



### NOTICE OF COUNCIL MEETING

TO: Mayor Karen Redman  
Deputy Mayor Brian Sambell  
Councillors Cody Davies  
Diane Fraser  
Kelvin Goldstone  
David Hughes  
Paul Koch  
Paul Little  
Nathan Shanks  
Ian Tooley  
Jim Vallelonga

NOTICE is hereby given pursuant to the provisions of Section 83(1) of the Local Government Act 1999, that the next Ordinary Meeting of the **Council** for the **Town of Gawler** will be held with Zoom and available for viewing via video streaming at <http://www.youtube.com/user/townofgawler>, on **Tuesday 27 July 2021**, 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**  
23 July 2021

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**1 STATEMENT OF ACKNOWLEDGEMENT**

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

**2 ATTENDANCE RECORD**

2.1 Roll Call

2.2 Apologies

2.3 Motions to Grant Leave of Absence

2.4 Leave of Absence

Cr Paul Little - 19 July 2021 to 02 August 2021.

Cr Ian Tooley - 27 June 2021 to 30 July 2021.

2.5 Non-attendance

**3 PUBLIC OPEN FORUM**

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

**4 DEPUTATIONS**

Ms Louise Drummond – Gawler Business Development Group

**5 DECLARATIONS OF INTEREST****6 ADJOURNED ITEMS**

Nil

**7 PETITIONS**

Nil

**8 CONFIRMATION OF MINUTES**

Ordinary Council Meeting - 22 June 2021

Special Council Meeting - 6 July 2021

Special Council Meeting - 13 July 2021

**9 BUSINESS ARISING FROM MINUTES**

Nil

**10 COUNCIL MEMBER REPORTS**

Nil

## 11 OFFICER REPORTS

### 11.1 GAWLER AQUATIC CENTRE INFRASTRUCTURE UPDATE

**Record Number:** CC21/46;IC21/318

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

**Previous Motions:** Council 25/08/2020, RESOLUTION 2020:08:COU309

**Attachments:** 1. **South Australian Public Health Act 2011 - South Australian Public Health (General) Regulations 2013 CR21/55776** 

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#### OFFICER'S RECOMMENDATION

That Council notes:-

1. The Gawler Aquatic Centre Infrastructure Update report.
2. The scheduled upgrade to South Australian Power Network infrastructure supplying the Gawler Aquatic Centre with 300amps, noting that this provides for additional future capacity at the site.
3. The installation of a new pressured filtration system for the 50m pool is required to ensure compliance with the *South Australian Public Health (General) Regulations 2013* six hour turnover rate, with preparation for this upgrade advancing. However, completion of all necessary works is not possible prior to upcoming 2021/22 season.
4. Investigations undertaken by FMG Engineering has determined that, other than a new pressured filtration system, there is no feasible and practical engineering option to increase the turnover rate for the 50m pool to less than six hours for the 2021/22 season.
5. The development of a proposed Gawler Aquatic Centre Water Quality Risk Management Plan for the 2021/22 season as an interim solution based on the risk identification, risk assessment, risk mitigation, and risk management approach identified within this report.
6. That an independent external review of the Gawler Aquatic Centre Water Quality Risk Management Plan is currently being undertaken, and on completion will be presented to SA Health, Local Government Risk Services and Local Government Mutual Liability Scheme.
7. The efforts undertaken by the Administration seeking to ensure that the Gawler Aquatic Centre is open for the start of the 2021/2022 season.
8. That the decision to open the Gawler Aquatic Centre 50m pool for the 2021/22 season, outside of the requirements of the *South Australian Public Health (General) Regulations 2013*, will be based on the advice of an independent public health expert, that the implementation of the Gawler Aquatic Centre Water Quality Risk Management Plan mitigates the risks to the community for operating the pool with a turnover rate in excess of six hours.
9. That a further report including the outcomes of the independent external review of the Gawler Aquatic Centre Water Quality Risk Management Plan be presented to the August 2021 Ordinary Council meeting with further information in relation to the operation of the Gawler Aquatic Centre 50m pool for the 2021/22 season.

## SUMMARY

The Gawler Aquatic Centre, located on Victoria Terrace and on the banks of the North Para River, has operated seasonally since its opening in 1961 and is currently managed and operated by Council. 58,834 patrons visited the centre during the COVID-19 impacted 2020/21 season, taking advantage of the three swimming pools – a 50 metre long seven lane main pool and two smaller pools for learners and toddlers – and the outdoor riverbank locale.

The value to health and wellbeing derived from a community recreation facility such as the Gawler Aquatic Centre is significant – utilising the metric of applying \$7-\$15 of health and wellbeing benefit for every \$1 of ratepayer funds invested (Barossa Council – Future Proofing – Nuriootpa War Memorial Swimming Pool) and applying it to the Gawler Aquatic Centre for the 2021/22 season (operating budget only, excluding any capital investment), the centre is budgeted to provide between \$6.15m and \$13.19m of health and wellbeing benefits to the local Gawler community.

This report will provide Council with commentary in relation to a number of infrastructure and related operational considerations for the upcoming 2021/22 season, focused on the following, while also providing details of minor 2021 offseason infrastructure works being undertaken:

1. Gawler Aquatic Centre electrical supply.
2. 50m pool turnover

The ability for the existing electrical supply infrastructure to cater for current operational requirements of the Gawler Aquatic Centre, notwithstanding any additional potential or future demands has been an ongoing consideration in recent times. A Maximum Demand Report completed following the recent 2020/21 season identified that the current maximum demand exceeded that of the 100amps being supplied to the centre, with remedial actions identified to be undertaken prior to the 2021/22 season. The undertaking of these short term actions would allow for future demand calculations to be further reviewed and confirmed, with a project to upgrade the electrical supply infrastructure for the Aquatic Centre being scoped for delivery during the 2022 offseason.

On 18 June 2021 the Gawler Aquatic Centre experienced a power outage caused by a fuse failure on the client (Gawler Aquatic Centre) side of the power supply infrastructure. South Australian Power Network advised that as this failure had occurred previously, they would not reconnect the site until the phase supply is upgraded. South Australian Power Network have provided initial confirmation to implement a request from Council to upgrade the electrical supply infrastructure to 300amps, noting that the upgrade of supply infrastructure is undertaken by South Australian Power Network with the cost of these works charged directly to the client.

The initial communication between staff, Council's electrical contractor, and South Australian Power Network indicate that all works are expected to be completed prior to the scheduled start of the 2021/22 Gawler Aquatic Centre season. Staff are continuing to liaise with South Australian Power Network and Council's electrical contractor to finalise the project scope including timing and costs for the upgrade of the electrical supply infrastructure to the Aquatic Centre.

The main circulation pump for the 50m pool has partially failed and as a result sustained impairment in successive seasons – 2019/20 and 2020/21, with ongoing investigations being undertaken to determine the root cause of these failures. Repeated cavitation, causing the bearings to overheat and fail has been determined to be the cause of the recurring pump failure. The circulation system, in its entirety was examined, including the calculation of the systems water flow rates, with the view towards capital infrastructure works being undertaken during the 2021 offseason. An outcome of these investigations determined that an independent assessment of the capacity and existing flow rate within the 50m pool circulation system be undertaken at the conclusion of the 2020/21 season, noting the inability to accurately confirm this data during facility operation. The following key information was confirmed by the analysis undertaken by FMG Engineering:

1. The total volume of the 50m pool is 1,589,000 litres.
2. The current operational flow rate of the 50m pool system is 58.75 litres/second.

The total volume of the 50m pool being calculated at 1,589,000 litres is of significant note as the previous calculation of the pool's volume was 1,400,000 litres. It has been determined that the increase in volume is likely an outcome of works undertaken (replacement of Return Water Pipe and to the 50m pool gutter system) to address the significant leaking that peaked during the 2012/13 season – daily loss of 54,000 litres (during pool operation) and 10,500 litres (outside of pool operation).

The outcome of the confirmed 50m pool volume (1,589,000 litres) and the current flow rate (58.75 litres/second) is that the current turnover rate for the Gawler Aquatic Centre 50m pool is approximately 7 hours 30m minutes – noting that this exceeds the 6 hour requirement of the *South Australian Public Health (General) Regulations 2013*. The management and operation of a public aquatic facility such as the Gawler Aquatic Centre is informed by the *South Australian Public Health Act 2011* and the associated *South Australian Public Health (General) Regulations 2013*.

The FMG Engineering report identifies that the existing open top gravity sand filter should be able to achieve an operational flow rate of up to approximately 65 litres/second. This maximum flow rate equates to a turnover rate of approximately 6 hours 47 minutes, for the recalculated pool volume of 1,589,000 litres, with the report concluding that two options exist to increase the turnover rate:

1. Reduce the total volume of water (make the deep end of the 50m pool shallower).
2. Increase the capacity of the filtration system (installation of a pressurised filtration system).

The option to reduce the total water volume, not only has a service impact (removal of the diving board), it would also see water quality lower during periods of peak demand and as such the installation of a new pressurised filtration system is being considered by staff. The installation of a new pressured system is envisaged as the ongoing and long term solution, however this is not seen as a viable option for the upcoming 2021/22 season given the significant and details planning and analysis required, specifically related to plant room and pipework design and the capacity of the existing pool circulation system to accommodate a pressurised system and the associated increase in flow rate. The time required to successfully develop the necessary scope of works, in addition to the following project elements have confirmed that this project is not able to occur during the 2021 offseason:

1. Council procurement process.
2. External contractor availability
3. Infrastructure procurement/sourcing.

In response to the inability for a new pressurised filtration system to be installed prior to the 2021/22 Aquatic Centre season, staff have considered the following responses to the confirmation of the 50m pool turnover rate and it being in excess of the required six hours:

1. Interim or temporary engineering solutions to increase the turnover rate
  - a. Modification of the existing filtration system.
  - b. Addition of filtration capacity – existing system.
  - c. Addition of filtration capacity - standalone system.
2. Operation of the 50m pool outside of the *South Australian Public Health (General) Regulations 2013*.

The assessment undertaken by staff, in consultation with FMG Engineering, has determined that there is not a feasible and practical engineering option to increase the turnover rate for the 50m pool to less than six hours for the 2021/22 Gawler Aquatic Centre season.

In the absence of an engineering solution, staff have considered the operation of the Gawler Aquatic Centre 50m pool outside of the *South Australian Public Health (General) Regulations 2013*.

It is of utmost importance to confirm that in all aspects, with the exclusion of the 50m pool turnover, the operation of the Gawler Aquatic Centre as a public aquatic facility is managed in compliance with the:

1. *South Australian Public Health (General) Regulations 2013*.
2. Standard for the Operations of Swimming Pools and Spa Pools 2013 (Government of South Australia – SA Health).
3. Guideline for the Inspection and Maintenance of Swimming Pools and Spa Pools 2013 (Government of South Australia – SA Health).

The maintaining of safe pool water is influenced by a wide range of factors, as outlined below, noting that the operation of a public aquatic facility requires a qualified 'Pool Operator' to be onsite for every minute that the facility is open to the public:

1. Water clarity.
2. Disinfection.
3. Water Balance.
4. Circulation and filtration
  - a. It is a common misconception that all of the water in a swimming pool will be filtered during one turnover. At the start of the filtration the first flows will be dirty water and, as this water is filtered and returned to the pool, it will mix and dilute with the remaining dirty water. Filtration is accomplished by consecutive dilution which relies on continuous turnover and dilution to remove impurities. About 67% of the filterable material is removed on the first turnover, increasing to 86% by the second turnover and 95% by the third – the filterable material removed will not reach 100% given the nature of the dilution process. In reality the pool will be in use and contaminants will continuously added while being endlessly filtered and as such a level of removable solids will remain within the pool water. For the context of the Gawler Aquatic Centre 50m pool, the current turnover rate will effectively remove in excess of 95% of suspended solids in contrast to 98% of suspended solids for a six hour turnover.

As an initial action in this consideration, Council staff coordinated an onsite meeting with Environmental Health Officers from SA Health, with discussion related to:

1. Turnover rate for the 50m pool.
2. Recent investigations that identified the turnover rate and relationship with the increase in water volume.
3. Recent season operation of the facility, noting that it appears likely that the 50m pool has not been achieving the required six hour turnover for a number of seasons without the occurrence of a public health incident.
4. Options for the filtration system – interim and long term.
5. Council's dual role in this situation:
  - a. Owner and operator of a public aquatic facility.
  - b. Public health authority.
6. Review of the *South Australian Public Health (General) Regulations 2013*.
7. Opportunities for the operation of the Gawler Aquatic Centre 50m pool for the 2021/22 season with the current turnover rate – in excess of the six hours stated within the *South Australian Public Health (General) Regulations 2013*.
8. Risk mitigation strategies in the scenario of continued operation of the 50m pool with the current turnover rate.

The underlying outcome from this initial discussion with SA Health was the operation of the Gawler Aquatic Centre 50m pool outside of the *South Australian Public Health (General) Regulations 2013* and the decision to do so sits with Council. The identification, assessment, mitigation, management and acceptance of residual risk of the 50m pool turnover rate being in excess of six hours, will sit with Council.

It is important to note that the Chief Public Health Officer (SA Health) has the power to enforce a non-compliance with the *South Australian Public Health (General) Regulations 2013* by way of a Section 92 notice under the *South Australian Public Health Act 2011*. In this situation the inference may be reasonably drawn that given SA Health have and will continue to be advised of the turnover rate of the 50m pool, and have knowledge of risk management measures implemented by Council



to mitigate any potential residual risk to public health and safety, it does not consider that enforcement action is warranted.

In light of this discussion and information, Council staff from Aquatic and Recreation Services and Environmental Health commenced an investigative process to understand the risks and potential mitigation strategies for the safe operation of the 50m pool for the 2021/22 season with the existing turnover rate. The outcome of this research and the lack of a feasible and practical engineering solution is that staff have determined to undertake the following process with the intent of operating the 50m pool at the Gawler Aquatic Centre for the 2021/22 season outside of the *South Australian Public Health (General) Regulations 2013*.

1. Risk Assessment – Gawler Aquatic Centre – Operation of 50m pool.
  - a. Chemical.
  - b. Environmental.
  - c. Microbiological.
  - d. Community and organisational.
2. The key Corrective Action from the Risk Assessment was the development of a Water Quality Risk Management Plan specific to the operation of the Aquatic Centre's 50m pool.

It should be noted that final determination to operate the 50m pool is reliant on successfully undertaking the following process with the underlying imperative being the that the risks of operating with a turnover outside of the *South Australian Public Health (General) Regulations 2013* can be mitigated so as to have an acceptable residual public health risk.

These documents are to be reviewed by the following independent experts (with various qualifications/expertise) to provide Council with an independent evaluation of the risk identification, assessment, mitigation, management and the residual risk, noting that this process has been commenced:

1. Local Government Risk Services.
2. Local Government Mutual Liability Scheme.
3. Independent Environmental Health Officer – as authorised by the *SA Public Health Act 2011*.
4. Independent Water Chemistry expert.
5. Independent Aquatic Engineer expert.
6. SA Health.

As stated previously within this report, the decision to operate the Gawler Aquatic Centre 50m pool for the 2021/22 season is reliant on an acceptable residual public health risk being achieved in relation to the turnover rate exceeding six hours, noting that there will always be an inherent risk in the operation of a public aquatic facility. At this time, staff are of the belief that this can be achieved through the successful implementation of the Gawler Aquatic Centre 50m pool - Water Quality Risk Management Plan and as such have commenced, and are undertaking the planning and preparation for the 2021/22 Gawler Aquatic Centre season to commence in early October 2021. It is intended that as per the officer's recommendation presented within this report a subsequent report be presented to Council at its August 2021 Ordinary Council meeting.

## **BACKGROUND**

The Gawler Aquatic Centre, located on Victoria Terrace and on the banks of the North Para River, has operated seasonally since its opening in 1961. The facility is currently managed and operated by Council, although it has previously operated with various management arrangements, including a volunteer management committee.

The Gawler Aquatic Centre is an outdoor swimming facility that comprises of three swimming pools; a 50 metre long seven lane main pool, and two smaller pools for learners and toddlers. The main 50 metre pool structure and associated water treatment plant are the original facilities constructed by volunteers in the early 1960s. All three pools are heated and provide a range of activities including lap swimming, learn to swim lessons and aqua fitness programs, in addition to general swimming for patrons with the Gawler Aquatic Centre also home to the Gawler Amateur Swimming Club. The

2020/21 Gawler Aquatic Centre season, although impacted by COVID-19 restrictions and cancellations, attracted 58,834 patrons to the facility.

Aquatic and recreation facilities are important contributors to the local economy. A study published by the Victoria University in 2014, stated that users value their visit to the centre at almost \$48 per visit – based on 200,000 visitors this would equate to \$9.6 million of value to the local community from a new regional aquatic facility. The study also states that for every dollar of expenditure, a community benefit value of \$7.60 is experienced. The use of formulas and metrics to calculate the community and social benefits from investment in, and delivery of, social infrastructure is becoming increasingly utilised by service providers. It should be noted that the Barossa Council as part of their project scope for “Future Proofing – Nuriootpa War Memorial Swimming Pool” have the following objective:

1. Ensure the provision of aquatic infrastructure meets the long term health and wellbeing needs of our community and suggested service and fee models reflect costs and benefits (apply the metric of \$7-\$15 of health and wellbeing benefit for every \$1 of ratepayer funds invested).

Utilising this metric and applying it to the Gawler Aquatic Centre 2021/22 season (operating budget only, excluding any capital investment), the centre is budgeted to provide between \$6.15m and \$13.19m of health and wellbeing benefits to the local Gawler community.

Council has undertaken two strategic reviews of Open Space, Sport and Recreation in recent times, the Barossa, Light and Lower North Recreation, Open Space and Public Realm Strategy and the Gawler Open Space, Sport & Recreation Plan. These two studies have both recommended Council specifically investigate the future provision of aquatic services within the town and the role the current Gawler Aquatic Centre has. In response to these strategic investigations, Council has developed and adopted the following:

1. Gawler Aquatic Centre Needs and Feasibility Analysis.
2. Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan.

The strategic facility planning to provide future community aquatic opportunities for the region has been complemented by the ongoing operation and high quality service delivery of the Gawler Aquatic Centre. To assist with safe, effective, and efficient facility operation and asset management, Council commissioned the Gawler Aquatic Centre – Condition Assessment Report in 2015 to inform capital works required to maintain the operation of the facility. In the 2020 offseason an updated Gawler Aquatic Centre – Pools Condition Report was developed.

