices and libraries
- c. A letter/flyer was prepared and distributed to all households directly affected by specific proposals within the draft SMP.
- d. Advertisements were placed in the local press ("The Bunyip" and "The Leader") promoting the availability of the draft SMP, as well as promoting a public information session
- e. A public 'Open house' drop-in information session was held at the Hewett Community Centre on Wednesday, 4 September 2019 from 7-9pm
- f. A second public 'Open house' drop-in information session was held at the Hewett Community Centre on 26 February 2020 from 7-9pm.
- g. A range of key stakeholder groups received emails indicating the availability of the draft SMP and seeking feedback to it and inviting them to attend the Community Open House Session.

The second public 'Open House' drop-in information session was held to provide further information specifically to residents and property owners impacted by proposed open channel works in the Gawler Belt area of Light Regional Council. The second information session proved to be beneficial for the local community living in the Gawler Belt area both in communicating the proposed open channel works and in receiving feedback.

A range of feedback was received by key stakeholders and the community during Phase 3 community engagement, which has informed development of an updated draft Plan. In total 22 written submissions were received via email, 2 feedback submissions were received via phone call, and 59 people attended the 2 community drop-in information sessions. Below is a summary of the feedback received with further detail provided in the Community Engagement Plan.

Summary of key stakeholder feedback and Council Member workshop:

- a. Stormwater management is a cross-Council issue requiring a coordinated and collaborative
- b. approach.
- c. The SMP needs to highlight the urgency of flood management and also articulates the benefits of effective stormwater management.

- d. Recommended projects within the SMP should seek to provide multiple benefits and different
- e. levels – effectively adding value at every opportunity. This framed and informed the development of the multi-criteria analysis from which the projects were assessed.
- f. Education should build on the momentum of attitude and behavioural changes regarding water use and conservation.
- g. Consideration of climate change impacts on modelling.
- h. Merit and support for the racecourse basin, Trinity College and Jarvis Street system projects.
- i. Identification of alternatives design options for the Tingara Basin and Evanston Oval (Gawler South) projects.
- j. The need for further exploration and documentation of alternative external (State and
- k. Federal Government) funding opportunities for projects and other recommended actions within the SMP.

Summary of community feedback received from the catchment study area:

- a. From the written submissions received, several elements of the draft SMP were generally supported. These include:
 - 1. The Hewett rear of allotment drainage proposal
 - 2. The installation of new gross pollutant traps
 - 3. The implementation of WSUD measures
 - 4. Community education/awareness projects
 - 5. The installation of infrastructure such as permeable paving and tree pits.
- b. The proposed Gawler Belt railway culvert and interception drain were strongly opposed by local residents and property owners raising safety concerns, shifting of flood risk from east to west of the railway line without reducing overall risk amongst, fencing, animal management and other concerns. Feedback included suggested alternative solutions for further investigation including:
 - 1. Retaining, storing or reusing upstream stormwater runoff nearer to the source (Roseworthy) so that Gawler Belt will only have localised flooding to manage
 - 2. Channelling stormwater along the rail corridor to the Gawler River
 - 3. Providing an outlet for the low-lying area where stormwater currently collects
 - 4. Creating a basin further upstream to capture the stormwater
- c. Queries around the SMP cost benefit analysis and whether it has taken into consideration the costs associated with private property land acquisition or potential for other proposed works inhibitors.
- d. Queries around DPTI assisting with the future implementation of some of the proposed draft SMP works, in particular the Jarvis Street drainage upgrade.
- e. Updating text in the draft Plan relative to:
 - 1. Updating the biodiversity information provided by Eco Management Services (EMS).
 - 2. Revising the Habitat and Erosion assessment information relating to existing watercourses relative to the species of flora and fauna noted.

f. Suggestions for opportunities included:

1. The suggestion for future collaboration between Council and the Gawler Environment Centre on stormwater management water sensitive urban design initiatives.
2. Some community feedback comments sought confirmation from Light Regional Council that an emergency plan to assist residents in managing the stormwater would be created. These community members wished for Council to advise the steps associated with a Gawler Belt evacuation procedure and a Stormwater Infrastructure Maintenance Plan (SIMP).