The following table summarises the capital projects that have been undertaken at the Gawler Aquatic Centre across recent off seasons and highlights the ongoing commitment (approximately \$2.55million – including external funding) Council has provided to this community asset:

Offseason	
2013	Underground Pipe Replacement
2014	50m Pool Heater Replacement
2015	Small Plant Room – upgrade plant room, electrical wiring upgrade, backwash tank upgrade, new boiler Main Plant Room – electrical upgrade, valve replacement and upgrade, sand filter walls waterproofed and filter media replaced, deteriorating roofing beams replaced 50m Pool – minor water proofing and investigation, inlet and outlet water flow condition assessment and minor grout repair, pool blankets
2016	50m Pool – major waterproofing works and centre channel repair Building Works - change room resurfacing, development of an improved disability access solution

2017	50m Plant Room – bulk chemical storage upgrades, chemical controllers, mixing tanks and storage solutions Small Plant Room – bulk chemical storage upgrades
2018	50m Pool - major retiling work, reducing the ability for algae growth in diving well area Small Plant Room - Ultra Violet (UV) System Installation Grounds - minor carpark upgrade, underground cabling, landscaping and stormwater upgrades
2019	50m Pool – tiling and repair of bulkheads at each end Learn to Swim Pool – repair and render of hobs around pool Both Plant Rooms – new chemical controllers, flow switches to protect equipment from black outs and power surges Small Plant Room – electrical upgrade Grounds - Automated irrigation for the lawns and garden beds
2020	Building Works – Redevelopment of change rooms, toilets, development of new facility friendly change area, development of compliant accessible toilet and shower facility, facility entrance upgrade, upgrade first aid room and meeting/multi-purpose space Grounds – replacement of storage shed, with increased capacity

The heating of pool water is a significant operating expense for the Gawler Aquatic Centre, second only to labour costs. There are two key actions to increase heating efficiency and in turn reduce facility operating costs;

1. Reduction of water heating demand.
2. Improved efficiency of water heating systems.

The use of thermal pool blankets provide multiple benefits including assistance with pool heating and have a significant impact in maintaining water temperature during times of no-use (i.e. overnight), as well as reducing foreign matter entering the water, so minimising the operation of, and impact to plant and equipment. New thermal blankets were purchased and installed prior to the 2020/21 season providing positive outcomes in reducing water heating demand.

An opportunity to improve the efficiency of heating pool water at the Gawler Aquatic Centre is through utilising electrical heat pump technology. The use of electrical heat pumps has the potential to significantly reduce Greenhouse Gas Emissions, as well as reduce ongoing facility operation costs noting investigation of this concept has been previously supported by Council as indicated in the below resolution:

RESOLUTION 2020:08:COU309

Moved: Cr C Davies

Seconded: Cr I Tooley

*That Council:-*

1. Increases the 2020/21 budget provisions to cover the Feasibility Study into Renewable Energy (Stage 2), as represented via a \$70,000 Capital project added into the 2020/21 Budget separately tabled for adoption at this meeting.
2. Notes the Feasibility Study for On-Site Renewable Energy and the Option for Heat Pumps at the Gawler Aquatic Centre report.
3. Provides in principle support for the use of heat pump technology at the Gawler Aquatic Centre as a key initiative to significantly reduce Council's Greenhouse Gas emissions.

*4. Request staff provide to a future Infrastructure and Environmental Services meeting a costed Gawler Aquatic Centre - Heat Pump Design and Installation Analysis Report for the use of heat pump technology at the Gawler Aquatic Centre, addressing the potential project risks identified within this report. The development of the Gawler Aquatic Centre - Heat Pump Design and Installation Analysis Report to be funded through the 'Rehabilitate Gawler Aquatic Centre Program' (currently a funded 'above the line' 2020/21 Budget Bid).*

*5. Notes the potential opportunity to partner with Citizens Own Renewable Energy Network (CORENA) to install heat pumps at the Gawler Aquatic Centre and request staff include information in this regard within the report being presented to the Infrastructure and Environmental Services Committee, as identified in point 4.*

An update of the investigations to the utilisation of heat pump technology at Gawler Aquatic Centre, is included within this report, relative to various other infrastructure considerations for the facility.

## **COMMENTS/DISCUSSION**

This report will provide Council with commentary in relation to a number of infrastructure and related operational considerations for the upcoming 2021/22 season, with the report focused on the following:

1. Gawler Aquatic Centre electrical supply.
2. 50m pool turnover.
3. Minor 2021 offseason infrastructure works.

## **GAWLER AQUATIC CENTRE ELECTRICAL SUPPLY**

The ability for the existing electrical supply infrastructure to cater for current operational requirements of the Gawler Aquatic Centre, notwithstanding any additional potential or future demand has been an ongoing consideration in recent times. In this regard it was identified within the report presented to Council on the topic of the utilising electrical heat pump technology for the heating of pool water in August 2020 as a possible project risk. In response to this staff commenced investigations into the current power demand at the facility and looked at the demand from installing electrical heat pumps, as well as considering potential augmentation with additional onsite solar infrastructure.

The Gawler Aquatic Centre Maximum Demand report was finalised following the conclusion of the 2021/22 season. The study allowed for evaluation of the existing local energy distribution capacity to assist in determining the cause of nuisance tripping that had occurred on a number of occasions during the recent season. As part of the maximum demands study, live electrical consumption data was collected over a period of time through the use of data loggers. This data was utilised to understand the current energy flows and the capacity over each conductor in the local distribution and confirm the maximum demand calculations.

The Maximum Demand Report identified that the current supply capacity at the site is 100 amps, with the maximum demand on site exceeding the established supply capacity. In response to this realisation it was determined that the following works would be required prior to the 2021/22 Gawler Aquatic Centre season:

1. Capacity Management:
  - a. Rebalancing phases.
  - b. Reducing the number of available power outlets at the site.
  - c. Investigate use of three-phase equipment where practical and possible.

The undertaking of these short term works would allow for future demand calculations to be further reviewed and confirmed and a project to upgrade the electrical supply infrastructure for the Aquatic Centre during the 2022 offseason be fully scoped and planned – noting that the upgrade of supply infrastructure is undertaken by South Australian Power Network with the cost of the works charged directly to the client and is often required to be scheduled well ahead of the works being undertaken. This planned timing would also allow for the project to be appropriately incorporated within Council's 2022/23 capital budget.

On 18 June 2021 the Gawler Aquatic Centre experienced a power outage caused by a fuse failure on the client (Gawler Aquatic Centre) side of the power supply infrastructure. South Australian Power Network advised Council staff that as this failure has occurred previously, they will not reconnect the site until the phase supply is upgraded. It has been suggested that on a previous occasion excessive demand from the Aquatic Centre has caused damage to the connection between the centre and the transformer located on a stobie pole in the centre car park, noting that at the time of failure the phase was only supplying the centre's alarm and Wi-Fi systems. The Gawler Aquatic Centre is currently without electrical supply and has been utilising generators for essential facility requirements.

Council have made a formal request to South Australian Power Network to upgrade the electrical supply infrastructure coming into the Aquatic Centre to provide the site with 300 amps, noting that this capacity has consideration for future site upgrades and capital infrastructure works including the utilisation of electric heat pumps. The request has been acknowledged by South Australian Power Network, who have confirmed that an upgrade to the 300 amps can be achieved through the installation of a new stobie pole to be located in the car park, adjacent to King Street, bringing the electrical supply across Victoria Terrace. The electrical supply has been proposed to be brought across with overhead wires, rather than underground, noting this method provides for a reduction in both project cost and implementation time. The connection from the supply infrastructure located on the stobie pole to the Aquatic Centre is the responsibility of the client, and as such will be undertaken by Council's existing electrical contractor.

The initial communication between staff, Council's electrical contractor, and South Australian Power Network indicate that all works are expected to be completed prior to the scheduled start of the 2021/22 Gawler Aquatic Centre season. The exact timing to the works are yet to be determined and as such may impact the facility start up process and procedures, with staff traditionally commencing these by the beginning of September. In the event that normal power supply has not been resumed, a review of the start-up schedule will be undertaken and contingency measures considered, including delay to the start of, and back ending the start-up and additional use of generators. The cost of the electrical supply upgrade has yet to be finalised, with initial indicative costs estimates provided by South Australian Power Network and Council's electrical contractor indicating the project can be accommodated within the existing 2021/22 Rehabilitate Gawler Aquatic Centre budget allocation.

Staff are continuing to liaise with South Australian Power Network and Council's electrical contractor to finalise the project scope including timing and costs for the upgrade of the electrical supply infrastructure to the Aquatic Centre. In this regard staff will provide a verbal update to Council Members at the 27 July Council meeting with any information received following the finalisation of this report and agenda.

## 50M POOL TURNOVER

The management and operation of a public aquatic facility such as the Gawler Aquatic Centre is informed by the *South Australian Public Health Act 2011* and the associated *South Australian Public Health (General) Regulations 2013*, included within this report as **Attachment 1**. The South Australian Government, through SA Health have issued the following two documents to assist in the administration of the *South Australian Public Health Act 2011* and the *South Australian Public Health (General) Regulations 2013*, as they relate to the operation of swimming pools, spa pools, waterslides, and hydrotherapy pools as defined by the *South Australian Public Health (General) Regulations 2013*:

1. Standard for the Operation of Swimming Pools and Spa Pools 2013.
2. Guidelines for the Inspection and Maintenance of Swimming Pools and Spa Pools 2013.

It is important to note that SA Health have advised staff that the *South Australian Public Health (General) Regulations 2013* are currently up for review. It is anticipated that this review will attempt to achieve a level of national harmonisation for various risk management considerations and possibly the introduction of additional requirements such as microbiological testing – possible as incorporated within more recently issued documents such as:

1. Water Quality Guidelines for Public Aquatic Facilities - December 2019 (Queensland Government - Queensland Health).
2. Water Quality Guidelines for Public Aquatic Facilities – Managing Public Health Risks – December 2020 (Victoria State Government – Health and Human Services).

The following is taken directly from the *South Australian Public Health (General) Regulations 2013* in relation to the obligations of owners, occupiers, and managers of public swimming pools.

## **8—Public swimming pools—obligations of owners, occupiers and managers**

- (1) *A public swimming pool must, at all times while it is open for use, be operated and maintained in accordance with the following requirements:*
  - (a) *the pool water must be disinfected by chlorine or by some other method approved in relation to pools of that class by the Standard for the Operation of Swimming Pools and Spa Pools in South Australia prepared by the South Australian Health Commission in December 1991 as in force from time to time;*
  - (b) *if chlorine is used to disinfect the pool water—*
    - (i) *the total residual free chlorine concentration in the water must be at least—*
      - (A) *if the chlorine is not stabilised by the use of cyanuric acid and the water temperature does not exceed 26°C—1 mg/L; and*
      - (B) *if the chlorine is stabilised by the use of cyanuric acid and the water temperature does not exceed 26°C—2 mg/L; and*
      - (C) *if the chlorine is not stabilised by the use of cyanuric acid and the water temperature exceeds 26°C—2 mg/L; and*
      - (D) *if the chlorine is stabilised by the use of cyanuric acid and the water temperature exceeds 26°C—4 mg/L; and*
    - (ii) *the total chlorine concentration in the water other than residual free chlorine must not exceed 1 mg/L; and*
    - (iii) *cyanuric acid must not be used to stabilise the chlorine if the pool is located in an enclosed structure; and*
    - (iv) *if cyanuric acid is used to stabilise the chlorine, the concentration of cyanuric acid in the water must be maintained between 30 mg/L and 50 mg/L;*
  - (c) *the pH of the water must be maintained between 7.2 and 7.6;*
  - (d) *the alkalinity of the water (calculated as a measure of the total amount of dissolved alkaline compounds in the water) must be maintained at a concentration of between 60 mg/L and 200 mg/L;*
  - (e) *if a method other than chlorine is used to disinfect the pool water, the relevant requirements of the Standard for the Operation of Swimming Pools and Spa Pools in South Australia prepared by the South Australian Health Commission in December 1991 as in force from time to time must be complied with, except to the extent of any inconsistency with another provision of these regulations;*
  - (f) *the pool must be fitted with—*
    - (i) *a filtration system that—*
      - (A) *provides a continuous circulation of water through the filter; and*

- (B) *passes all water in the pool through the filter as often as is necessary to ensure that the water in the pool complies with the minimum disinfection levels prescribed by this regulation and in any event—*
      - *in the case of a waterslide pool—at least once in every hour;*
      - *in the case of a wading pool or hydrotherapy pool—at least once in every 2 hours;*
      - *in any other case—at least once in every 6 hours; and*
    - (C) *maintains the water in a clean, clear condition so that a matt black disc, or a disc that contrasts with the colour of the bottom of the pool, 150 mm in diameter, is (or would be) clearly visible from above the water at the deepest part of the pool; and*
    - (ii) *automatic equipment that continuously analyses and controls the level of disinfectant in the water and the pH level of the water (at least to the levels referred to in this regulation).*
- (2) *The following steps must be taken to monitor compliance with subregulation (1) at such intervals as are reasonably necessary having regard to the size of the pool, level of use of the pool, ambient air temperature and any other relevant factor (but, in any event, at least once in every day that the pool is or has been open for use):*
  - (a) *the results of the analysis made by the equipment referred to in subregulation (1)(f)(ii) must be read and recorded; and*
  - (b) *manual tests must be carried out to verify the accuracy and reliability of the equipment referred to in subregulation (1)(f)(ii) and the results of those tests recorded; and*
  - (c) *other manual tests in relation to matters not measured by that equipment must be carried out and the results of those tests recorded.*
- (3) *Records made under subregulation (2) must be kept for a period of 2 years and made available for inspection at any time on request by an authorised officer.*
- (4) *If, at any time while the pool is open for use, the filtration system ceases to operate or a reading taken under this regulation indicates that the total chlorine concentration in the water exceeds 10 mg/L, the pool must immediately be closed to the public.*
- (5) *Subregulation (1)(f)(i)(B) does not apply to the swimming pools commonly known as the Naracoorte and Millicent swimming lakes.*
- (6) *If a requirement under this regulation is not complied with in respect of a public swimming pool, the owner and occupier of the premises on which the pool is located and the person responsible for the care, control and management of the pool are each guilty of an offence.*  
*Maximum penalty: \$5 000.*  
*Expiation fee: \$315.*
- (7) *It is a defence to a charge of an offence against this regulation if the defendant proves that—*
  - (a) *the alleged offence was not committed intentionally; and*
  - (b) *did not result from a failure on the part of the defendant to take reasonable care to avoid the commission of the offence.*
- (8) *Without limitation, the matters referred to in subregulation (7)(b) will be proved by the owner or occupier of the premises on which the pool is located if he or she proves that he or she had taken reasonable care to ensure that the person who was responsible for the care, control and management of the pool at the time of the alleged offence was a person with appropriate knowledge and experience in matters relating to the care, control and management of public swimming pools.*

The following commentary provided within this part of the report is in relation to 8 (1)(f)(i)(B)

(f) *the pool must be fitted with—*

(i) *a filtration system that—*

(B) *passes all water in the pool through the filter as often as is necessary to ensure that the water in the pool complies with the minimum disinfection levels prescribed by this regulation and in any event—*

- *in any other case—at least once in every 6 hours*

The main circulation pump for the 50m pool has partially failed and as a result sustained impairment in successive seasons - 2019/20 and 2020/21. In early 2020 the pump's backing plate was damaged, with Aquatic Centre staff in consultation with external contractors managing the pump's operation and enabling it to see out the season, noting the season's early conclusion in response to the COVID-19 pandemic. The pump was refurbished with a new backing plate and seals during the 2020 offseason. Early in the 2020/21 season the pump again commenced to fail, with the following remediation actions undertaken over the coming months:

1. Replacement of pump bearings.
2. Installation of additional fan.
3. Total back end replacement.

The cause of the recurring failure of the pump was identified as repeated cavitation, causing the bearings to overheat and fail. Cavitation occurs when the static forces inhibited on a pump cause the liquid to vaporise into small air bubbles. These small vaporised cavities in the suction stream quickly implode on themselves as pressure gradients change creating shock waves or vibrations through the pump that can damaging the impeller, bearings, and backing plates.

This determination of repeated cavitation, provided staff and contractors a focus for the investigations towards identifying the root cause the pump failure. It has subsequently been determined the following factors have contributed to the repeated cavitation:

1. Pressure differentiation between the suction end of the pump and the outlet pipe, given the open top sand filter only provides gravitational back pressures on the back end of the pump, with the current pump more suited to systems with balanced pressures.
2. Strainer basket and foot valve located on the pump's suction side are undersized and contribute to the increased front end pressure.

Minor remediation works were undertaken to the foot valve and its backflow flap to allow continued operation of the pump, noting that the pump was not able to be operated at its maximum capacity due to the cavitation damage and risk of total failure. Staff continued to work with contractors through the various elements of the circulation system, with the view towards capital infrastructure works being undertaken during the 2021 offseason, with an element of these investigations incorporating the calculation of the systems water flow rate.

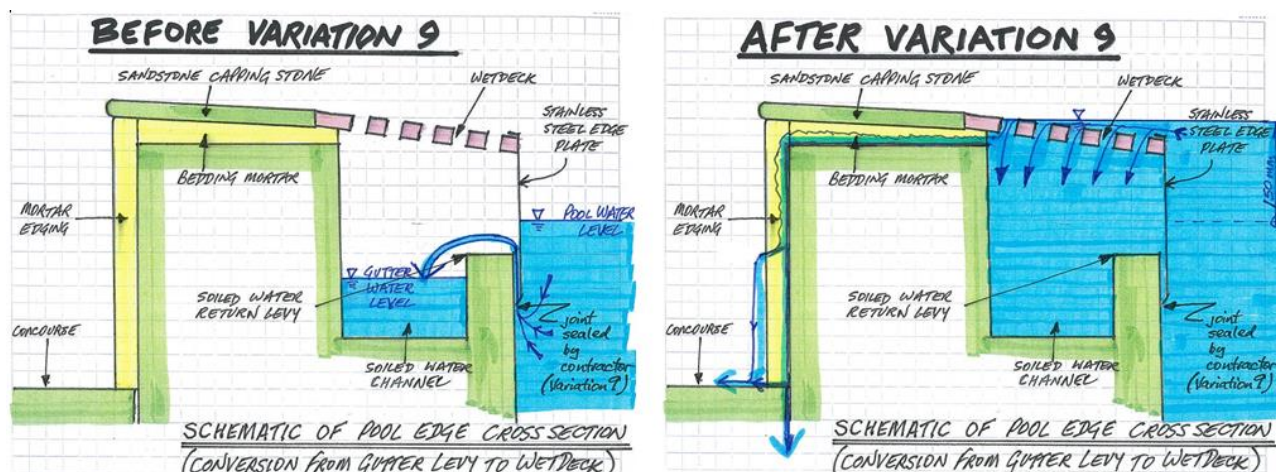
Aquatic Centre operations staff, in conjunction with Council's engineering team determined that an independent assessment of the capacity and existing flow rate within the 50m pool circulation system be undertaken at the conclusion of the 2020/21 season, noting the inability to accurately confirm this data during facility operation. The following key information was confirmed by the analysis undertaken by FMG Engineering:

1. The total volume of the 50m pool is 1,589,000 litres.
2. The current operational flow rate of the 50m pool system is 58.75 litres/second.

The total volume of the 50m pool being calculated at 1,589,000 litres by FMG engineering is of significant note as the previous calculation of the pools volume was 1,400,000 litres. The previous calculation was determined as part of the project that saw the replacement of the Return Water Pipe (pipe that returns clean filtered water from the plant to the pool) during the 2013 offseason. The replacement of this damaged pipe was in response to the 54,000 litres (during pool operation) and 10,500 litres (outside of pool operation) leaking daily. It has been determined that the increase in total system volume (from 1,400,000 prior to the pipe replacement in 2013 to 1,589,000 in 2021) has likely occurred through the following:



1. The replacement Return Water Pipe was a narrower yet smoother pipe sleeved into the existing outlet at the bottom of the pit within the main plant room. In order to obtain the increased gravitational forces needed to return the required volume of water to the pool, the pit within the plant room was modified subsequently increasing the total volume.
2. The leaking pool gutters that ran along the length of the 50m pool on both sides were modified as per the below images, effectively raising the level of the pool by 150mm. These works, as with the replacement of the Return Water Pipe, were very successful in addressing the significant leaking that was occurring, although concurrently the modification increased the total volume of the pool by in excess of 125,000 litres.



The outcome of the confirmed 50m pool volume (1,589,000 litres) and the current flow rate (58.75 litres/second) is that the current turnover rate for the Gawler Aquatic Centre 50m pool is approximately 7 hours 30 minutes – noting that exceeds the 6 hour requirement of the South Australian Public Health (General) Regulations 2013.

The FMG Engineering report identifies that the existing open top gravity sand filter should be able to achieve an operational flow rate of up to approximately 65 litres/second. This maximum achievable flow rate equates to a turnover rate for the 1,589,000 litre pool volume of approximately 6 hours 47 minutes. This clarifies that minor remediation works in response to the causes of the pump cavitation, while providing for the pump to operate at a greater capacity (e.g. increasing the size of foot valve) will not achieve the required six hour turnover rate. The investigation by FMG Engineering concluded that the filtration system and pipework is the bottle neck within the current system.

There are essentially two options to increase the turnover rate:

1. Reduce the total volume of water.
2. Increase the capacity of the filtration system.

The only way to meaningfully reduce the total volume of water within the Gawler Aquatic Centre 50m pool would be to make the deep end of the pool shallower. While this option would have a service impact i.e. removal of diving board, FMG Engineering also state that it would actually provide a 'false' improvement in the quality of the pool water:

"Whilst the quality of filtration (assuming the same type of filtration for comparison purposes) is typically turnover rate, the required filtration rate is actually a function of bather loading. Reducing the pool volume, whilst reducing the turnover rate, does not reduce the bather loading. Therefore the pool will simply have a smaller filtered water buffer which will therefore make the quality of the water lower during periods of peak demand."

In light of this commentary the alternative is to increase the filtration rate through the installation of a pressurised filtration system, with two options available for pressurised systems suitable for the 50m pool:

1. Pressurised media filtration.
2. Ultrafiltration.

The replacement of the existing open top gravity sand filter with a new pressurised system as recommended by FMG Engineering is being further considered and investigated by staff, with consideration to both of the two alternate pressurised system options. The installation of a new pressurised filtration system for the 50m pool is seen as the ongoing and long term solution, noting that this is not envisaged as a viable option for the 2021/22 Aquatic Centre season. The installation of either of the two pressurised system requires significant and detailed considerations, particularly in relation to:

1. Plant room and pipework design – this is likely to include building works to the existing plant room/filter structure, the quantum being dependant on the specific filtration system and model being installed.
2. Capacity of the existing pool circulation system, including all pipework and injection points to accommodate a pressurised system and the associated increased flow rate.

Council staff, along with FMG Engineering and Hydrilla (commercial aquatic construction and maintenance organisation contracted by Council to undertake scheduled preventative servicing, as well as reactive maintenance to plant and equipment) are continuing to work through the various aspects required to confirm a scope of works for the installation of a new pressurised filtration system, with this process including the following:

1. Capital installation costs of the pressurised media filtration systems and the ultrafiltration systems, including:
  - a. Plant and equipment costs.
  - b. Plant room modifications required e.g. an ultrafiltration system requires less floor space, but more ceiling height.
2. Capacity of existing infrastructure to accommodate a pressurised system – this includes undertaking pressure testing on various aspects of the pools circulation system, noting that while repair and upgrade works have been undertaken in recent years, essentially the pool and its circulation system (inlets, outlets, pipework) was designed and constructed more than sixty years ago, prior to the concept of pressurised filtration system.
3. Operational considerations
  - a. Quality of water filtration.
  - b. Operating costs.
  - c. Staff operation and familiarity, noting that a pressurised media system would be very similar, albeit at a larger scale to the filtration system utilised for the learn to swim and toddler pools at the Aquatic Centre.
4. Additional considerations
  - a. Turnover rate
    - i. As noted earlier in this report, staff have been advised by SA Health that the *South Australian Public Health (General) Regulations 2013* are currently up for review. It is anticipated that this review will attempt to achieve a level of national harmonisation for various risk managements aspects for public aquatic facility management, turnover rate likely to be one of these considerations. The following is taken from the Water Quality Guidelines for Public Aquatic Facilities - December 2019 (Queensland Government - Queensland Health) "Ideally, aquatic facility turnover times should be calculated on a site-specific basis, as turnover interacts with other key aspects of pool operational management including bather numbers, pool volume, bather hygiene, and pool circulation (including location and capacity of inlets and outlets)."

The development and finalisation of a detailed scope of works to upgrade the 50m pool filtration system is a significant undertaking given the various considerations identified above and as such is a timely undertaking. The time required to successfully develop the scope of works required for the installation of a new pressurised filter system, in addition to the following project elements, have confirmed that the undertaking of this project is not able to occur during the 2021 offseason, noting that the Aquatic Centre is indicatively planned to commence its 2021/22 season in the first week of October 2021.

1. Council procurement process.
  - a. External contractor for pressurised system installation.
2. External contractor availability.
  - a. There are limited contractors within South Australia qualified/experienced to install the pressurised system, with these contractors in extreme demand in the lead up to the opening of outdoor facilities – noting that these contractors are also undertaking scheduled start up procedures at these facilities, further limiting their ability to deliver a major capital installation project. The COVID-19 pandemic has further impacted the ability for interstate contractors to be considered to undertake projects such as this.
3. Infrastructure procurement/sourcing.
  - a. Pressurised filtration system infrastructure, due to its specialised nature likely to require it being sourced 'on demand' from its overseas manufacturer, causing a lengthy, and potentially more detrimental to the coordination of the installation, unknown and unpredictable lead times.

In response to the inability for a new pressurised filtration system to be installed prior to the 2021/22 Aquatic Centre season, staff have considered the following responses to the confirmation of the 50m pool turnover rate and it being in excess of the required six hours:

1. Interim or temporary engineering solutions to increase the turnover rate
2. Operation of the 50m pool outside of the *South Australian Public Health (General) Regulations 2013*.

Three engineering alternatives to reduce the turnover rate have been considered:

1. Modification of the existing filtration system
  - a. As noted earlier within this report, modification to the existing system, while increasing the turnover rate will not provide the system (open top filter) with the capacity required to achieve a turnover rate of less than six hours.
2. Addition of filtration capacity - existing system
  - a. The existing filtration system is a gravity system and as such it is not possible to simply add an additional filter. A pressurised filter will operate at a much greater pressure than that of the gravity filter and as such cannot be retrofitted to the existing system. The addition of a pressurised filter into a gravity system will cause backflow into the gravity filter. This will result in only the pressurised filter working and actually provide a lower quality filtration than is currently being achieved.
3. Addition of filtration capacity – standalone system
  - a. A secondary filtration system cannot be simply, safely and effectively added to the pool, with the addition of a standalone filtration system also requiring the incorporation of both disinfection and backwash capacity/infrastructure - in effect this would require the construction of an additional plant room.
  - b. The installation of an additional filtration system would, only be viable to construct at the deep end of the 50m pool given the physical layout of the Gawler Aquatic Centre. This would improve the water quality in a highly localised area of the pool but have a near zero effect on the overall water quality in the areas more highly loaded with bathers – the shallow end.
  - c. The actual manner of water entering and exiting the pool through the required inlets/outlets could theoretically occur in two ways, with both having significant risks:
    - i. Underwater – this would require inlets and outlets to be installed into the 50m pool shell under the water line, noting that due to the suction required to return water from the pool, these would likely need to be installed in the floor of the pool shell. This installation would require the pool shell to be compromised and pipework run under the pool and concourse to the new additional plant room, likely to be located on the grassed area north of the pool, as per the below image (noting there are a number of large trees within this area that would have a meaningful impact on suitable potential locations).



1.
  - ii. Water Surface – this option would not require works under and to the floor of the pool shell, but would require significant works to the pool shell at the end of the pool to safely return water to and from the filtration system. This alternative would still require pipework underground of the concrete concourse to the new additional plant room, as per the above commentary.

The assessment undertaken by staff, in consultation with FMG Engineering, has determined that there is not a feasible and practical engineering option to increase the turnover rate for the 50m pool to less than six hours for the 2021/22 Gawler Aquatic Centre season.

In the absence of an engineering solution to effectively and practically reduce the time taken to turnover the pool water, Council staff have considered the operation of the 50m pool at the Gawler Aquatic Centre for the 2021/22 season outside of the *South Australian Public Health (General) Regulations 2013*.

It is utmost importance to confirm that in all aspects, with the exclusion of the 50m pool turnover, the operation of the Gawler Aquatic Centre as a public aquatic facility is managed in compliance with the:

1. *South Australian Public Health (General) Regulations 2013*.
2. Standard for the Operations of Swimming Pools and Spa Pools 2013 (Government of South Australia – SA Health).
3. Guideline for the Inspection and Maintenance of Swimming Pools and Spa Pools 2013 (Government of South Australia – SA Health).

The maintaining of safe pool water is influenced by a wide range of factors, as outlined below, noting that the operation of a public aquatic facility requires a qualified 'Pool Operator' to be onsite for every minute that the facility is open to the public. It should be noted that in addition to having qualified Pool Operators across the Aquatic and Recreation Services Operational team, Council has the added benefit of having additional staff within other areas of the organisations, including Recreation and Community Services management and Work, Health & Safety/Risk Management also being qualified Pool Operators.

### 1. Water Clarity

- a. Clarity of the pool water refers to the clearness or lack of cloudiness of the water and may be regarded as the distance through the water which an object can be seen. Removal of suspended and colloidal matter by filtration assists in maintaining pool water clarity. The purpose of maintaining clarity is to:
  - i. Ensure effective disinfection.
  - ii. Enable persons to estimate depth, to see subsurface hazards easily and to detect submerged pool users.
  - iii. Provide a pleasant, attractive and appealing appearance to the water.
- b. The clarity of pool water is tested through ensuring that a matt black disc (150mm in diameter) is clearly visible at the deepest part of the pool.

### 2. Disinfection

- a. To minimise the risk of infection to bathers, public pool water must be disinfected with an agent that is specified within the *South Australian Public Health (General) Regulations 2013* or otherwise approved within the Standard for the Operations of Swimming Pools and Spa Pools 2013 (Government of South Australia – SA Health).
- b. The Gawler Aquatic Centre, as with most public aquatic facilities within South Australia utilises chlorine for pool water disinfection. Chlorine is able to oxidise most pollutants not removed through filtration, although its concentration must be stringently controlled – low concentrations are ineffective and high concentrations can cause eye, skin and respiratory irritation.
- c. The presence of organic matter in pool water provides a suitable medium for the growth of bacteria, and is derived from humans, animals and the environment. Pathogenic micro-organisms found in inadequately disinfected pool water include *Escherichia coli*, *Staphylococcus*, *Streptococcus*, *Pseudomonas aeruginosa*, *Mycobacterium marinum*, *Salmonella* and *Neisseria* species. Disinfecting agents such as chlorine are used to destroy or inactivate these harmful bacteria.
- d. Even in the best operated pool, disease transmission is always possible. At best, the time taken to transmit a disease can only be minimised to a fraction of a minute because it takes time for a disinfection to kill or inactivate micro-organisms. There is no instantaneous killing of micro-organisms and swimming pools cannot be made sterile.

### 3. Water Balance

- a. Corrosion of pool structures is caused by acidic conditions (i.e. a pH of less than 7.0) and can cause the deterioration of structural concrete, cement rendering and other surfaces and can cause tiles to lift. Metal fittings including pumps, ladders, underwater light fittings, heat exchangers and pipework will also corrode, this will effect flow and have a negative impact on water quality.
- b. It is vital to ensure that water is chemically balanced to reduce the effects of corrosion on pool water quality and the materials used in the pool system.

### 4. Circulation and filtration

- a. To achieve the necessary level of treatment, pool water must be circulated through a filtration system that produces water that is clear, chemically balanced and disinfected to destroy pathogenic bacteria prior to its return to the pool. It is necessary to ensure that the system is designed, installed and operated in a manner that will effectively flush the pool water from all areas of the pool to prevent the accumulation of dirt, impurities and bacteria.
- b. The main function of the circulation and filtration system is the removal of suspended, colloidal and organic matter to ensure the pool water is clear, colourless and odourless.
- c. It is important to ensure that a pool circulation system is designed to removal considerable proportion of the water from the surface, as this section of the water body is often grossly polluted in comparison with the rest of the pool water. In this regard the Gawler Aquatic Centre 50m pool removes water via a wet deck gutter that runs along the length on both sides of the pool. Deck level wet deck systems, such as that within the Aquatic Centre 50m pool are the most effective at removing pollutants because the surface water continuously flows into the wet deck.

- d. The size, shape and use of the pool also has an effect on pool water flow, therefore the number and location of inlets should be designed to ensure adequate water flow throughout the pool. In this regard the Gawler Aquatic Centre 50m pool has water returned to the pool through a centre channel that runs along the length of the pool floor, so providing clean water to be distributed throughout the body of water.
- e. It is a common misconception that all of the water in a swimming pool will be filtered during one turnover. At the start of the filtration the first flows will be dirty water and, as this water is filtered and returned to the pool, it will mix and dilute with the remaining dirty water. Filtration is accomplished by consecutive dilution which relies on continuous turnover and dilution to remove impurities. About 67% of the filterable material is removed on the first turnover, increasing to 86% by the second turnover and 95% by the third – the filterable material removed will not reach 100% given the nature of the dilution process. In reality the pool will be in use and contaminants will continuously added while being endlessly filtered and as such a level of removable solids will remain within the pool water. For the context of the Gawler Aquatic Centre 50m pool, the current turnover rate will effectively remove in excess of 95% of suspended solids in contrast to 98% of suspended solids for a six hour turnover.

The management of pool water, as summarised above is highly complex task and requires skilled and experienced operators to maintain pool water to the high standards required by the *South Australian Public Health (General) Regulations 2013*. Varying processes are collectively utilised in the provision of a safe facility e.g. disinfection is used to destroy or inactivate these harmful bacteria, while filtration is used to prevent the accumulation of dirt, impurities and bacteria.

Council staff coordinated an onsite meeting with Environmental Health Officers from SA Health with discussion related to:

1. Turnover rate for the 50m pool.
2. Recent investigations that identified the turnover rate and relationship with the increase in water volume.
3. Recent season operation of the facility, noting that it appears likely that the 50m pool has not been achieving the required six hour turnover for a number of seasons without the occurrence of a public health incident.
4. Options for the filtration system – interim and long term.
5. Council's dual role in this situation:
  - a. Owner and operator of a public aquatic facility.
  - b. Public health authority.
6. Review of the *South Australian Public Health (General) Regulations 2013*.
7. Opportunities for the operation of the Gawler Aquatic Centre 50m pool for the 2021/22 season with the current turnover rate – in excess of the six hours stated within the *South Australian Public Health (General) Regulations 2013*.
8. Risk mitigation strategies in the scenario of continued operation of the 50m pool with the current turnover rate.

The underlying outcome from this initial discussion with SA Health was the operation of the Gawler Aquatic Centre 50m pool outside of the *South Australian Public Health (General) Regulations 2013* and the decision to do so sits with Council. The identification, assessment, mitigation, management and acceptance of residual risk of the 50m pool turnover rate being in excess of six hours, will sit with Council.

It is important to note that the Chief Public Health Officer (SA Health) has the power to enforce a non-compliance with the *South Australian Public Health (General) Regulations 2013* by way of a Section 92 notice under the *South Australian Public Health Act 2011*. In this situation the inference may be reasonably drawn that given SA Health have and will continue to be advised of the turnover rate of the 50m pool, and have knowledge of risk management measures implemented by Council to mitigate any potential residual risk to public health and safety, it does not consider that enforcement action is warranted.



In light of this discussion and information, Council staff from Aquatic and Recreation Services and Environmental Health commenced an investigative process to understand the risks and potential mitigation strategies for the safe operation of the 50m pool for the 2021/22 season with the existing turnover rate, with this research including the following:

1. Initial legal advice relative to the operation of the 50m pool for the 2021/222 season outside of the *South Australian Public Health (General) Regulations 2013*, relative to the role Council has in this scenario as:
  - a. Owner and operator of a public aquatic facility.
  - b. Public health authority.
2. Initial advice from Local Government Risk Management Service relative to a risk management response to the operation of the 50m pool for the 2021/222 season outside of the *South Australian Public Health (General) Regulations 2013*.
3. Initial advice from Local Government Mutual Liability Scheme relative to any potential liability and insurance considerations arising from the operation of the 50m pool for the 2021/222 season outside of the *South Australian Public Health (General) Regulations 2013*.
4. Further advice from FMG Engineering relative to risk management and potential mitigation strategies, specifically to the operation of the plant, for the operation of the 50m pool for the 2021/22 season outside of the *South Australian Public Health (General) Regulations 2013*.
5. Initial advice from a water chemistry expert relative to risk management and potential mitigation strategies, specifically to the disinfection and treatment the pool water, for the operation of the 50m pool for the 2021/22 season outside of the *South Australian Public Health (General) Regulations 2013*.
6. Further discussion with representatives from the South Australian aquatic industry relative to the risk assessment, mitigation and management of a public aquatic facility operating with a turnover rate outside of the *South Australian Public Health (General) Regulations 2013*.
7. Review of various recently developed and/or referenced best practice government documents related to the operation of public aquatic facilities, notably the following:
  - a. Water Quality Guidelines for Public Aquatic Facilities - December 2019 (Queensland Government - Queensland Health).
  - b. Water Quality Guidelines for Public Aquatic Facilities – Managing Public Health Risks – December 2020 (Victoria State Government – Health and Human Services).
  - c. Public Swimming Pool Document and Spa Pool Advisory Document – 2013 (NSW Government – Health).
  - d. A Guide for Developing an Aquatic Facility Water Quality Risk Management Plan – September 2020 (Victoria State Government – Health and Human Services).
  - e. Aquatic Facilities inspection Checklist – For Aquatic Facility Operators and Environmental Health Officers – December 2020 (Victoria State Government – Health and Human Services).