Feedback received from community consultation was beneficial to inform updates to the draft Plan. Some of the key updates made as a result of consultation included:

- a. Removal of the Gawler Belt railway culvert and channel design option as a priority option within the SMP.
- b. Undertake high level assessment of feasibility of alternative suggested options to the Gawler Belt interception channel including:
 1. Channelling (or alternative solution) water along rail corridor to Gawler River
 2. Whether natural basin can be drained to the west to reduce flooding of Gawler Belt basin
 3. Additional basin and stormwater capture options further upstream to the Gawler Belt (potentially including reducing current run-off levels from Roseworthy)
- c. Inclusion of recommended actions for the Gawler Belt flood prone areas relating to the preparation of an Emergency Plan for residents, including evacuation procedure and a Stormwater Infrastructure Maintenance Plan in the Light Regional Council area.
- d. Provision of further clarification within the SMP investigations relating to:
 1. The coverage and inclusions considered within the cost benefit analysis (and potentially reasons for exclusions of certain matters)
 2. Updated / preparation of response to issues raised within the Habitat and Erosion
- e. Assessment prepared by EMS.

In addition to the above updates, the Project Steering Committee provided significant input into reviewing the draft Plan to inform updates. All updates have been agreed as completed by the Project Steering Committee.

Phase 4 of the Community Engagement Plan

The next steps in the project are to seek support from the project partner Councils to formalise endorsement of the Plan. Council staff are coordinating with staff at The Barossa Council and Light Regional Council to provide this endorsement at their earliest opportunity.

Following endorsement from the Councils, correspondence will be sent to those who made a submission during community consultation, informing them of the key outcomes of the consultation, and an update on the endorsement of the SMP by the member Councils.

The catchment study area extends across regions of the Northern and Yorke Landscape Board and the Green Adelaide Board. Both Landscape Boards will require evidence that all three Councils have endorsed the SMP before they will endorse the Plan. Following endorsement from both Landscape Boards, the Plan can then be submitted to the SMA for their formal approval.

Approval of the SMP from the SMA, will provide the future opportunity for Council to seek part funding from the Authority for some SMP actions.

POLICY IMPLICATIONS

Community Plan 2030+

Long Term Infrastructure and Asset Management Plan (LTIAMP) 2019-2028

Long Term Financial Plan 2020-2029

Stormwater Asset Management Plan 2021 (Consultation Draft)

Public Consultation Policy

Procurement Policy

Asset Management Policy

Stormwater (Watercourse) Management Policy

In addition to Council Policy implications subject to review from time to time, there are other considerations outlined in the draft Plan for consideration in the Planning and Design Code currently in development by the State Government. Council staff have previously sought and will continue to seek to liaise with them to advocate for the strategic planning elements of the SMP to be considered for future updates to the Planning and Design Code.

RISK EVALUATION

RISK	
Identify	Mitigation
The plan is not supported by key stakeholders.	A series of engagement activities have been undertaken to seek feedback during the development of the Stormwater Management Plan.
Proposed works are not feasible / subject to cost overrun.	The Stormwater Management Plan provides a high level overview of the potential scope of works associated with each proposed capital works item, along with an initial budget cost estimate. Further investigations, design development and detailed costings will need to be undertaken prior to commitment to proceed with any capital works item.
OPPORTUNITY	
Identify	Maximising the Opportunity
Enhanced Asset Management.	The approval of the plan will provide Council with a clear strategy towards enhanced management of existing assets and targeted capital works to establish new assets to improve overall service standards.
Stormwater Management, Public Realm, and Biodiversity Management integration	Where possible, future works should align with potential public realm improvements to enhance the beneficial outcomes of stormwater management planning for the community (i.e. recreational paths, playspaces, biodiversity improvements).
Climate Change	Water sensitive urban design (WSUD) is recognised as providing green spaces that are passively irrigated by stormwater flows. The implementation of WSUD into the public realm

	would assist to contribute to a cooler urban environment over time.
Budget planning	The draft Plan is expected to inform updates to the Councils Long Term Infrastructure and Asset Management Plan and Long Term Financial Plan.
Partnerships and funding	The draft Plan is expected to facilitate future funding from the SMA (subject to future approval) for implementation of stormwater management priorities. Council staff should also continue to seek alternative external funding opportunities with neighbouring Councils and other agencies (i.e. transport/road projects, public realm upgrades, environmental/biodiversity projects).