The following is taken directly from the Public Swimming Pool Document and Spa Pool Advisory Document – 2013 (NSW Government – Health) and provides additional context as to process being taken relative to the Gawler Aquatic Centre 50m pool:

“Upgrading and refurbishing of existing outdoor pools often presents a dilemma for pool owners, particularly local councils with limited funding. Where it is not possible to upgrade to this Advisory Document, but funds are available to effect some improvements, attempts should be made to upgrade to the most economically feasible optimum design configuration. The following issues should be considered

Turnover should not be longer than 4 hours for depths less than 3 metres for a swimming pool and longer than 30 minutes for a spa pool

Strategies should be developed to compensate for the lack of turnover. Such strategies could include:

- A risk management plan to ensure that possible public health risks are minimised
- Full automation of disinfection and pH processes
- Limiting bather numbers

- Elevation of minimum disinfectant concentrations
- Improving filtration."

The outcome of the above research and the lack of a feasible and practical engineering solution is that staff have determined to undertake the following process with the intent of operating the 50m pool at the Gawler Aquatic Centre for the 2021/22 season outside of the *South Australian Public Health (General) Regulations 2013*. The initial and ongoing assessment of risk to public health through the continued operation of the 50m pool with a non-compliant turnover rate has also had regard to the significant and meaningful public health and wellbeing benefits that this facility provides to the community.

It should be noted that final determination to operate the 50m pool is reliant on successfully undertaking the following process with the underlying imperative being that the risks of operating with a turnover outside of the *South Australian Public Health (General) Regulations 2013* can be mitigated so as to have an acceptable residual public health risk.

1. Risk Assessment – Gawler Aquatic Centre – Operation of 50m pool. This initial step has seen staff undertake a risk assessment across the following broad hazard types:
  - ii. Chemical.
  - iii. Environmental.
  - iv. Microbiological.
  - v. Community and organisational.
2. The key Corrective Action from the Risk Assessment was the development of a Water Quality Risk Management Plan specific to the operation of the Aquatic Centre's 50m pool. The development of the Gawler Aquatic Centre 50m pool Water Quality Risk Management Plan was strongly influenced by the Victorian State Government document "A Guide for Developing an Aquatic Facility Water Quality Risk Management Plan".
  2. The Water Quality Risk Management Plan has identified a broad range of actions for implementation including – note these actions are in addition all existing operational measures undertaken to ensure safe and compliant facility operation:
    - a. Increased operational monitoring procedures
      - i. Operational monitoring procedures (e.g. manual chlorine, pH, alkalinity testing) are central to ensuring safe water quality, as operational monitoring will allow a facility operator to identify potential risk and react promptly. To effectively management risk, a proactive approach rather than a reactive one is superior to prevent water quality issues and/or public health incidents.
    - b. Introduction of verification monitoring
      - i. Verification monitoring (e.g. microbiological testing) ensures that the operational controls are working. This monitoring is reactive and if the results indicate water quality contamination, it is likely that patrons have already been exposed to potential hazards in the water.
      - ii. Verification monitoring i.e. the testing of pool water by an external laboratory for the presence of microbiological organisms is not currently a requirement for the operation of a public aquatic facility within South Australia.
    - c. Purchase of new testing equipment for operational monitoring.
    - d. Decrease in maximum bather loading.
      - i. The determination of a maximum bather load for a public aquatic facility has two considerations:
        - i. Safety – to ensure that lifeguards have required visibility to safely monitor swimmers in the water.
        - ii. Water quality – patrons entering the water are responsible for the majority of foreign matter being in pool water – sweat, urine, sunscreen, dirt, microbiological organisms etc.
      - ii. A decrease in the maximum bather loading permitted within a body of water will effectively decrease the total quantum of foreign matter with the water.
    - e. Increase awareness of, and promote the significant benefits from patrons showering prior to swimming.



- f. Increase awareness of and response to, patrons not being able to enter the water with open sores or wounds.
  - g. Increase awareness of and response to, patrons not being able to enter the water if feeling unwell or within 14 days of having gastro,
- 3.

The following draft documents have been developed by staff:

1. Risk Assessment – Gawler Aquatic Centre – Operation of 50m pool.
2. Gawler Aquatic Centre 50m pool - Water Quality Risk Management Plan.

These documents are to be reviewed by the following independent experts (with various qualifications/expertise) to provide Council with an independent evaluation of the risk identification, assessment, mitigation, management and the residual risk, noting that this process has been commenced:

1. Local Government Risk Services.
2. Local Government Mutual Liability Scheme.
3. Independent Environmental Health Officer – as authorised by the *SA Public Health Act 2011*.
4. Independent Water Chemistry expert.
5. Independent Aquatic Engineer expert.
6. SA Health.

As stated previously within this report, the decision to operate the Gawler Aquatic Centre 50m pool for the 2021/22 season is reliant on an acceptable residual public health risk being achieved in relation to the turnover rate exceeding six hours, noting that there will always be an inherent risk in the operation of a public aquatic facility. At this time, staff are continue as normal relative to the planning and preparation required for the 2021/22 Gawler Aquatic Centre season to commence in early October 2021. It is intended that as per the officers recommendation presented within this report a subsequent report be presented to Council at its August 2021 Ordinary Council meeting.

In relation to the identified and recommended ongoing response to the 50m pool turnover rate exceeding six hours i.e. installation of a new pressurised filtration system, staff are continuing to progress these investigations with FMG Engineering. It is anticipated that a project scope be finalised in the coming months that could allow for procurement of a contractor to undertake the works to occur early in the 2022 calendar year and the capital works be planned and delivered during the 2022 offseason. This planned timeline and implementation schedule would likely address significant risks associated with infrastructure sourcing and related lead times.

The outcomes of the current research related to the 50m pool filtration system, including proposed project scope and estimated cost will be presented to Council for consideration, noting that these works are currently not provided for within the 2021/22 Council budget. Of potential relevance to this project is that the Federal Government have recently announced a Phase 3 of the Local Roads and Community Infrastructure Program. This program aims to support local government delivery of priority road and community infrastructure projects across Australia, supporting jobs and the resilience of local economies to help recover following the COVID-19 pandemic. The Town of Gawler will receive a funding allocation of \$811,124 through Phase 3 of the Local Roads and Community Infrastructure Program, with funding available from 1 January 2022, noting projects are required to be completed by 30 June 2023. At this time, Program Guidelines have not been provided to Council, although the guidelines by which the two previous phases were administered would see the upgrade to the Gawler Aquatic Centre 50m pool filtration system eligible for funding. Further details relating to this program and any other external funding opportunities available for this project will be provided to Council for consideration.

## **MINOR 2021 OFFSEASON INFRASTRUCTURE WORKS**

The significant focus to date of the 2021 Gawler Aquatic Centre offseason has, not surprisingly been the previously discussed 50m pool turnover rate and the electrical supply and demand analysis. To complement these two major initiatives the follow minor infrastructure works are currently being progressed:

### Learn to Swim and Toddler Pools

The Learn to Swim pool is highly utilised, both as a programmed (Learn to Swim) and recreation space, influenced by the water depth and the ease of supervision the pool provides parents and caregivers. The ongoing popularity of the pool has seen the operations team review the layout of the pool with the aim of increasing its flexibility for programmed use. The installation of additional lane rope anchors and a ladder will increase the configuration options available for the delivery of lessons to varying class sizes, so providing improved water space utilisation.

There will also be minor remediation and repair works undertaken:

1. Two small areas of the pool tile and soft surfaces to address identified small trip and cut hazards.
2. Within the plant room and balance tank to foot valves, pumps, and filters.

### 50m Pool

The heating of the water within the 50m pool incorporates the use of a heat exchange. A heat exchanger is a device that allows heat from a fluid (gas) to pass on to a second fluid (pool water) without the two fluids having to mix together or come into direct contact. The titanium heat exchange unit for the 50m pool was installed at the time of the heater/boiler being replaced during the 2014 off season. To ensure effective and ongoing use, the following servicing is required

1. Cleaning of the titanium heat exchanger titanium plates and pressure testing
2. Replacement of gaskets

The heat exchanger plates have been removed from the main plant room at Gawler Aquatic Centre and transported to Melbourne for the required works to be undertaken.

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

Executive Management Team  
Team Leader Recreation and Community Operations  
Team Leader Environmental Services  
Team Leader Property and Facilities  
Coordinator Aquatic and Recreation Services  
WHS/Risk Management Officer

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

SA Health  
Local Government Mutual Liability Scheme  
Local Government Risk Services  
Independent External Environmental Health Officer  
Independent External Water Chemist

The Gawler community will continue to be advised of the operation of the Gawler Aquatic Centre in the lead-up to the 2021/22 season, through various methods including:

1. Public Council reportings e.g. this reports and subsequent report(s).
2. Media Releases.
3. Town of Gawler website.
4. Town of Gawler/Gawler Aquatic Centre Social Media platforms.
5. Direct communication to existing facility users (members, program participants, hire groups).

### **POLICY IMPLICATIONS**

Nil

**RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Operation of a public aquatic facility e.g. Gawler Aquatic Centre.	<p>The operation of a public aquatic facility requires the mitigation of numerous risks inherent with this activity e.g. patron supervision/safety, water quality.</p> <p>The Gawler Aquatic Centre Operations Manual provides management and operational instruction for safe service delivery. This document is updated prior to each season and is influenced by external and internal documents including:</p> <ol style="list-style-type: none"> <li>1. Guidelines for Safe Pool Operations (Royal Life Saving)</li> <li>2. <i>South Australian Public health (General) Regulations 2013</i> (Government of South Australia)</li> <li>3. Standard for the Operation of Swimming Pools and Spa Pools 2013 (Government of South Australia)</li> <li>4. Guideline for the Inspection and Maintenance of Swimming Pools and Spa Pools 2013 (South Australian Government)</li> <li>5. Workplace Emergency Action Plan – Gawler Aquatic Centre (Town of Gawler)</li> </ol>
Operation of Gawler Aquatic Centre 50m pool with turnover in excess of six hours, as stated within <i>South Australian Public Health (General) Regulations 2013</i> .	<p>Development and implementation of Gawler Aquatic Centre Water Quality Risk Management Plan for the operation of the 50m pool.</p> <p>The risk mitigation process being undertaken in response to this identified risk is extensively covered within this report.</p>
Risk identification, risk assessment, risk mitigations measures and residual risks	Gawler Aquatic Centre – Operation of 50m Pool Risk Assessment and Gawler Aquatic Centre Water Quality Risk Management Plan to be independent/externally reviewed by independent experts with varying qualifications/expertise to test both the identification and assessment of the risk, as well as the mitigation measures and residual risks.
Loss of community confidence in Council and the operation of Gawler Aquatic Centre.	The definitive priority of Council is to safely operate the Gawler Aquatic Centre for the benefit of the Gawler regional community. Council is transparently communicating with the community the measures being incorporated to the operation of the Gawler Aquatic Centre 50m pool to mitigate risks of operating the facility with a turnover rate in excess of six hours.
Non-operation of Gawler Aquatic Centre for 2021/22 season.	Council acknowledges the significant and meaningful benefits provided by the Gawler Aquatic Centre – physical health, mental health,

	general wellbeing, employment (in particular for young people), economic. It is the intent of Council to develop and implement the Gawler Aquatic Centre Water Quality Risk Management Plan for the safe operation of the 50m pool for the 2021/22 season.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Future redevelopment of Gawler Aquatic Centre	The electrical demands for a future redevelopment of Gawler Aquatic Centre have been considered within the upgrade to power supply into the facility from South Australian Power Network.
Utilisation of electrical heat pump technology to heat pools at Gawler Aquatic Centre, so reducing Council's greenhouse gas emissions.	The electrical demand required for utilisation of electrical heat pumps at Gawler Aquatic Centre has been considered within the upgrade of power supply into the facility from South Australian Power Network.

## STATUTORY REQUIREMENTS

*South Australian Public Health Act 2011*

*South Australian Public Health (General) Regulations 2013*

## FINANCIAL/BUDGET IMPLICATIONS

The recently adopted 2021/22 Council budget provides a \$227,000 capital allocation to 'Rehabilitate Gawler Aquatic Centre', noting that this allocation includes \$27,000 for project management costs. This capital allocation will be utilised for the following initiatives, as outlined within this report:

1. Investigations and design for upgraded filtration system – 50m pool.
2. Minor capital works – learn to swim pool and heat exchanger 50m pool.
3. Upgrade to electrical supply infrastructure.

It is important to note, as identified earlier within this report, at this time Council has only an indicative cost estimate for the upgrade to the Gawler Aquatic Centre electrical supply infrastructure – South Australian Power Network and Council contractor works.

These identified works, along with the initial indicative cost estimate provided for the upgrade to the electrical supply infrastructure is able to be accommodated within the existing 2021/22 Rehabilitate Gawler Aquatic Centre budget allocation.

The outcomes of current investigations related to the 50m pool filtration system, including proposed project scope and estimated implementation costs will be presented for consideration by Council at a future meeting.

## COMMUNITY PLAN

- 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
- 2.4 Local economic activity to create local job opportunities and generate increased local wealth
- 3.1 Gawler to be an inclusive community with quality health and social wellbeing services to meet the needs of our growing community
- 3.2 Provide sporting and recreational facilities to meet local and regional community needs
- 5.3 Continue to deliver effective services and refine management processes



## 11.2 BOUNDARY REFORM UPDATE

**Record Number:** CC21/46;IC21/306

**Author(s):** Kirsty Dudley, Special Projects Officer

**Previous Motions:** Nil

**Attachments:**

1. Letter from Local Government Boundaries Commission to Town of Gawler -Response to Stage 2 General Proposal - March 2021 CR21/37397 
2. Perceived Possible Advantages and Disadvantages of the Town of Gawler Boundary Reform Proposal were the proposal to be upheld and implemented. CR21/30571 

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### OFFICER'S RECOMMENDATION

**That Council:-**

1. Notes correspondence from the South Australian Local Government Boundaries Commission (the Commission), requesting further information in regard to the Stage 2 General Proposal submitted for consideration in December 2020.
2. Authorises the Chief Executive Officer and Mayor to finalise and provide a response to the Commission's request for further information as detailed in this report.
3. Notes that a further report will be presented to Council when the Commission provides its assessment of Council's Stage 2 General Proposal and that this report will include the indicative costs of proceeding with the Stage 3 Investigation if the Commission determines that Council's Stage 2 Proposal for Boundary Change warrants investigation.

### SUMMARY

Town of Gawler submitted a Stage 2 General Proposal for Boundary Change to the South Australian Local Government Boundaries Commission (the Commission) in December of 2020 for consideration.

The Commission has initiated its assessment of the Proposal and has written to Council requesting further information from Council in support of the Proposal.

This report provides Council an opportunity to review the information that has been compiled by Council Staff to inform the response to the Commission's specific queries.

### BACKGROUND

Town of Gawler submitted a Stage 1 Proposal for Boundary Change to the SA Local Government Boundaries Commission ('the Commission') in December 2019. The following Council boundary adjustments form the basis of Council's Stage 1 Proposal.

Areas to be included in the Town of Gawler

- a. Area 1- Concordia Growth Area
- b. Area 2 - Hewett
- c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
- d. Area 4 – Portion of Gawler Belt
- e. Area 5 - Evanston Park
- f. Area 6 - Reid
- g. Area 7 – Hillier

Areas to be removed from the Town of Gawler;

- h. Area 8 – Portion of Bibaringa
- i. Area 9 – Portion of Uleybury

At the 26 November 2019 Special Council Meeting, the following motion was resolved:

RESOLUTION 2019:11:COU421

Moved: Cr C Davies

Seconded: Cr D Fraser

*That Council:-*

1. *Notes the Council Change Proposal – Further Analysis and Stage 1 Proposal Report.*
2. *Notes the correspondence received from the Boundaries Commission and neighbouring Councils as provided in Attachments 1 and 3.*
3. *Notes that the staged approach to Boundary Reform includes a number of hold points requiring Council decision.*
4. *Approves the submission of a Stage 1 Proposal as provided as Attachment 6 to the Boundaries Commission for feedback.*
5. *Notes that feedback received from the Boundaries Commission on the Stage 1 Proposal will be presented to Council for consideration prior to proceeding to the development of a Stage 2 Proposal.*
6. *Adopts, in principle, the proposed communication and consultation plan for Stages 1 and 2 of the Boundary Reform Process.*
7. *Notes that the potential costs for further progressing its boundary reform deliberations forming the Stage 2 process is estimated at \$10,000. This cost will be sought to be allocated as part of the 2nd Quarter Budget Review. Should Council decide to proceed with the Stage 3 Investigation of a General Proposal to be conducted by the Boundaries Commission, a budget allocation will be prepared as part of the 2020/21 Budget.*

In accordance with the above resolution a Stage 1 Proposal for Boundary Change was submitted to the Commission on 4 December 2019.

The Commission met on 20 January 2020 to review submissions to the boundary change process. As a result, the Commission responded to Council providing approval to proceed to Stage 2 – the development and submission of a General Proposal.

After Council was provided clarification on some points raised in correspondence from the Commission, as detailed in previous reports, Council resolved to continue to strategically pursue boundary reform

The project progressed to the Public Consultation phase of the process, with a 6-week Public Consultation which opened on 26 August 2020 and closed on 7 October 2020.

The results of the Consultation were received by Council at a Special Council Meeting held on 3 November 2020 and Council resolved once again to continue to strategically pursue boundary reform and continue to finalise a Stage 2 General Proposal for Boundary Change.

The draft Stage 2 General Proposal was provided for Council's consideration on the 15 December 2020 for Council Member consideration and, was approved for submission as per the resolution below:

RESOLUTION 2020:12:COU567

Moved: Cr D Hughes

Seconded: Cr P Little

*That Council :-*

1. *Notes that the staged approach to Boundary Reform includes a number of hold points requiring Council decisions.*

2. *Approves the submission of the Stage 2 General Proposal as provided as Attachment 1 to the Boundaries Commission for consideration with the Areas to be included in the Town of Gawler being:*
  - a. Area 1- Concordia Growth Area
  - b. Area 2 – Hewett
  - c. Area 3 – Portion of Kalbeeba (including portion of Springwood)
  - d. Area 4 – Portion of Gawler Belt
  - e. Area 5 – Evanston Park
  - f. Area 6 – Reid
  - g. Area 7 – Hillier*and the Areas to be removed from the Town of Gawler being:*
  - h. Area 8 – Portion of Bibaringa
  - i. Area 9 – Portion of Uleybury
3. *Notes that a further report will be presented to Council when the Commission provides its assessment of Council's Stage 2 General Proposal and that this report will include the indicative costs of proceeding with the Stage 3 Investigation if the Commission determines that Council's Stage 2 Proposal for Boundary Change warrants investigation.*
4. *Notes that Council Staff have previously communicated an indicative \$250,000 for the Stage*
- 3 *Investigation however, this cost can only be determined by the Commission and will, if notified by the Boundaries Commission that Council's Stage 2 General Proposal warrants investigation, be further considered by Council as part of Council's 2021/22 Annual Budget deliberations.*

The Stage 2 General Proposal was submitted to the Commission for consideration on the 23 December 2020 and this report provides an update for Council with regard to:

1. Correspondence from the Commission resulting from its initial assessment of Council's submission, including a request for further information; and
2. Seeks Council endorsement of the further information prepared in response.