STATUTORY REQUIREMENTS

Local Government Act 1999

Local Government (Stormwater Management) Amendment Act 2007

Local Government (Stormwater Management Agreement) Amendment Act 2016

Natural Resources Management Act 2004

Land Acquisition Act 1969

The process and content by which Stormwater Management Plans are to be developed have been formalised by the State Government via the Stormwater Management Authority in a guideline entitled Stormwater Management Planning Guidelines published in 2007 (the Guidelines).

FINANCIAL/BUDGET IMPLICATIONS

Stormwater Management Plan preparation

The Stormwater Management Authority approved and paid a total contribution of up to \$100,000 towards the preparation of the Gawler and Surrounds Stormwater Management Plan (4 Sep 2013, SMA Board Resolution No 36.9.2). Since 2015 Council has invested \$233,889 in the development of the plan, which is greater than the original \$131,000 budgeted due to the large number of variations that had to be incorporated in the plan review processes. \$120,000 has also been contributed by other partners (NYLB and Light Regional Council).

Stormwater Management Plan implementation

The Stormwater Management Plan identifies a range of structural and non-structural items that will require funding in future budgets in order to deliver the outcomes envisaged in the Plan.

An indicative 10-year capital works program is included in the Plan with a total value of \$13.66 million, however this is not currently aligned with Council's Long Term Infrastructure and Asset Management Plan and Long Term Financial Plan. Council's existing Stormwater Asset Management Plan considers funding allocations for new/upgrade capital relative to stormwater assets and will be considered as part of the current update to this asset management plan currently being undertaken by staff.

As there is no time commitment for implementation of all the recommended strategies it is expected that priority works will be updated into Council's Long Term Financial Plan with the intent that expenditure on 'new' stormwater capital works would remain at existing financially sustainable levels (i.e. income from external grant funding to supplement existing new stormwater project capital expenditure).

The existing allocation for 'new' stormwater capital works outlined in Council's Long Term Infrastructure and Asset Management Plan over the next 10-year period between 2020/21 and 2029/30 is approximately \$6.5 million. Future stormwater management priorities outlined in the SMP

will require consideration against this existing funding allocation for new stormwater capital works including non-discretionary financial contributions associated with delivery of the Southern Urban Areas (SUA) Infrastructure Delivery Deed stormwater infrastructure of approximately \$1.5 million. There is approximately \$4 million of discretionary expenditure on stormwater infrastructure over the next 10 year period in the current Long Term Infrastructure and Asset Management Plan.

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
- 2.3 Manage growth through the real connection of people and places
- 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




7.4 CLONLEA SKATE PARK

Record Number: CC22/152;IC22/367

Author(s): Whendee Young, Team Leader Asset Delivery

Previous Motions: Nil

Attachments:

1. **Environment, Resources and Development Court of South Australia - Verdict - Chorley & Anor vs Town of Gawler** 
2. **Clonlea Reserve Skate Park Facility Management Plan CR13/34642** 
3. **Clonlea Skate Park Map – Overview of Current Issues CR22/37038** 

OFFICER'S RECOMMENDATION

That Council:

1. **Notes the report which outlines improvement options for Clonlea Skate Park to improve its function and responds to the Council resolution from the 26 April 2022 Council meeting.**
2. **Notes Council staff to undertake stakeholder engagement with the community, including local residents and park users, to better understand resident views on the proposed changes to Clonlea Skate Park, which may include a) new lighting to extend usage of the park into the evening hours, b) the provision of shade for skate park users, c) provision of a new drinking water fountain which provides cooler water during summer months.**
3. **Note the consultation process will be undertaken after the November 2022 Council election.**
4. **Notes Council staff to report back to Council at a later date on the outcomes of the stakeholder engagement period with any regulatory restrictions, potential capital investment, operating maintenance costs and resourcing to undertake increased service level changes.**

SUMMARY

At the 26 April 2022 Council Meeting, Cr. Nathan Shanks submitted a Motion on Notice , following feedback received from the community in regards to proposed improvements relating to the Clonlea Skate Park. At this meeting, local resident Mr. Sam Shetler spoke to Council Members about the proposed changes, his concerns relating to health and safety improvements, and general usability of the Gawler Skate Park.

This report seeks to summarise the issues raised and address the Motion on Notice which was endorsed by Council at the 26 April 2022 meeting.

BACKGROUND

The Clonlea Skate Park was developed in 2013/14 as part of the greater redevelopment of the precinct (at the time called the 'Gawler Youth Open Space Project'). The project included the redevelopment of the reserve generally across three stages, which included the provision of a new shelter, play area, skate park, exercise area, new CCTV system and surrounding landscaping. The park is well used by families, youth and children.

The following motion was endorsed by Council:

RESOLUTION 2022:04:COU117

Moved: Cr N Shanks

Seconded: Cr J Vallelonga

That Council staff:

1. *Provide background information on the current rules and policies regulating the Gawler Skate Park.*
2. *Investigate and provide a report back on some possibilities for improving the Skate Park, including:*
 - *Installation of lights at the skate park, with examples of how skate parks provide timed lighting in other Local Government areas.*
 - *Improvements to the water fountain to give skate park users access to cold water during warm months.*
 - *Soap for the Clonlea Park toilet block, whether in the form of a permanent hand soap dispenser or regularly-provided hand soap or sanitiser.*
 - *Shade in the park, particularly in the area where skate park riders stand and wait.*

Since the resolution staff have investigated the requested possibilities.

COMMENTS/DISCUSSION**Background to the Clonlea Park and operating rules and policies**

In March 2013, the Town of Gawler submitted a development application to develop a skate park within Clonlea Park. The application was treated as a Category 3 application for purposes of public notification and consultation, pursuant to s28 of the *Development Act 1993* (the governing Planning Act at the time of application). The proposal in amended form went to a meeting of the Council's Development Assessment Panel on 8 July 2013, and the panel resolved to grant development plan consent, subject to 8 conditions (refer to **Attachment 1**).

However, residents within close proximity to the Skate Park appealed this decision to the Environment Resources and Development Court, citing concerns regarding the appropriateness of the land use and the impact of the proposed development on the general character and amenity of Clonlea Park, including the noise impacts of the skate park, the safety of pedestrians and security / management issues.

The appeal was upheld, but only for the purposes of amending the proposal plans and varying certain conditions of consent. The decision items which relate to this report include:

1. The approved hours of operation of the skate park facility are from 7am to sunset, 7 days per week.
2. No lighting shall be developed around the skate park, apart from low level lighting required to demarcate the car park and adjacent bike path.

If new lighting or extended operation hours are desired by local residents, a variation to this DA would need to be lodged to allow for new lighting and for the extension of the use into evening hours.

Council staff propose the following next steps:

1. Engage with the local residents to better understand their views on the proposed changes (new lighting, drinking fountain upgrade, and shade provision). Further information regarding stakeholder consultation is provided below.
2. If local residents are supportive of these changes, the Council staff will (subject to formal Council consideration) need to amend the *Clonlea Reserve Skate Park Facility Management Plan* to allow differing operational hours and new lighting.
3. Council staff would also need to submit a variation to the original DA application to install new lighting and change the hours that the facility could be used.

4. Submit a budget bid for the 2023/24 year, which includes design fee allowance and construction costs for the proposed changes to the skate park.

The park is currently managed by the approved *Clonlea Reserve Skate Park Facility Management Plan* (dated 16 October 2013) which notes general rules which help govern the behaviour of users, which include:

1. The site is a 24hr dry-zone
2. Hours of operation (currently 7am to dusk)
3. Car parking directional signage

If the budget bid for changes to the skate park is successful, the *Clonlea Reserve Skate Park Facility Management Plan* (refer to **Attachment 2**) would need to be updated and amended accordingly.

Broadly, Council staff have found that users are generally respectful of the current operational times. Only occasionally do Council staff need to address behavioural issues either internally or through SAPOL.

The site is subject to regular graffiti and vandalism (mainly at the toilet amenity) at higher levels compared to other areas within the town.

Possible items for improvement

1 – Lighting Improvements

The skate park is very popular among young people, and is one of the few specific teen/youth oriented recreational facilities located in Gawler. However, its usage is currently limited to daylight hours which limits its use especially in the winter months when days are shorter. Further to this, the popularity of the site means all user groups are using the facility during daylight hours. Evening lighting would allow different users / age groups to use the facility at different times (for example, more experienced skaters in the evening, and more beginners during the day). Having more time for various user groups could potentially help reduce accidents and conflicts as there would be less users during peak hours. However, it is noted that anti-social behaviour could result if the facility is available for use in the evenings.