## COMMENTS/DISCUSSION

Council has received a request for further information (**Attachment 1**) from the Commission in regard to the Stage 2 General Proposal for Boundary Change submitted for its consideration in December 2020. The request for further information pertains to the areas of:

1. Financial analysis
2. Representation; and
3. Advantages and Disadvantages of the proposed boundary reform.

The following information has been further developed by the administration on Boundary Reform for submission to the Commission.

1. Financial Analysis
  - a) Operating Result analysis

The 'high-level' financial analysis provided to the Commission in December 2020 as part of the Stage 2 General Proposal (as Attachment 2 to the proposal), reflected an indicative overall break-even operating result relating to the proposed Communities of Interest incorporated within the Proposal.

The initial 'high-level' financial analysis reported to the 10 September 2019 Council meeting reflected an indicative net variable revenue positive position in the order of \$500,000 p.a. – however, when increased indicative fixed costs (e.g. IT costs, 'back-office' administrative staffing costs (estimated at 4.0FTE), etc.) were taken into consideration it was envisaged that a break-even operating consequence would result.

The Administration noted the following in the report to the 15 December 2020 Council meeting:

*'Since Council's Stage 1 Proposal was assessed in January 2020 by the Commission and approved to proceed to Stage 2 of the boundary change process, Council wrote to its neighbouring Councils that are affected by the Proposal seeking further information to allow a more in-depth financial analysis to be undertaken.'*

*However, Light Regional Council declined to provide further information and The Barossa Council advised they did not currently have resourcing available to provide Council with the information it needed but would at a future date if resourcing allowed. City of Playford did not respond to the request. Not having access to the next level of financial information such as infrastructure and assets in the Areas of Interest and the general state of the assets (i.e. stage of life) has meant that further financial analysis could not be considered accurate due to the level of assumptions that would have to be made.*

*It should be noted that it is the role of the Commission to undertake the financial analysis during the investigation to ascertain the financial impacts for all Councils affected by the Proposal and have appropriate powers under the legislation to compel a Council to provide information required as part of their investigation'.*

Nonetheless, to assist the Commission in its financial analysis of the Proposal, supplementary indicative financial information (based on previous financial modelling), relative to the anticipated financial operating impact on the affected Council's has been suggested and is outlined in Table 1 below:

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

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

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

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

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

It is important to reiterate that the financial modelling provided is very 'high-level' and indicative, and that more accurate and reliable financial analysis can only be undertaken with the provision of appropriate financial data from both The Barossa Council and Light Regional Council.

#### b) Rating analysis

As previously reported at the 15 December 2020 Council meeting, the disparity between the average Residential General Rates across the four related Councils' has considerably reduced in 2021/22, such that there is currently only a nominal \$110 disparity across the four Councils' as per Table 2 below:



**Table 2 - 2021/22 Average Residential Rates**

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

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

In terms of the ongoing viability of each Council, as represented by the number of rateable allotments, the indicative adjustment is outlined in Table 3 below:

**Table 3 - Indicative impact on number of Rateable allotments**

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

Whilst there is no definitive guideline as to what represents a financially sustainable Council (relative to the number of Rateable allotments), 25 of the current 68 Councils in the State have less than 6,800 rateable allotments – i.e. 37% of Councils' have less rateable allotments than the indicative adjusted rateable allotments for Light Regional Council. This predominantly includes small rural Councils, but notably includes Adelaide Plains Council and the City of Walkerville.

The Light Regional Council is currently forecasting an increase of approximately 2% in its number of allotments for the 2021/22 financial year, as informed by the report tabled to their 18 May 2021 Special Council meeting.

## 2. Impacts on Representation

The Stage 2 General Proposal provided a brief statement regarding representation for each of the Communities of Interest identified within the Proposal, largely assessing the impact by applying the lense of the residents within each of the identified areas in the first instance.

The Commission's response indicates that Council's General Proposal should have also provided further commentary on the perceived impacts of the Proposal on the representation of the affected Council's as well as Town of Gawler and not solely as it pertained to the resident's representation across the nine identified areas of interest.

Town of Gawler, with its limited understanding/viewpoint on the levels of representation of other local government areas and why the other Councils representation has been established in a particular manner, has been asked to address the perceived impacts of the Proposal on each affected Council's representation and provides the following:

### 2.1 Perceived Impacts on Representation in the Town of Gawler:

Current Representation Ratio: 1:1628

The current Population of Town of Gawler is approximately 24,416. Growth in population if the Proposal proceeded in full would increase to 29,251 (Concordia development to impact significantly in future with 20,000 people projected over the next 20 years).

Town of Gawler is currently undertaking a Representation Review and the final report is being provided as part of this agenda, for Council's consideration. The outcome of the review after

the consultation phase, proposes no changes to the representation at this time. Feedback from Council Members to date has been that while they are happy with the current structure of Council being an Area Council, if boundary reform were to proceed some would like to give consideration as to whether a ward structure would be suitable for a period of time to ensure any areas joining the Town of Gawler as a result of boundary reform were well engaged and felt appropriately represented during a transition period.

## 2.2 Perceived Impacts on Representation in the Light Regional Council:

Current Representation Ratio: 1:1040

The current population of Light Regional Council is approximately 11,922. The approximate population of the Communities of Interest identified in the Proposal that currently lie within Light Regional Council local government area is approximately 4280: being Hewett 2,933, Gawler Belt 942 and Reid 405 residents.

Currently Hewett forms part of the Mudla Wirra Ward which has a population 3,016.

Light Regional representational ratio is currently 1:1040 across the Council. Mudla Wirra Ward has a current ratio of 1:1005 which is -3.34%. If Hewett were removed it would significantly affect the Council's current representation. Mudla Wirra Ward would basically cease to exist and the remaining 83 people could be absorbed into another ward.

The Roseworthy Township Expansion Development Plan Amendment was gazetted on 10 November 2016. The land rezoned through this amendment is likely to accommodate the following over a 20 to 25 year period:

- a. A residential area to the west of Horrocks Highway of 4210 allotments, with a population of 11,400 people and associated retail and a primary school (Trinity College).
- b. Mixed use commercial and industrial land to the east of Horrocks Highway, including bulky goods and retail, with an employment target of 4,500 jobs.

Roseworthy is located in the Laucke Ward currently comprising of 1,958 electors (ratio 1:979). The additional 11,400 propose population would in itself trigger a representation review.

Light Regional Council are currently undertaking a Representation Review and is consulting during July 2021 on a proposal to reduce from 5 wards to 3 wards resulting in Hewett moving to Ward 3 which would consist of 3,497 residents. Removing Hewett with a population of 2,933 would result in the ratio being greater than a 10% change and would trigger a representation review.

## 2.3 Perceived Impacts on Representation in the Barossa Council:

Current Representation Ratio: 1:1495

The current population of the Barossa Council area is approximately 25,245. The approximate population of the Proposal's Communities of Interest that are currently within the Barossa local government area is 545 residents; with Concordia being 162 residents and Kalbeeba 383.

Due to the low population based in Concordia and Kalbeeba in the Barossa Council area currently, Council believes that there would be no impact to the Barossa Council's Ward ratios and the current representation ratios.

However looking to the future growth indicated for Concordia of 9,785 homes, (potentially 20,000 people over 20 years – slightly less than the entire current Gawler Local Government Area) within the new development this predicted growth has the potential to create a significant impact requiring consideration for future representation reviews however until the rate of development is known it is difficult to estimate at what time in the future a representation review may be triggered or need to be considered by the Barossa Council.

However, it should be noted that with the growth indicated for Concordia, if it remains in the Barossa Council, at some point it will trigger a representation review for the Barossa. Importantly even within a Ward structure such as that currently used by the Barossa Council, the risk is that the high number of new urban residents may create an imbalance of power and

possible discord between the priorities of the regional/rural Council area and servicing the needs of such a large urban development with a large population.

The challenge for The Barossa Council in the future may well be managing a large urban community on the very edge of its boundary which will not identify as part of the Barossa at all. The positioning statements promoted by the Concordia development clearly demonstrate this to the case, showing itself where the heart of the new community will naturally fall:

- "... blended with the unique, historic and community identity of the existing Gawler Township." And;
- "Concordia will form a logical, natural and sequential extension to the existing Gawler Township, will maintain and enhance the primacy of the Gawler town centre to fulfill its latent potential as a true regional city..."

#### 2.4 Perceived Impacts on Representation in the Playford City Council:

Current Representation Ratio: 1:3893

The current Population of the City of Playford is approximately 96,547. The population of the Communities of Interest captured in the Proposal which would be removed from Playford if the Proposal was supported are considered minor and 'administrative' in nature with only 47 properties that are affected within the Hillier and Evanston Park areas.

The Communities of Interest that are currently within the Gawler local government area but are suggested to move to the Playford local government area, being Bibaringa & Uleybury affects 27 properties.

With some properties moving to Playford and some moving to Gawler providing for a net loss of 20 properties from the Playford local government area, the Proposal represents only minor change to numbers when looking at population as many are rural properties without residences, therefore this would have no impact on representation ratios of either Playford City Council or Town of Gawler.

### 3. Advantages / Disadvantages

The correspondence from the Commission states that the General Proposal, read in its entirety, highlights a number of advantages and disadvantages from the proposed boundary changes in the Overview and Summary sections, information on the views held by the community and other affected Councils' views, and in the results of the community consultation work that have been included in the proposal. The General Proposal was very much written under the lens of the advantages and disadvantages of the Communities of Interest and the residents of the Gawler local government area.

The Commission however is seeking more specific comments from Town of Gawler on the advantages and disadvantages of the proposed changes, both for the Town of Gawler and all affected councils.

Council staff have collated a list of perceived advantages and disadvantages, provided as **attachment 2** to this report, in regard to each of the affected Councils if the Proposal was to proceed. However it should be noted that the list provided is only based on the limited understanding that Staff have of the neighbouring Council's and Staff have used broad industry assumptions to derive the lists attached.

### Conclusion

Council developed the General Proposal for Boundary Change in line with the Boundary Change Guidelines, which reiterates throughout the guidelines that the focus should be on the community, communities of interest and the focus on the benefits of the ratepayers and communities. Therefore Council did not place heavy emphasis on the impacts of individual Council organisations that would be affected as a result. The request for further information from the Commission mainly focuses on impacts to the other councils involved.

Council Staff have previously requested further information from affected Council's but all have chosen not to provide any further data to allow for more in depth analysis of the impacts of Council's Proposal. Therefore Staff provide the information requested above for consideration but it should

be noted that without further information such as financials, service levels and asset data from our neighbouring Councils the ability to provide robust data is extremely limited. It is only through the investigative process, with the Commission being able to direct Council's to provide all relevant data on their communities, financials and organisational data that truly accurate information will be ascertained.

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

Executive Management Team  
Strategic Infrastructure Manager  
Team Leader Development Services  
Strategic Planner  
Rates Officer  
Coordinator Marketing and Communications  
Team Leader Procurement and Business Improvement

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

SA Local Government Boundaries Commission  
Office of Local Government

### **POLICY IMPLICATIONS**

Nil

### **RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
If Council does not proceed to lodge a Stage 2 Proposal – Reputational.	Submitting a Stage 2 General Proposal is in keeping with previous Council Resolutions and is supported by the majority of Town of Gawler participants in the open public consultation.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Defining Gawler according to Community of Interest.	Ensuring Community of Interest is provided with an opportunity to be heard and provided with accurate information  Providing the communities of interest with an opportunity to define, support and set their "hometowns" strategic direction and future investments.

### **STATUTORY REQUIREMENTS**

*Local Government Act 1999*

*Local Government (Boundary Adjustment) Amendment Act 2017*

### **FINANCIAL/BUDGET IMPLICATIONS**

Future costs associated with Council's General Proposal for Boundary Change will be determined by the Boundaries Commission if it decides to offer Council the opportunity to progress to Stage 3 - Investigation. These costs are unable to be quantified at this time. Council has allocated \$250,000 for the Stage 3 Investigation in the 2021/22 Annual Budget. However, the cost of an investigation can only be determined by the Commission.

**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
- 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
- 3.1 Gawler to be an inclusive community with quality health and social wellbeing services to meet the needs of our growing community
- 3.2 Provide sporting and recreational facilities to meet local and regional community needs
- 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

### 11.3 GAWLER RAIL ELECTRIFICATION PROJECT - KING STREET BRIDGE ARTWORK UPDATE

**Record Number:** CC21/46;IC21/600

**Author(s):** Jordan Duke, Landscapes Coordinator

**Previous Motions:** 2021:04:COU129

**Attachments:**

1. **Commissioned Art Piece and Ngadli Art - GREP Gawler Rail Electrification Project CR21/54362** 
2. **King Street Bridge Image of Artwork CR21/54361** 

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#### OFFICER'S RECOMMENDATION

**That Council:**

1. **Notes the Gawler Rail Electrification Project - King Street Bridge Artwork Update report.**
2. **Supports the artwork developed by local Aboriginal artists 'Ngadli Art' being interpreted into the vicinity of the new King Street Bridge that is being installed as part of the Gawler Rail Electrification Project.**
3. **Notes that following further engagement with the Gawler Rail Electrification Project team on the ability to integrate the artwork onto the exterior of the King Street Bridge that due to current preliminary cost estimates far exceeding available funding, and further cost risks that could be realised in delivering this artwork on the bridge as detailed in this report, that this option will no longer be pursued.**
4. **Notes that a further report will be presented to the Council on alternate options for this artwork's interpretation into the vicinity of the King Street Bridge together with cost estimates for its consideration.**
5. **Accepts the canvas artwork '*Dhanduru Yarda Ngadlu Bammadja / Build on land for us to come and go*' into its Cultural Heritage Collection.**

#### SUMMARY

The \$615m Gawler Rail Electrification Project (GREP), being delivered by the Department of Infrastructure and Transport (DIT, formerly known as DPTI), includes the electrification of the entire Gawler Line (including Dry Creek Railcar Depot) and the purchase of electric trains. The physical works include:

- Installation of 25kV overhead wiring system including masts and gantries
- New signalling system
- New fibre optic communications system cable
- Pedestrian crossing enhancements
- Fencing works
- Utility Services Relocations
- Vegetation removal and trimming as required to undertake the above works.

The Town of Gawler is working closely with DIT and their design and construct contractor, Acciona (formerly Lendlease) to deliver the project and beneficial outcomes for the community.

The report presents an update on the artwork that has been developed for Council by young Aboriginal artists 'Ngadli Art' for integration into the King Street Bridge for Council's consideration of support.

The report details that Council staff are no longer recommending this artwork be interpreted into the King Street Bridge. The GREP team have recently advised staff that there is a reduced window to now fabricate an artwork, finalise its design integration, seek relevant approvals and allow it to be installed prior to the electrified rail corridor being live and operational. Whilst it is feasible that the artwork could be installed still on the King Street Bridge, the preliminary cost estimate to fabricate an interpretation of this work is in excess of the available budget, notwithstanding further cost risks that are yet to be fully scoped or understood due to the lateness in which staff have been advised in preparing this report. A \$30,000 DIT budget allowance for the amenity improvements to the King Street Bridge will not cover the full cost of this work which is now likely to be closer to \$130,000, the difference which would need to be covered by the Council, noting this estimate does not cover other significant cost risks which are yet to be able to be defined with any confidence by staff.

At this juncture Council staff are presenting the artwork that has been developed by local aboriginal youth artists 'Ngadli Art' for its acceptance into the Cultural Heritage Collection and also support for preparing options for its interpretation into the vicinity of the King Street Bridge as part of this project.

## BACKGROUND

Council has been working collaboratively with Acciona (engaged by DIT) for the duration of the GREP on various items. As noted in previous reports, the project requires the demolishing of the existing King Street Bridge which will be replaced with a new pedestrian/cycling bridge, which facilitates required clearances below the bridge to the electrified rail corridor.

As part of these works, Council supported the inclusion of artwork on the new bridge. The last update on this matter was presented to the Council at its meeting held on 27 April 2021, where support was provided to engage an artist to help develop artwork for the new bridge.

RESOLUTION 2021:04:COU129

Moved: Cr D Fraser

Seconded: Cr J Vallelonga

*That Council:-*

1. *Notes the Gawler Rail Electrification Project Update report.*
2. *Notes the widening of the rail corridor to facilitate works for the Gawler Rail Electrification Project, and new King Street Bridge, including required land acquisition.*
3. *Notes the Department of Infrastructure and Transport's intent to pursue land acquisition under Section 10 of the Railway (Operations and Access) Act 1997 to facilitate works related to the new King Street Pedestrian Bridge and surrounding area and that formal notification is expected to be provided to the Town of Gawler for this purpose.*
4. *Notes the response provided by the Department for Infrastructure and Transport to the 24 November 2020 Council Meeting resolution on rationale for widening of the rail corridor associated with future proofing an extension of the Gawler Central Station platform.*
5. *Accepts the road reserve land acquisition required by the State Government as detailed in this report and delegates to the Chief Executive Officer and Mayor to sign and seal the relevant documentation as required.*
6. *Notes the community engagement activities undertaken by Acciona and the Department for Infrastructure and Transport on the proposed traffic alterations required to facilitate delivery of the new King Street Pedestrian Bridge.*
7. *Supports 'In-Principle' the proposed traffic alterations on King Street, Bridge Street North, Jerningham Street and Queen Street to facilitate the new King Street Pedestrian Bridge.*
8. *Notes the set down facility locations and access points on various parcels of land to facilitate the Gawler Rail Electrification Project works as detailed in this report.*

9. ***Notes and supports Council engagement of a Kurna artist to help develop branding and graphics for the King Street Bridge, with concepts developed presented to a future Council meeting for consideration.***
10. *Notes further updates reports will be provided at key junctures in delivery of the Gawler Rail Electrification Project.*

The purpose of this report is to present the artwork which has been developed for interpretation onto the King Street Bridge to the Council for;

- Acceptance into the Cultural Heritage Collection;
- Supporting this artwork's interpretation into the surrounds of the King Street Bridge being considered by staff and a further report being presented to the Council on possible options and costs associated.

## COMMENTS/DISCUSSION

### Branding & Artwork Considerations

The branding and artwork present an excellent opportunity to promote the Town's identity and cultural objectives. Considerations include:

- *An Opportunity to Celebrate Aboriginal Artwork and promote Reconciliation:*
  - The prominent location is an excellent opportunity to celebrate our local indigenous culture, and supports Action 11 of the Council's Reconciliation Action Plan to "Promote Aboriginal culture and history in public places through planning, signage and public art."
- *Promotion of Culture:*
  - Artwork in the surrounds of the King Street Bridge contributes to Town of Gawler's objectives such as beautification and the celebration of unique town identity.
- *Scale:*
  - The scale of the art is to be bold and ensures the piece is visible from various locations. Options will explore a large mural being delivered in this vicinity on exposed concrete panels which will be installed as part of this project.
- *Placement:*
  - Further review of options for placement of the artwork in the vicinity of the King Street Bridge, considerate of those options which offer appropriate locations and also the views possible.
- *Material & Colours:*
  - Paint will be high quality and increase the longevity of the piece.
  - Selected colours will contrast with the bridge's bronze/metallic colouring, and are taken from the original piece.