Council staff propose exploring the potential for solar lights, which would be in line with the Gawler's environmental objectives and reduce long term energy costs. Potentially, the lights could be on a timer (i.e. 6pm to 10pm) to help reduce potential vandalism after hours.

New lighting would be subject to local resident consultation, review of the existing operational hours within the park's management plan, subject to detailed design by a lighting consultant, and subject to funding. Lastly, any changes to lighting would need a DA variation amendment (as noted above).

2 – Provision of Shade

The skate park receives very little shade in summer due to the aspect and location of the ramps. This can make usage difficult during some periods the summer due to the high temperatures, and increases users risk and exposure to sun burns and heat stroke.

Although the preference would be to have the entire skate park covered, at a minimum, there are three areas where youth tend to congregate before entering the half pipes which would be best suited for to provide shade protection. These locations are noted in **Attachment 3**. It must be noted that any new shade structure would need to be designed in consideration of impact of near-by trees and interference with the CCTV coverage.

3 – Provision of Soap in the Adjacent Toilet Block

It is noted that the toilet block near the skate park currently has no soap or hand sanitizer to wash hands. Council staff have previously removed soap dispensers due to costly repeated vandalism issues.

Given the timing of the COVID pandemic and Council's policies on social distancing and handwashing, staff are investigating a custom made vandal proof soap dispenser that may be able to be fabricated and installed.

4 – Upgrades to the Existing Water Fountain to Ensure Access to Cold Water

Staff have been advised that while the adjacent drinking water fountain is useful in the winter, in the summer months it has been suggested the water gets extremely hot and is 'undrinkable' due to the increased water temperature.

Council staff are currently investigating options (such as.....) to upgrade this drink fountain to provide an improvement to the water temperature. At this stage it is not preferred to install a refrigerated drink station due to the need for power provision.

Examples of Skate Parks in other Council Areas which have lighting

Skate parks are popular infrastructure among residents, and are attractive to children, teenagers and families alike. Several Adelaide metropolitan area Councils have invested in improving existing skate parks with new or upgraded lighting infrastructure due to their increasing popularity.

Extending the hours through timers and sensors, Council could potentially extend the usage of the skate park by an additional 3.5 hours in the winter and 1-2 hours in the summer. The extension of time also allows more experienced users to the skate park at night, reducing conflict between younger and older skaters by increasing the hours of operation.

Some examples of recent projects include

1. Osbourne Skate Park in Port Adelaide Enfield Council recently underwent a lighting upgrade project to increase operational hours into the evening. The upgrades are due to be completed in 2022 and was funded as a part of their Council's annual budget bid for \$110,000.
2. The City of Adelaide recently funded the new \$3 million dollar 'Adelaide City Skate Park' (located at the corner of Sir Donald Bradman Ave and West Terrace), which includes lighting for users during the evening hours. It is set to open later in 2022.
3. St.Clair Skatepark is located in Woodville and was completed in 2020. The \$2M upgrades included new lighting and has been successful at attracting a wide range of users and age groups to the site.
4. As it relates to hours of operation, many skate parks with lighting operate on a push button system in the evening hours, with a set 'off' time. For example, Modbury Skate Plaza is operated via push the green button; once activated, lights stay illuminated for 1 hour and dim for the last 10 minutes of operation. The lights automatically turn off at 10pm.

As discussed above, any new lighting would be subject to local resident consultation, approval of a variation to the DA, updating the park's management plan and the permissible hours of operation, and Capital funding in future years.

COMMUNICATION (INTERNAL TO COUNCIL)

Any improvements to the site may increase service levels, and would need to be considered as part of the Project Management Framework (once plans have been finalised and stakeholder consultation has been undertaken) to determine changes to relevant service levels.

Town Services have plans to upgrade the irrigation within Clonlea within the next few years, and any changes to the skate park should be coordinated with the other Council project for efficiencies.

CONSULTATION (EXTERNAL TO COUNCIL)

Council staff have met on site to discuss concerns, and staff recently spoke at length by phone with the concerned stakeholder in regards to these issues.

No formal stakeholder consultation has been undertaken at this time. Council staff recommend undertaking stakeholder engagement on any changes to the skate park prior to proceeding with this project and the associated required changes to the development application and the park's management plan.

Council staff recommend the following strategy for stakeholder consultation of the local residents:

1. Undertake a letter drop to all residents within 500m of the Skate park.
2. The letter shall request feedback on potential changes which include:
 - a. Provision of new lighting (inclusion of lighting, timing and hours of operation, potential locations).
 - b. Provision of shade sails (locations, colours)
 - c. Potential for new drinking water fountain.
3. The letter should outline to residents the context and history of the development (i.e. outline the previous appeals by neighbours during the development application process, explain the park's management plan).
4. Hold a on site community engagement opportunity at the skate park to hear the feedback of residents and users, discuss context and outline the potential steps moving forward (including that the project is currently not funded). This session would be held prior to the close of submissions to assist residents in their considerations.

It is recommended that consultation is commenced following the Council Elections in December 2022.

POLICY IMPLICATIONS

Nil.

RISK EVALUATION

Risk	
Identify	Mitigation
Even if the community is supportive of new lighting through the community consultation phase, there is a risk that the variation to the Development Application could be rejected.	If the community is broadly supportive of new lighting at the skate park, Council staff would need to work with the Planning team to review and update the <i>Clonlea Reserve Skate Park Facility Management Plan</i> (dated 16 October 2013) to be supportive of lighting and to submit an amendment to the original planning application.
Increasing hours of operation could potentially increase usage of the site, which may inadvertently increase maintenance costs for other areas in the park (i.e BBQ cleaning, trash removal, etc.).	Service levels will be reviewed during the Project Management Framework stage and during the detailed design stage to anticipate changes to service levels for the maintenance team and ensure they are captured appropriately in the annual maintenance budget.
The project is currently unfunded. There is risk that supportive residents may feel disappointed if the stakeholder consultation is undertaken, but the project never gets funding despite having support.	Ensure that at all stages in the process (letter drop, community meeting, etc), ensure there is full transparency and understanding that while the project may be submitted for a budget bid, it is not guaranteed to be successful.

Opportunity	
Identify	Maximising the Opportunity
Grant funding may be available to assist Council's improve community spaces. This project would be well suited for funding, especially the shade sail component.	Council staff will explore potential federal or state grant opportunities suitable for the project, as they arise.
There is an opportunity to review the <i>Clonlea Reserve Skate Park Facility Management Plan</i> , which is now over ten years old.	It is timely to review the park's management plan and review whether its policies are still effective, reasonable and suitable for today's user groups.

STATUTORY REQUIREMENTS

Nil

FINANCIAL/BUDGET IMPLICATIONS

Changes to the existing infrastructure will have costs which would need to be funded through the future capital works budget bids. At this time, costs are unknown. Council staff recommend that once all investigations and stakeholder consultation is undertaken the outcomes of which will be considered and cost estimates detailed and presented to Council for its consideration.

There will also be increased operating costs, such as relative to improved services should Council provide soap in the toilets as detailed in the report.

.COMMUNITY PLAN

- 1.2 Foster a vibrant and active local community that is proud of Gawler
- 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
- 3.2 Provide sporting and recreational facilities to meet local and regional community needs
- 4.4 Support sustainable use of natural resources and minimise waste

8 ITEMS LISTED FOR DISCUSSION

9 ITEMS LISTED FOR DISCUSSION AT FUTURE MEETINGS

10 QUESTIONS WITHOUT NOTICE

11 MOTIONS WITHOUT NOTICE

12 CONFIDENTIAL REPORTS

12.1 UPDATE - PROCUREMENT OF ELECTRICITY 2023

Reason for Confidentiality

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

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

OFFICER'S RECOMMENDATION

12.1 Update - Procurement of Electricity 2023

That:

1. Pursuant to Section 90(2) and Section 90(3) (b)(i) of the *Local Government Act 1999* (the Act), the Meeting orders that the public be excluded from attendance at this part of the meeting relating to Item 12.1, excepting the following persons:

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

to enable the Meeting to consider Item 12.1 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 12.1:

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

Specifically, the matter relates to The Local Government Association Procurement (LGAP) is conducting the Electricity Procurement on behalf of the local government sector. Revealing any specific information relating to pricing may compromise the tendering and negotiating position of LGAP.

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

13 CLOSE

14 NEXT ORDINARY MEETING

Tuesday 11 October 2022 commencing at 7.00pm