### Development of the Artwork

Discussions on integration of an artwork into the King Street Bridge have been ongoing for a year between staff and the GREP team. In April 2021, Council met with DIT and Acciona to present early ideas and feedback of the proposed artwork inclusion. DIT were supportive at that time of the integration of a large art piece on the bridge. The artwork is being funded from a \$30,000 allocation previously provided by DIT to the Council (held in the project budget) to enhance the King Street Bridge project outcomes.

As part of this process, Council engaged landscape architects Landskap, who are assisting with the more technical detailing of the detailed design. Through collaboration and discussion with Landskap, both parties determined it would be an excellent opportunity to engage a local aboriginal artist/s to develop graphics which would form part of the unique identity and branding. This matter was then



presented to the Council and its support was provided for this approach as referenced earlier in this report (RESOLUTION 2021:04:COU129).

Following this, Council staff reached out to local Aboriginal artists Kira and Codi Buckskin who form the art collective 'Ngadli Art'. Ngadli Art have previously assisted with artwork for Council's updated Reconciliation Action Plan, and have a successful art collective.

The brief given to the artists was to develop an art piece which was 'representative of the Town of Gawler and the King Street Bridge'. As the artists typically work in the medium of painting, a 1200x600mm painting was delivered as the final piece. This artwork is proposed to be accepted into the Council Cultural Heritage Collection, for possible display in one of the Council's buildings (final location to be confirmed). The cost to Council for this artwork was \$2,000.

**Attachment 1** provides an image of the final painting and the Ngadli Art team. The painting has delivered to staff and will be presented to the Council at this meeting.

#### Explanation of the Art

**Title:** *Dhanduru Yarda Ngadlu Bammadja / Build on land for us to come and go*  
**Year:** 2021

The expanding circles in the middle of the art represents the Town of Gawler. Below and above represent the old bridge and the new, and the various modes of transport which have passed over them over the years. The old bridge and new bridge are pushed to the edges of the painting to represent the Town listening to community feedback and to benefit the local people. The smaller circles inside the piece represent people walking across the bridge, and the connection the bridge gives to the beautiful town. The mix of traditional colours - ochre, browns and pink – alongside the more contemporary colours – teal, yellows and greens – represent the colours found during different eras within the Township.

#### Translating the Art Piece to a public art display

Working collaboratively with Ngadli Art, Council staff have prepared an indicative interpretation of this artwork which will be further refined based on the final options for its placement in the King Street Bridge surrounds being considered by staff.

As detailed in the report presented to the Council on this matter at its meeting held on 27 April 2021, the integration of the artwork was subject to further feedback and consideration by DIT (Acciona). Consequently staff have been working to timeframes previously nominated with the GREP team, had procured the artwork, overseen its delivery and had planned to present an update on the artwork's integration to the Council ordinary August meeting to align with project scheduling as it was understood. However in the last 2 weeks staff have been advised that this timeframe has been significantly reduced such that a decision for the artwork's integration into the King Street Bridge would need to occur by very early in August to enable it to be progressed as part of the project. As such staff have had to work under duress to develop a number of revisions of the concept interpretation (see example in **Attachment 2**) of the artwork and presented a final draft option to the GREP team for consideration of integration into the bridge. Consequently on 22 July 2021 staff were advised of a very preliminary cost estimate of \$130,000 for the artwork (in excess of the \$30,000 allocated funding) and the possibility of real cost risks being realised associated with the artwork not being delivered by the time the rail corridor is electrified. Noting structural design, a number of necessary approvals (ie independent design verifier, within DIT & the rail operator) need to be obtained as well as the work fabricated and installed once the concept is approved. Based on current programming there is an extreme risk that the artwork will not be ready to be installed by the time the bridge is installed in early October, or prior to the overhead cables being installed in mid October. At this time this installation would then be exponentially more complicated, significantly adding costs to the project. The costs are yet to be able to be appropriately scoped due to the timeframes involved in preparing this report but would be in the order of at least \$30,000-\$50,000 for its installation in a 'live' corridor as indicated by the project team (noting the commercial impact to the rail operator has not yet been factored into that estimate and staff have been advised recently that this is a relevant risk also).

This very disappointing outcome given the level of engagement staff have had with the project team on this matter. However based on the preliminary cost estimate, further costs risks and timeframe required for a decision to proceed, Council staff can no longer recommend pursuing the artwork being integrated on the bridge. Whilst it is possible to still pursue this outcome, the costs associated with the artwork are not able to be accurately identified at this time and extend well beyond the available funding, noting the costs of working in a live rail corridor are likely to be significant in their own right. Should Council wish to pursue this as an option costs will be explored with the GREP project team as part of the further report to be brought back to Council on this matter.

Staff propose that the integration of the artwork on to the bridge not be pursued and that options for its integration in the vicinity of the bridge will be considered. These options will be based on locations which offer appropriate views and would provide a suitable 'canvas' for this artwork's interpretation, including an option/s for a large scale mural in this vicinity.

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

Manager Infrastructure and Engineering Services  
Community Development Officer (Consultation & Coordination with Ngadli Art)  
Cultural Heritage Centre Coordinator  
Team Leader Asset Planning  
Team Leader Town Services

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

Reconciliation Action Plan Working Group – Information sharing on the engagement of Ngadli Art  
Acciona – GREP Project Lead  
WSP - Bridge Engineer and assisting with technical detailing  
Department of Infrastructure and Transport  
Landskap – assistance with digitising the artwork to the bridge scale

### **POLICY IMPLICATIONS**

Asset Management  
Procurement

### **RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
The timeline to design, seek approvals and fabricate the artwork for the bridge is extremely tight (as it is tied to the installation of the bridge and rail corridor electrification). There is an extreme risk that the installation will become prohibitively expensive (due to workers installing metal art in a live rail corridor & the necessary protocols and cost impacts).	Council staff, after recent engagement with senior DIT and Acciona staff, no longer believe that this option is a viable one to be pursued based on the risks associated the cost of this work being unable to be accurately defined and sufficiently in excess of the available budget.
Community uninformed of the artwork being delivered.	Council staff will post a good news story on Facebook and social media, which outlines the story of the engagement of Ngadli Art, the narrative behind the art, and iterate Council's commitment to the Reconciliation Action Plan once an option has been supported.

Artwork being installed within the rail corridor.	Options will be developed with full cost estimates based on managing risk based on the locations nominated, including if these are in the rail corridor (ie concrete retaining wall which will support Bridge Street North) .
<b>Opportunity</b>	
Identify	Maximising the Opportunity
<p>The artwork presents an opportunity to celebrate Aboriginal Culture and Council's commitment to the reconciliation journey.</p> <p>The location is an excellent opportunity to celebrate our local indigenous culture, and supports Action 11 of the Reconciliation Action Plan to "Promote Aboriginal culture and history in public places through planning, signage and public art."</p>	The engagement of the Ngadli Art collective helps provide meaningful engagement and employment of local aboriginal community members. As the women are both young, it also encourages the promotion of youth talent within the Township.
Council has leveraged this opportunity via negotiation of a \$30,000 committed from DIT for improvement of the outcomes around King Street Bridge.	Aligning options for the artwork's integration with suitable locations that add to the fabric of the Town of Gawler.

## STATUTORY REQUIREMENTS

*Local Government Act 1999*

## FINANCIAL/BUDGET IMPLICATIONS

The artwork interpretation for the King Street Bridge is currently costed by the Acciona team at a preliminary estimate of \$130,000, noting the likelihood of further significant costs being incurred beyond this an extreme risk.

\$30,000 allocation has previously been allocated by DIT to enhance the King Street Bridge project outcomes which was to be used for this purpose, noting a further \$203,000 provided to the Council for vegetation amenity loss on the corridor is allocated in the 2021/22 Budget for tree/screen planting that could be partially utilised to offset any cost overrun on any options. Options presented to a future meeting will consider the impact of reducing the \$203,000 to offset costs for an artwork integration, should this be required.

Staff are seeking Council support for progressing considerations of alternate options in the vicinity of the Bridge and if supported, will present these cost estimates back to the Council at a future meeting.

## 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
- 2.2 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
- 3.4 Encourage the development of the Arts and creative sector

## 11.4 REPRESENTATION REVIEW

**Record Number:** CC21/46;IC21/435

**Author(s):** Kate Leighton, Governance Coordinator

**Previous Motions:** 25/05/2021, Council, 2021:05:COU173

**Attachments:**

1. **Final Representation Review Report CR21/54272** 
2. **Representation Review Report Appendix CR21/54581** 

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### OFFICER'S RECOMMENDATION

**That Council:-**

1. Retain the existing Council name.
2. Endorse that the principal member of Council continue to be a Mayor elected by the community at Council wide elections.
3. Endorse that the Council area not be divided into wards (i.e. retain the existing "no wards" structure).
4. Endorse that the future Council comprise ten (10) area Councillors and the Mayor.
5. Authorised the Chief Executive Officer to prepare and forward the necessary report and documents to the Electoral Commissioner, pursuant to the provisions of Sections 12(11) and 12(12) of the *Local Government Act 1999*.

### SUMMARY

Community consultation has concluded for the Representations Review Report with no submissions received. The Representation Review Report has since been finalised and has been attached to this report.

The next step is for Council to endorse the Final Representation Review Report for forwarding to the Electoral Commissioner SA pursuant to *Local Government Act 1999* (the Act) *Section 12 (11) and (12) – Composition and wards*

- (11) *The council must then finalise its report (including in its report recommendations with respect to such related or ancillary matters as it thinks fit).*
- (12) *The council must then, taking into account the operation of the preceding subsection, refer the report to the Electoral Commissioner.*

### BACKGROUND

At the meeting held on 25 May 2021 Council resolved the following:

RESOLUTION 2021:05:COU173

Moved: Cr K Goldstone

Seconded: Cr D Fraser

*That Council:-*

1. *Receive and note the four (4) Elector Representation Review – Options Paper submissions.*
2. *Council support in-principle to retain its existing electoral structure and composition in accordance with Option 1, being:*
  - 2.1 *The current name of the Council be retained.*

*2.2 The principal member of Council continue to be a Mayor elected from the whole Council area.*

*2.3 The Council area not be divided into wards.*

*2.4 Council comprise ten (10) area councillors.*

3. *Endorse the 'Representation Review Report' (as per attachment 1) and proceed to the required three (3) week public consultation commencing 3 June 2021.*

Consultation on the Representation Review Report was open for a period of three weeks (3 June – 24 June 2021) and included:

- Newspaper advertisement
- Your Voice Gawler consultation platform (including information, online submissions and online questions lodgement)
- Social Media posts
- Website page

### **COMMENTS/DISCUSSION**

Notification of the second public consultation was published in The Bunyip Gawler, on Wednesday 2 June 2021 and Gazetted on 3 June 2021.

The second public consultation on the Representation Review Report was held from 3 June 2021 to 24 June 2021, there were no submissions received.

After considering and taking into account sections 12, 26 and 33 of the Act, the proposed Options, the supporting information provided in the Options Paper and Representation Review Report, and the submissions received during the first and second public consultation processes, the Council proposes to retain its existing structure and composition in accordance with Option 1, being:

- a Mayor elected by electors from the whole Council area;
- No Wards; and
- 10 Councillors.

Once endorsed by Council the attached Report will be referred to the Electoral Commission of South Australia (ECSA), for review and determination that the requirements in the Act have been satisfied in accordance with section 12(12) of the Act.

If the ECSA is satisfied that the requirements have been met, the Council will be issued with a certificate of compliance. Once a certificate is obtained from ECSA, the Council is required to publish a notice in the Gazette, notifying of the operation of the proposal set out in this Final Review Report.

Any changes as a result of the Review take effect from polling date for the next periodic Council election, to be held in November 2022, although other dates may apply in certain circumstances in accordance with section 12(18) of the Act. This will then conclude the Council's Representation Review Process.

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

Chief Executive Officer  
Executive Team  
Governance Team

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

Electoral Commission

The Public Consultation which this matter has incorporated included the 3-week period (*which occurred between 3 June 2021 to 24 June 2021*) as per the *Local Government Act 1999* Section 12 (7) and (9) respectively.

**POLICY IMPLICATIONS**

Public Consultation Policy

**RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Non-compliance with <i>Local Government Act 1999</i> .	Council will engage a suitable qualified person to undertake the review and ensure compliance with the <i>Local Government Act 1999</i> .
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Ensure the most effective structure and composition of Council.	Undertaking this process allows Council to review the structure and composition of Council to ensure it best meets the needs of the Community.

**STATUTORY REQUIREMENTS***Local Government Act 1999* – Section 12*Local Government (General) Regulations 1999* – Section 4A**FINANCIAL/BUDGET IMPLICATIONS**

\$20,000 was allocated in the current budget for the Periodical Representation Review. This allocation was an estimate based on previous years with a CPI contingency. The works undertaken to date by Kelledy Jones Lawyers is estimated to total \$9,500 of the total budget not including staff time, advertisements and gazettal notices.

**COMMUNITY PLAN**

- 1.1 Gawler remains unique and distinct from its neighbouring areas
- 5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally

**11.5 OPEN SPACE GRANT PROGRAM FUNDING OPPORTUNITY****Record Number:** CC21/46;IC21/467**Author(s):** David Barrett, Manager Business Enterprises and Communications**Previous Motions:** Nil**Attachments:** 1. **2021-22 Open Space Grant Program Guidelines CR21/56872** 

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

1. **Notes the feedback received from the Attorney General's Department with respect to the unsuccessful applications submitted to the last round of Open Space and Places for People funding.**
2. **Does not relodge an application to the next round of Open Space and Places for People funding for contributory funding towards the Lyndoch Road Destinations and Places project.**
3. **Requests Council Staff prepare a report for Council's consideration prior to a funding application being submitted to the State Government's Open Space and Places for People Program that outlines the scope of the Karbeethan Reserve Master Plan Further Implementation Project and the associated financial implications.**

**BACKGROUND**

Council has been advised that the next round of the State Government's Open Space Grant Program has been brought forward. Applications opened on 1 July 2021 and close at 12.00pm on 27 August 2021.

The timing of the grant has been brought forward to ensure that Councils will be advised of successful applications in early December 2021, enabling them to incorporate projects into their draft annual business plans for the following year.

This report provides Council with the opportunity to consider which project(s) it wishes to further consider for submission to the Open Space and Places for People grant programs.

**COMMENTS/DISCUSSION**

Council was recently advised that it has been successful in obtaining \$356.5K from the State Government's Open Space and Places for People Program towards the Princes Park Community Recreation Hub – Stage 1. Council was also advised that its applications for funding towards the Lyndoch Road Destinations and Places project and Community Park Revitalisation Gawler West project were unsuccessful.

Within the letter of advice, Council was also notified that the next round of Open Space and Places for People funding will open in July 2021 so that applications can be assessed, and outcomes known by December 2021 enabling Councils to allocate the required funding contributions to project delivery within the 2022/23 and 2023/24 financial years.

In accordance with Council's previous decisions, the Lyndoch Road project has now been placed below the line within the 2021/22 Draft Annual Budget as it was unsuccessful in obtaining the grant funding and the Gawler West project has been scaled back to the originally envisaged renewal plus a half-court basketball court that needs to be delivered prior to 31 December 2021. As the Gawler West project needs to be completed by 31 December 2021, it is not able to be resubmitted for funding under the 2021-22 Open Space Grant program.

Council Staff sought feedback regarding the two unsuccessful applications and were advised that both applications scored highly but it was a very competitive field. Very high-quality applications were received in the round which was oversubscribed and there was insufficient funding available to fund these two projects. The feedback also advised that Council should consider re-submitting the applications to the next round unaltered.

When obtaining this feedback, Council Staff also enquired as to the likelihood of land acquisition being funded via the next round of the Open Space program given that such projects have not received funding in recent years. The advice received was that land acquisition would be considered in the next round but not the development of Master Plans or Concept Designs. If successful in an application, the acquisition would need to be complete within 18 months.

In addition, if it can be demonstrated that there is a commitment from Council to develop the land for Open Space activities within subsequent financial years then the application for contribution towards the land purchase would be looked on more favourably.

### **2021-22 Open Space Grant Program**

The 2021-22 Open Space Grant Program is open to local government and organisations representing out of council areas from 9.00 am on 1 July 2021, with applications to be received by 12.00 pm on 27 August 2021. During this time, grant funding financed by the Planning and Development Fund, can be requested for the development of significant open space and public realm initiatives, as well as the purchase of land to support future open space opportunities.

The new grant round brings a revised set of guidelines (**Attachment 1**), which outline objectives of the Grant Program and considerations to be given before lodging any requisite application for funding. As seen in the guidelines, eligible project types include development activities as well as land purchases, with this round not to include planning and urban design studies as standalone projects.

As the Grant Program adapts to encourage proposals that support both high-quality open spaces and the people that use them, the former separation of funding streams 'open space' and 'places for people' has been removed. This change provides the opportunity for proposals to demonstrate alignment with all objectives under the highly competitive grant program, in turn improving the quality of selected projects jointly funded by state and local governments.

Access to quality public open space is becoming increasingly important to ensure South Australia remains liveable, healthy and sustainable, particularly in the context of increasing residential infill in existing neighbourhoods. Councils are encouraged to apply for grants, to assist with the purchase and enhancement of public open space, accessible to the community.

The purpose of the Grant Program is to support and enhance the state's liveability and sustainability. The Grant Program supports projects that:

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

The Open Space Grant Program will only fund up to 50% of the project cost with Council being responsible to fund the remainder. Council's contribution is the direct investment toward the project, allocated from Council's Budget. If Council's contribution includes in-kind works, a monetary amount equivalent will need to be identified within the Project Target Table that is a required component of an application.



If applying for land purchases to acquire land for public open space, grant funding is only available towards the market value of the land. Any monetary amount above market value will need to be fully funded by Council. Council will also need to fund legal costs, transfer fees, stamp duty and compensation arising from land purchases.

Council Staff have been considering what future projects may be eligible for funding that Council may wish to pursue that are shovel ready. Council Staff do not have capacity to develop new concept plans, present them to Council and obtain cost estimates within the timeframe that is being provided for applications. Consequently, only two projects have been identified for Council's consideration.

## **1. Lyndoch Road Destinations and Places**

Based on the advice received from the Attorney Generals' Department, Council could re-submit the past application unaltered as it was considered of a very high standard. However, the recently conducted community consultation on the Beautification Plan has identified other areas as higher priority. In addition, there were comments made against the proposed removal of trees on Lyndoch Road.

If Council wanted to pursue the Lyndoch Road Destinations and Places project, Council Staff recommend it being scaled back so that existing trees are retained and new trees are only added as supplementary plantings, adding to the volume of the existing tree canopy. Reworking the proposal with this minor adjustment is something that can be achieved by Council Staff within the required timeframe to apply.

It should be noted that given the recent announcements regarding additional funding being provided by the Federal Government including \$1 billion over two years for Phase 3 of the Local Roads and Community Infrastructure Program, a two-year extension to the Supplementary Local Roads Program for South Australia, approx. \$45.1 million as South Australia's cut of Roads to Recovery in 2021/22, an additional \$256.5 million over four years for round six of the Building Better Regions Fund and an additional \$28.2 million over two years for round seven of the Stronger Communities Program, in addition to the requirement for Council to deliver significant levels of capital works in the next 18 month to 2 years, Council Staff believe that resourcing the detailed design, consultation and delivery of this project will be difficult.

If Council chooses to pursue this project, then a subsequent report will be presented for Council's consideration prior to a funding application being submitted that outlines the scope of the project and the associated financial implications.

## **2. Karbeethan Reserve Master Plan Further Implementation**

The Karbeethan Reserve Master Plan that has been endorsed by Council identifies the need to acquire land between the existing reserve and Evanston Gardens Primary School. This land is proposed to be converted to Open Space to ensure that there is an appropriate level of open space available for passive, unstructured recreation in this area which is under pressure from new residential development. The purchase of these allotments will also provide a greenspace connection to the sporting facility for the local Evanston Gardens Primary School which is directly alongside the parcels of interest. Securing this land for future open space needs will ensure that the impact of growth in the sports that currently occupy Karbeethan Reserve does not cause a direct reduction in the area of open space available for community members to undertake unstructured, passive recreational pursuits.

Contributory funding for land acquisition is available via the Open Space Program however, as outlined above, a commitment to the development of the acquired land in subsequent financial years converting it to useable open space will provide for such applications to be considered more favourably. In this regard, Council will be obligated to ensure that funding is allocated in the next number of years to the subsequent realisation of future stages of the Karbeethan Master Plan.

It should also be noted that grant funding is only available towards the market value of the land seeking to be acquired. Any monetary amount above market value will need to be fully funded by Council. Council will also need to fund legal costs, transfer fees, stamp duty and compensation arising from land purchases.

Implementation of Stage 1 of the Karbeethan Reserve Redevelopment is being part funded by the State Government's Local Government Infrastructure Partnership Program and should be delivered by October 2022. The acquisition of adjoining land and commitment to developing this land in subsequent financial years continues the delivery of the Master Plan in a staged manner.

Noting that this project is largely land acquisition in the first instance, the internal resourcing requirements are substantially lower than other capital works. Development of the land would not be required until at least 2024/25 providing Council Staff with sufficient time to appropriately design and implement this development.

Council Staff recommend that of the two projects identified for submission to the Open Space Grant Program, the further implementation of the Karbeethan Reserve Master Plan is the one that should be pursued.

If Council chooses to pursue this project, then a subsequent report will be presented for Council's consideration prior to a funding application being submitted that outlines the scope of the project and the associated financial implications.

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

Executive Management Team

Team Leader Recreation and Community Strategy

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

Open Space Grant Coordination, Attorney General's Department

### **POLICY IMPLICATIONS**

Nil

### **RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Existing Council Staff have limited capacity to deliver additional capital projects.	Ensure projects have funding allocated for additional project management resourcing (either external or internal).
Council over commits its capital co-contributions required to secure the various State Government grants, thereby potentially exceeding its current Net Financial Liabilities Ratio policy threshold of 100%.	Update Long Term Financial Plan to ascertain updated future borrowing capacity, in consideration of Council's current Net Financial Liabilities policy threshold of 100%.
Council does not appropriately consider impact of new net operating costs emanating from the purchase and/or construction of major new / upgraded assets, which will impact of future operating budgets.	Determine new asset life cycle costs to ascertain future indicative impact on Council's operating result.
Not meeting milestones/ requirements in reporting or project outcomes resulting in a repayment event.	Manage and monitor project program, resources and milestones to meet objectives. Timely communication with funding body if variations to the project are required and seek approval prior to proceeding to expend funding in this regard.

<b>Opportunity</b>	
Identify	Maximising the Opportunity
Be recognised as a best practice organisation with regards to obtaining funding and delivering related outcomes.	Providing evidence to funding bodies of high value projects and high-quality project outcomes to secure significant funding in the future.
Seek and secure external grant funding to minimise Council's net capital cost investment in major asset investment.	Applications for Grant funding as appropriate, in consideration of Council's financial performance / position.

**STATUTORY REQUIREMENTS**

Nil

**FINANCIAL/BUDGET IMPLICATIONS**

The financial implications resulting from decisions made with respect to this report will be the subject of a future report to Council.

**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
- 2.3 Manage growth through the real connection of people and places
- 3.2 Provide sporting and recreational facilities to meet local and regional community needs
- 5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally
- 5.2 Foster and encourage community teamwork
- 5.3 Continue to deliver effective services and refine management processes

**11.6 OFFICE FOR RECREATION, SPORT AND RACING INFRASTRUCTURE PROJECTS OPPORTUNITY**

**Record Number:** CC21/46;IC21/535

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

**Previous Motions:** Council, 22 June 2021, Resolution 2021:06:COU223

**Attachments:** Nil

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

1. Notes the advice received from the Office for Recreation, Sport and Racing that a single application from Council for contributory funding towards construction and installation of modular change rooms at three different locations within Gawler cannot be submitted to the Infrastructure Projects fund.
2. Notes that to achieve the desired outcome of having modular change rooms at three different locations, a separate application must be submitted for each location.
3. Authorise Council Staff to submit the following three applications to the Office for Recreation, Sport and Racing's Infrastructure Projects fund:
  - a. An application for \$416,000 contributory funding towards the design, construction and installation of LM240.2 modular change rooms (or equivalent) at Elliot Goodger Memorial Park that has a total estimated project cost of \$852,000 with Council's contribution being \$406,000 plus a \$30,000 in-kind contribution towards labour and/or materials from the Willaston Football Club.
  - b. An application for \$416,000 contributory funding towards the design, construction and installation of LM240.2 modular change rooms (or equivalent) at Eldred Riggs Reserve that has a total estimated project cost of \$852,000 with Council's contribution being \$406,000 plus a \$30,000 in-kind contribution towards labour and/or materials from the South Gawler Football Club.
  - c. An application for \$416,000 contributory funding towards the design, construction and installation of LM240.2 modular change rooms (or equivalent) at Gawler Oval that has a total estimated project cost of \$852,000 with Council's contribution being \$406,000 plus a \$30,000 in-kind contribution towards labour and/or materials from the Gawler Central Sporting Club.
4. Notes that the Office for Recreation, Sport and Racing will assess the three applications individually on merit and may decide to fund none, one, two, or three of the applications from the current funding round.
5. Notes the total estimated project cost for the design, construction and installation of three LM240.2 modular change rooms (or equivalent) is estimated at \$2,556,000, with Council's total contribution estimated at \$1,218,000. Should the Office for Recreation, Sport and Racing fund one (Council contribution being \$406,000), two (Council contribution being \$812,000) or three (Council contribution being \$1,218,000) of the applications, Council funding would need to be allocated in either the 2022/23 budget or spread across the 2022/23 and 2023/24 budgets.
6. Notes that outcomes of the funding process will be reported to Council at a future meeting at which time Council can consider the next steps to be taken in the event that all of the applications do not receive funding.

## SUMMARY

This report provides Council with the scope and cost estimates associated with the development of the Gawler Open Space, Sport and Recreation Plan – Unisex Modular Change Rooms Project for its consideration. The report also seeks Council's authority to apply for contributory funding for the Project via the State Government's Office for Recreation, Sport and Racing's Infrastructure Projects 2021/22 grant programs.

## BACKGROUND

To support the implementation of the State Sport and Recreation Infrastructure Plan the South Australian Government has committed \$20,670,000 across the Office for Recreation, Sport and Racing's Infrastructure Projects suite of grant programs in 2021/22.

As reported to Council at its 22 June 2021 Ordinary Council Meeting, the Office for Recreation, Sport and Racing's Infrastructure Project encompasses three programs:

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

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

### Grassroots Facilities Program (GFP)

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

### Regional and Districts Facilities Program (RDFP)

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

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

Activity	Date
Applications Open	5 June 2021
Applications Close	18 August 2021 – 12pm ACST (this has been extended by two week due to COVID-19 restrictions)
Applications Screened	August / September 2021
Assessment	September / October 2021
Expected Notification	After 1 December 2021
Agreements Offered	After notification (anticipated December 2021)
Project Commencement	Within 6 months from payment of Grant
Project Completion	24 months from execution of Grant Agreement

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

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

At the meeting held on 22 June 2021, Council adopted the following:

RESOLUTION 2021:06:COU223

Moved: Cr N Shanks

Seconded: Cr D Fraser

*That Council:-*

- Notes the various community sporting infrastructure projects eligible for Office for Recreation, Sport & Racing Infrastructure Project funding outlined within this report.*
- Requests staff present a further report to the July 2021 Ordinary Council meeting detailing, as possible, the scope and cost estimates of one of the following potential community sporting infrastructure projects:*

*Option 2: Development of Gawler Open Space, Sport and Recreation Plan – Uni sex Modular change rooms – Elliot Goodger Memorial Park, Eldred Riggs Reserve, Gawler Oval. Project estimated at \$1.5m.*

*for Council to consider an application being submitted to the 2021/22 Office for Recreation, Sport & Racing Infrastructure Projects funding program, closing Wednesday 4 August 2021.*

- Notes that expenditure by Council and related parties (as and where possible) is expected to occur in the future years 2022/23 and 2023/24 as per future Council budget provisions.*

This report responds to the above resolution and provides Council with the scope and cost estimates associated with the development of the Gawler Open Space, Sport and Recreation Plan – Unisex Modular Change Rooms Project. The report also seeks Council's authority to apply for contributory funding for the Project via the State Government's Office for Recreation, Sport and Racing's Infrastructure Projects 2021/22 grant programs.

## COMMENTS/DISCUSSION

The provision of suitable and compliant change room facilities is of utmost importance and a priority for local community sporting and active recreation organisations. This provision becomes timelier in situations of rapid increases in participation rates, in particular for locations with demand by both male and female participants.

There has been, and continues to be, an ongoing and significant increase in local female participation in Australian Rules football across Gawler Central, South Gawler, and Willaston football clubs. These increases, in conjunction with growing participation rates across other activities within these clubs – male football, netball and cricket, is challenging clubs to comply with current sporting code requirements.

The use of unisex modular change rooms, suitable for use by male or female participants at separate times, is becoming increasingly popular across South Australia and Australia as a cost-effective solution for the provision of toilet and change room facilities for local community sporting and active recreation organisations. It should be noted that the recently adopted Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan includes the provision of a modular change

room facility for Gawler Central Sporting Club. The modular change room facilities are prefabricated off site and then installed on a prepared site.

Council Staff have identified that the use of unisex modular change rooms is a possible solution for the following three sites – Elliot Goodger Memorial Park, Eldred Riggs Reserve, and Gawler Oval. Since reporting to Council in June 2021, Council Staff have engaged with all affected Clubs and have determined concepts for the change rooms and potential locations.

Modular change rooms are becoming increasingly popular options for local community sporting facilities, in particular given the following:

- a) Modular change rooms meet the AFL Preferred Facility Guidelines
- b) They can be purpose built, based on size requirements for 'local' or 'regional' requirements
- c) They provide unisex facilities
- d) They have significantly lower build cost and project time frames than onsite construction as the change rooms are built off site then transported and installed on a predetermined location with pre-set footings and services.
- e) They can be moved to different locations in the future if required, sunk costs would be the footings and services connections.

Below image is an example of a modular change room facility at Blyth-Snowtown Football and Netball Club:



Council Staff have met with representatives from Gawler Central Sporting Club, South Gawler Football Club, and Willaston Football Club to discuss the concept of installing modular change rooms at the three sporting precincts, with feedback from the three clubs being overwhelmingly positive. The discussion with the three clubs provided an understanding of the priority requirements for clubs, both in relation to the basic needs – change room spaces for players and umpires, but also additional considerations such as medical treatment areas, public and accessible amenities, and storage requirements. These conversations were also had with regard to potential locations for change rooms at the various sites, noting where possible and practical the desire to locate the modular facilities in proximity to existing services – water, sewer, and electrical infrastructure to assist in controlling project costs.

It is important to note that in the time following the previous report being presented to Council and the subsequent meetings between staff and representatives from the three clubs, the Office for Recreation, Sport and Racing have provided Council with the following clarification regarding the proposed funding application. A single application by Council for the installation of modular change rooms at the three sites – Elliot Goodger Memorial Park, Eldred Riggs Reserve, and Gawler Oval cannot be submitted to the Office for Recreation, Sport and Racing's Infrastructure Projects suite of grant programs.

It is recommended by Council Staff, that Council now proceed to develop and submit a separate funding application for each to the three sites - Elliot Goodger Memorial Park, Eldred Riggs Reserve,

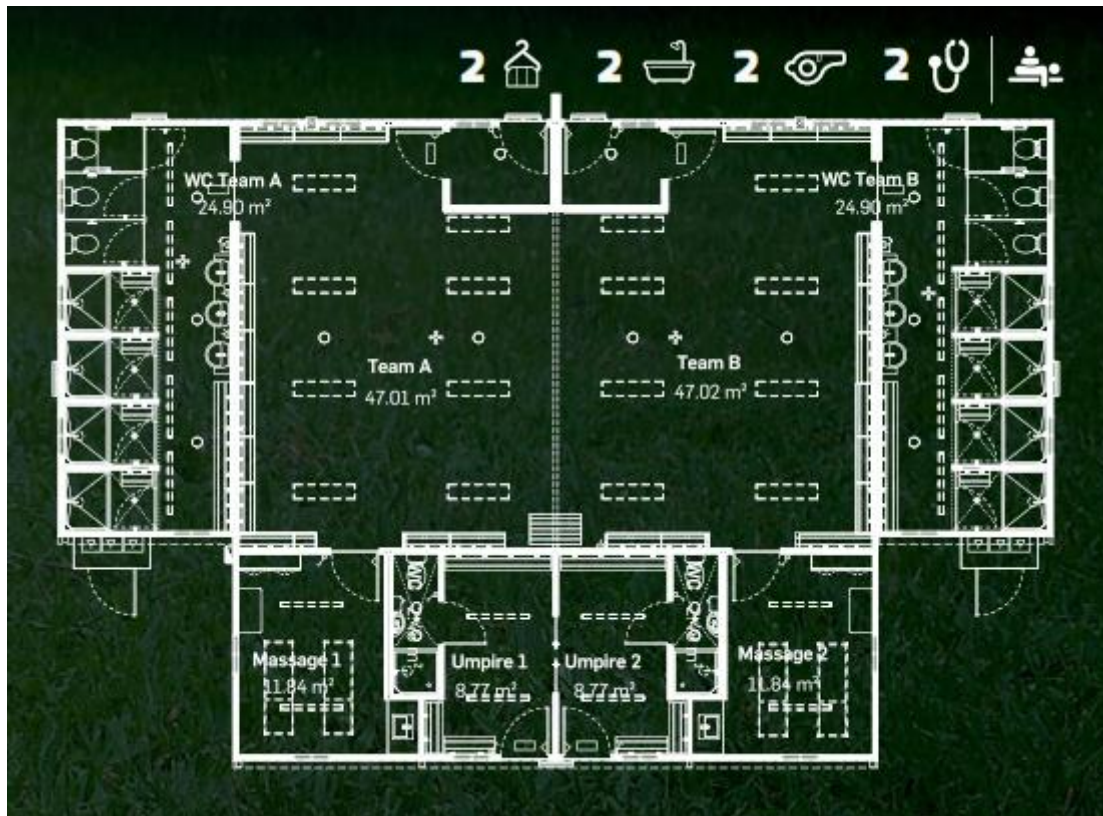


and Gawler Oval, noting that it is highly unlikely that all three of the applications will be successful in obtaining funding in the same funding round. Council Staff are of the opinion that all three locations (clubs) require upgraded facilities – players and umpires change rooms, medical treatment areas, and the provision of publicly accessible amenities - both for current participants and the projected growth for all three clubs and as such, staff do not believe it appropriate to prioritise a location (club) over the other locations (clubs). In this regard it is suggested that to provide equity for all stakeholders, Council provide the same financial contribution (cash and in-kind project management) to all three applications, and as such the three applications will be for the same type of change room facility.

The following two change room floor plans have been considered by Council Staff following the initial report to Council and the subsequent stakeholder engagement with the three clubs – noting that these floor plans are taken from the Ausco document – “Game-Changing Sporting Club Facilities: Local. Regional. State.”

LM211 provides the following features:

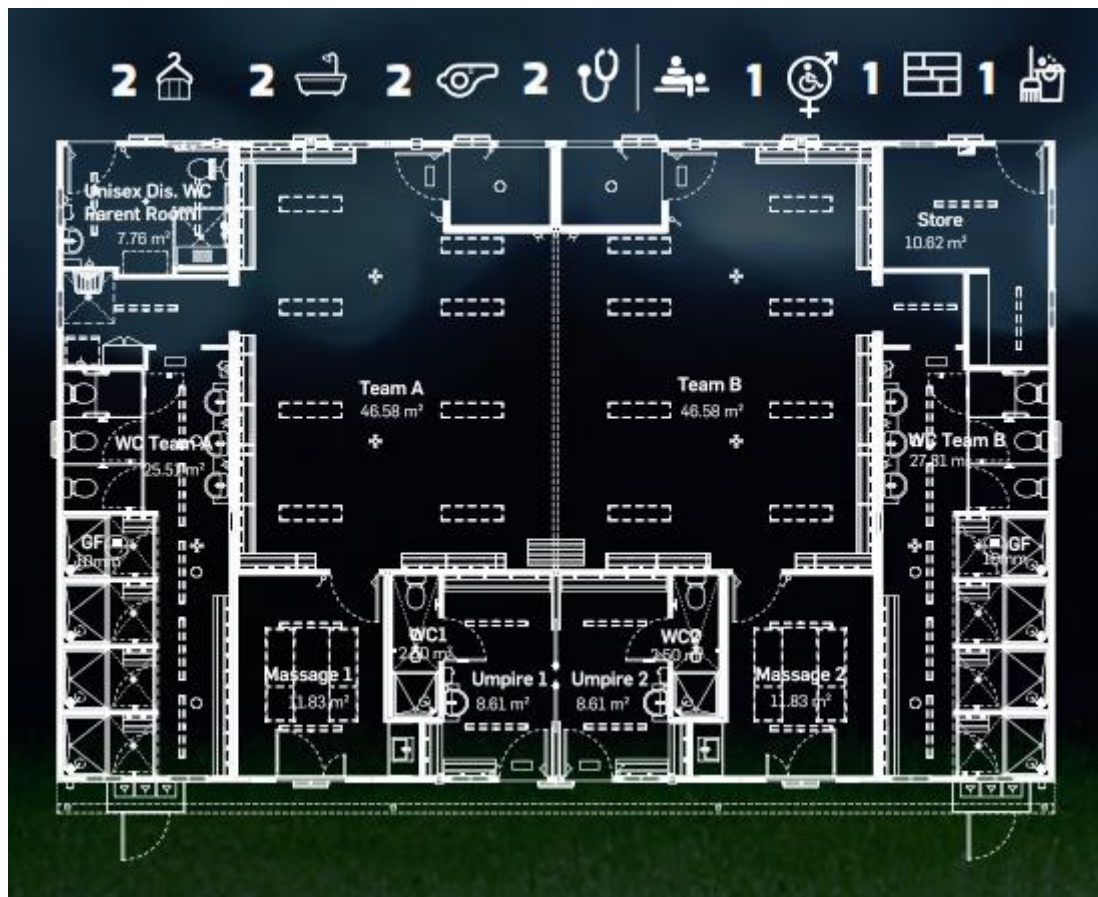
1. Two change rooms with an operable wall between them (47m<sup>2</sup> each)
2. Two amenity rooms (25m<sup>2</sup> each)
3. Two umpires rooms with their own amenities (12m<sup>2</sup> each)
4. Two medical treatment rooms (12m<sup>2</sup> each)



LM240.2 provides the following features:

1. Two change rooms with an operable wall between them (47m<sup>2</sup> each)
2. Two amenity rooms (25m<sup>2</sup> each)
3. Two umpires rooms with their own amenities (12m<sup>2</sup> each)
4. Two medical treatment rooms (12m<sup>2</sup> each)
5. Unisex accessible amenities/parents room (8m<sup>2</sup>)
6. Store room (11m<sup>2</sup>)
7. Cleaners room (5m<sup>2</sup>)





The following table provides a comparative cost estimate for a single change room facility for the two facilities identified above:

	LM211	LM240.2
Construction	\$450,000	\$515,000
Transport	\$20,000	\$25,000
Installation	\$120,000	\$130,000
Services Engineer	\$10,000	\$10,000
Project Management	\$30,000	\$30,000
Project Contingency (20%)	\$126,000	\$142,000
<b>COST ESTIMATE</b>	<b>\$756,000</b>	<b>\$852,000</b>

As indicated earlier in this report, it is recommended to Council that three separate applications are developed and submitted, one for each of the three identified locations - Elliot Goodger Memorial Park, Eldred Riggs Reserve, and Gawler Oval. The total project cost estimate for the two change room options at all three locations is:

- LM211 \$2,268,000
- LM240.2 \$2,556,000

The above table identifies that the cost variation between the two change rooms included within this report for consideration is estimated at \$96,000 for each change room. Given the difference is estimated at less than \$100,000 per change room, in combination with the following factors, it is recommended that the funding applications are developed and submitted for the LM240.2 (or equivalent) change room:

1. Provision of dedicated space as accessible amenity and/or parent's room, with these types of facilities meaningfully lacking across all three locations
2. The provision of high quality, inclusive, and accessible infrastructure is a key factor included within the State Government's Game On – Getting South Australia moving document
3. The Office for Recreation, Sport and Racing infrastructure program guidelines highlight parent and child change spaces
4. Through addressing identified needs and responses as highlighted in the previous two points, it is likely to increase the applications being favourably assessed
5. Provision of additional functionality - storage space and cleaners room

The following table provides for consideration the proposed breakdown of financial contributions for the construction and installation of a single LM240.2 change room for inclusion in the funding applications:

Office for Recreation, Sport & Racing (funding allocation)	\$416,000	48.8%
Town of Gawler (cash)	\$386,000	47.7%
Town of Gawler (in-kind project management)	\$20,000	
Club (in-kind labour)	\$30,000	3.5%
<b>TOTAL</b>	<b>\$852,000</b>	<b>100%</b>

The following table provides consolidated totals for the construction and installation of three LM240.2 change rooms:

Office for Recreation, Sport & Racing (funding allocation)	\$1,248,000	48.8%
Town of Gawler (cash)	\$1,158,000	47.7%
Town of Gawler (in-kind project management)	\$60,000	
Club (in-kind labour)	\$90,000	3.5%
<b>TOTAL</b>	<b>\$2,556,000</b>	<b>100%</b>

Eligible costs that can be funded are those that are considered labour or materials. Project management costs where the project is being managed by local government are ineligible. Based on these eligibility criteria, Council Staff consider that in-kind labour and materials costs that the Clubs can provide are eligible as a contribution to the grant. Unfortunately, Council's project management costs are ineligible therefore these will need to be 100% funded by Council.

As indicated in the above financial contributions presented for the construction and installation of modular change rooms, the three stakeholder clubs have all committed 'In Principle' the allocation of \$30,000 of in-kind project support. The exact contribution by each of the three clubs will vary with the available qualified/skilled members and/or supporters of the individual club and the specific requirements of the projects at each site. Examples of in-kind tasks that could be contributed by the clubs include, site preparation, plumbing, electrical, concreting etc. In the event of Council submitting a funding application as outlined within this report, the financial support currently provided by the clubs in principle will be formalised as part of the funding application development.

It is noted that the cost estimates provided within this report i.e. \$852,000 per change room is a meaningful increase to the estimate included within the previous report, presented to Council last month, with the following impacting the increased cost as presented within this report:

1. The LM240.2 is a larger overall facility with the inclusion of unisex accessible amenities/parents room, medical treatment rooms, store room, and cleaners room
2. Including larger change rooms for players that provide more space that allows for varying density restrictions

3. Inclusion of transport, project management, and contingency costs
4. Updated costs, noting the recent increases in capital infrastructure project costings

### COMMUNICATION (INTERNAL TO COUNCIL)

Executive Management Team  
 Team Leader Recreation and Community Strategy  
 Team Leader Property and Facilities  
 Special Projects Officer

### CONSULTATION (EXTERNAL TO COUNCIL)

Gawler Central Sporting Club  
 South Gawler Football Club  
 Willaston Football Club

### POLICY IMPLICATIONS

Nil

### RISK EVALUATION

Risk	
Identify	Mitigation
Existing Council Staff have limited capacity to deliver additional capital projects.	Ensure projects have funding allocated for additional project management resourcing (either external or internal).
Council overcommits its capital co-contributions required to secure the various State Government grants, thereby potentially exceeding its current Net Financial Liabilities Ratio policy threshold of 100%.	Update Long Term Financial Plan to ascertain updated future borrowing capacity, in consideration of Council's current Net Financial Liabilities policy threshold of 100%.
Council does not appropriately consider the impact of new net operating costs emanating from the purchase and/or construction of major new / upgraded assets, which will impact future operating budgets.	Determine new asset life cycle costs to ascertain future indicative impact on Council's operating result.
Not meeting milestones/requirements in reporting or project outcomes resulting in a repayment event.	Manage and monitor project program, resources and milestones to meet objectives. Timely communication with funding body if variations to the project are required and seek approval prior to proceeding to expend funding in this regard.
Opportunity	
Identify	Maximising the Opportunity
Be recognised as a best practice organisation with regard to obtaining funding and delivering related outcomes.	Providing evidence to funding bodies of high value projects and high-quality project outcomes to secure significant funding in the future.
Seek and secure external grant funding to minimise Council's net capital cost investment in major asset investment.	Applications for Grant funding as appropriate, in consideration of Council's financial performance/position.

**STATUTORY REQUIREMENTS**

Nil

**FINANCIAL/BUDGET IMPLICATIONS**

This report recommends that Council submit three funding applications to the Office for Recreation, Sport and Racing's Infrastructure Projects program for the construction and installation of modular change rooms at Elliot Goodger Memorial Park, Eldred Riggs Reserve, and Gawler Oval. The three funding applications will have the same proposed cost breakdown, as outlined within the below table:

Office for Recreation, Sport and Racing (funding allocation)	\$416,000	48.8%
Town of Gawler (cash)	\$386,000	47.7%
Town of Gawler (in-kind project management)	\$20,000	
Club (in-kind labour)	\$30,000	3.5%
<b>TOTAL</b>	<b>\$852,000</b>	<b>100%</b>

Council Staff are recommending that Council submit three funding applications, all of which will include a financial commitment from Council of \$406,000, therefore Council is providing a total contribution of \$1,218,000 towards the applications (if all applications are successful). The Office for Recreation, Sport and Racing will assess the three applications individually on merit and may decide to fund none, one, two, or three of the applications from the current funding round, with these decisions determining Council's actual project contribution.

The time frames provided by the Office for Recreation, Sport and Racing, as detailed in the Background section of this report outline that, if Council was successful in attracting funding, construction would need to occur within six months after payment of the grant – i.e. prior to July/August 2022 with the entire project to be completed within 24 months – prior to July/August 2024. This would provide Council with the opportunity to spread its financial contribution across two financial years – 2022/23 and 2023/24 noting that there is currently no provision for this project within the 2021/22 Council budget.

**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
- 2.3 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
- 3.3 Recognise, respect, support and advocate on behalf of volunteers
- 5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally
- 5.2 Foster and encourage community teamwork
- 5.3 Continue to deliver effective services and refine management processes



## 11.7 LOCAL GOVERNMENT ASSOCIATION - ANNUAL GENERAL MEETING PROPOSED ITEMS OF BUSINESS

**Record Number:** CC21/46;IC21/543

**Author(s):** Kate Leighton, Governance Coordinator

**Previous Motions:** Nil

**Attachments:**

1. **LGA General Meeting Proposed Item of Business Renewable's Clarity and Reform CR21/56070** 
2. **LGA General Meeting Proposed Item of Business - Utility Pits Adjustment CR21/55460** 

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### OFFICER'S RECOMMENDATION

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

1. *That the LGA work in collaboration with the Australian Local Government Association to lobby the Federal Government to amend the National Greenhouse and Energy Reporting (NGER) Framework (further to the successful motion passed at the recent ALGA National General Assembly to establish a legal definition of what is required to buy renewable electricity via the electricity grid and claim 100% renewable electricity use and zero emissions. This will establish market based accounting for renewable electricity that is consistent with the internationally respected Greenhouse Gas Protocol Scope 2 Accounting Guidelines. It will create a single nationally consistent method that applies to electricity and renewable electricity consumption and prevent double counting for all customers including for councils, households, and small to medium businesses seeking legally assured, clearly defined and fairly priced renewable electricity.*
2. *That the LGA explore ways to reduce the cost to Councils associated with adjustment of telecommunication service pits in road reserves.*

### SUMMARY

The Local Government Association of South Australia (LGA) has called for proposed items of business to be submitted for consideration at the 2021 Annual General Meeting.

### BACKGROUND

The purpose of the LGA AGM is to consider items of strategic importance to local government as recommended by South Australian Region of Councils (SAROC) or Greater Adelaide Region of Councils (GAROC) or the Board of Directors.

Section 16 of the LGA Constitution provides guidance about the matters to be discussed at a General Meeting, and the process by which items of business may be proposed for inclusion on the agenda. The requirements of Section 16 are outlined below.

#### 16. Business of General Meetings

- 16.1 *The business of a General Meeting will be to consider items of strategic importance to local government and the LGA as recommended by SAROC, GAROC or the Board of Directors and matters which must be determined under this Constitution at a General Meeting.*

16.2 *Any Member may propose an item of business for an Annual General Meeting or an Ordinary General Meeting to SAROC, GAROC or the Board of Directors.*

16.3 *No business shall be brought before a General Meeting of the LGA unless:*

16.3.1 *it has been placed on the agenda of an Annual General Meeting or an Ordinary General Meeting by SAROC, GAROC or the Board of Directors taking into account the purpose of a General Meeting set out in clause 16.1; or*

16.3.2 *the business is as stated in the notice of a Special General Meeting.*

Members are encouraged to seek assistance and advice from Council's Governance team in the first instance, and then if needed the LGA Secretariat on the development of proposed notices of motion prior to submission. This can include advice on endorsed policy positions, current projects, resource implications, and any other relevant factors in support of a motion.

## COMMENTS/DISCUSSION

The LGA Annual General Meeting (AGM) is scheduled to be held on Friday 29 October 2021 at the Adelaide Entertainment Centre. A key purpose of the AGM is to consider items of strategic importance to Local Government and the LGA, as recommended by SAROC, GAROC or the LGA Board of Directors.

Member councils are invited to submit proposed items of business for consideration by SAROC, GAROC or the LGA Board of Directors no later than 5pm on Friday 6 August 2021.

A report was presented to the 22 June 2021 Ordinary Council meeting seeking the Mayor and Council Members to submit any business items for consideration at the 27 July 2021 Council Meeting.

RESOLUTION 2021:06:COU224

Moved: Cr D Hughes

Seconded: Cr J Vallelonga

*That Council:*

1. *Consider possible Items of Business for submission to the Local Government Association of South Australia Annual General Meeting to be held on 29 October 2021. Any proposed Items of Business are to be presented to the Chief Executive Officer no later than close of business, 16 July 2021.*
2. *Notes the proposed Items of Business being drafted:*
  - a. *Renewable energy*
  - b. *Telstra Utility pits*
3. *Notes that a further report will be presented for consideration of the proposed Items of Business at the Ordinary Council meeting to be held on 27 July 2021.*

No items have been received from the Mayor or Council Members

Council Administration are proposing the following Business Items for Consideration:

### **Motion A**

*That the LGA lobby the Federal Government to amend the National Greenhouse and Energy Reporting (NGER) Framework to establish a legal definition of what is required to buy renewable electricity via the electricity grid and claim 100% renewable electricity use and zero emissions. This will establish market based accounting for renewable electricity that is consistent with the internationally respected Greenhouse Gas Protocol Scope 2 Accounting Guidelines. It will create a single nationally consistent method that applies to electricity and renewable electricity consumption and prevent double counting for all customers including for councils, households, and small to medium businesses seeking legally assured, clearly defined and fairly priced renewable electricity.*

The above motion was endorsed at the Australian Local Government association at its General Assembly held 20-23 June 2021. Staff are proposing to submit the same motion to the LGA AGM to also lobby the Federal Government to amend the National Greenhouse and Energy Reporting (NGER) Framework.

There is no legal definition or consistent method of what makes up 100% renewable electricity use so non-legal methods are devised. These cause double counting and sometimes triple counting, inconsistent, uncertain in law and lead to pricing structures that are unfair.

This affects local governments nationally as:

- All customers across Australia including Councils should be able to choose, buy and claim renewable electricity use under a consistent legal method that assures integrity and is the basis for fair pricing.
- For Council's to lead their communities in taking climate action, there is a duty to ensure that our households and small to medium businesses also have access to legal, and fairly priced renewable electricity choices.
- Every customer that has contributed to the National Renewable Electricity Target over the past 20 years has done so as a mandatory contribution on a national basis, whilst emissions reporting established under the NGER Framework is calculated on state based grid factors. This prevents fair pricing and consistent business case comparisons.
- There is a lack of confidence in GreenPower and end user renewable markets because of double and triple counting and a lack of a legal definition of what makes up 100% renewables use from the grid. GreenPower still requires its customers purchase 100% accredited renewables in addition to the national mandatory renewables (20% plus) causing customers to pay for 120% plus, renewables.

### **Summary of Key Arguments**

Without a clear set of legal rules, market participants, scheme creators and consultants have established many different methods to make renewable electricity claims of renewable use which contradict the NGER legislation. These include:

- Purchasing of accredited GreenPower or Large Scale Certificates (LGCs), surrendered to the Clean Energy regulator.
- Being close to a Renewable Energy Facility.
- A purchasing agreement with a renewable generator but without LGCs.
- Claiming the renewable generation in a state first and making up the difference in GreenPower or LGCs.
- Claiming the mandatory Renewable Power Percentage first and making up the difference in GreenPower or LGCs.
- Establishing behind the meter or in front of the meter renewables (>100 KW size) and claiming use whilst selling LGCs to third parties.

In 2015, the Greenhouse Gas Protocol Scope 2 accounting Guidelines identified market based accounting for renewable electricity that could be adopted by jurisdictions to support end user claims and prevent double counting. Market based accounting is currently used for regular electricity sales where it is not possible to track the exact movement of electrons from a source to a customer. Instead, metering is used to measure inputs and outputs for billing and the same is possible for renewable electricity.

Currently, the NGER Framework applies a physically calculated (state based) emissions factor for all electricity emissions created in the state divided by all consumers in the state, to apply a factor to electricity use.

The recent Climate Active determination suggested applying a National Residual Mix factor that recognises that customers across Australia have contributed to Australia's 20% plus renewables

which then allows customers to buy the difference from the market to claim 100% renewable electricity. This is a fair system that will establish certainty and confidence. However, Climate Active (and GreenPower) sit outside legal frameworks, are available to a select few and are in contradiction to the NGER Framework.

### **Motion B**

*That the LGA to explore ways to reduce the cost to Councils associated with adjustment of telecommunication service pits in road reserves.*

Staff have long held concerns associated with monopoly oversight of service adjustments to telecommunication utility pits, namely the cost of adjustment works & the length of time taken to address adjustments once contracted. We are seeking the LGA to advocate for improved commercial arrangements on behalf of Councils on this significant expense in undertaking capital works on road reserves each year across the sector. And as such propose the following Business Item for consideration.

Staff have found that in recent years the costs differences and timeframes for works to be delivered between utility service providers to adjust pits is vastly differing. This has been amplified by the increasing number of utility service providers with infrastructure on road reserves that are impacted by road works when adjusting surface levels to meet current standards (ie cross fall, horizontal alignment, relocation to suit new infrastructure design, etc).

Whilst Telstra generally provides an efficient service in terms on timeliness of providing both a quote and arranging the works, their costs for works are generally double other providers. Other providers such as NBNCo & AAPT have long lead times in seeking pit adjustments and highly variable pricing from one job to another. The timeframes associated with other providers for this work is now reaching unreasonable levels for the works being performed. On one location in Murray Street, Council waited over 6 weeks for a quote to adjust one pit with regular follow up, and redesigned a section of footpath to avoid an NBN Co adjustment after a quote had not been provided after waiting 5 weeks.

Staff observations are that these high costs are partly due to in some instances three (3) different entities being contracted in any one project to perform the actual scope of works, resulting in 3 sets of profit & overheads being placed (ie head contractor subcontracts the works and they subcontract the works!). Frustratingly, the Council is prohibited from directly engaging with qualified contractors to do this work, thus resulting in higher than necessary costs being incurred.

The following example will provide some context in terms of costs of works and their variability

#### **Telstra**

- Street A (2017) – 7 pit adjustments (all asbestos) ~ \$8,500
- Street B (2020) – 7 Pits (6 Asbestos) ~ \$17,900\*

*\* Street B works were observed by Council staff to have been undertaken in one day.*

In the past three (3) financial years the Council's expenditure on Telstra Pit adjustments alone has totalled:

2018-19:	~\$41,800
2019-20:	~\$77,200
2020-21:	~\$80,400

As such staff are seeking the Council's support for the above motion to be put to the LGA AGM for consideration.

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

Council Members  
Chief Executive Officer  
Executive Team  
Governance Officers



**CONSULTATION (EXTERNAL TO COUNCIL)**

Local Government Association of SA

**POLICY IMPLICATIONS**

Nil

**STATUTORY REQUIREMENTS**

Nil

**FINANCIAL/BUDGET IMPLICATIONS**




Nil costs to the Council for these motions. With respect to the Utility Service Provider motion, it is hoped that fairer cost pricing and market competitiveness can be obtained for the Local Government sector.

**COMMUNITY PLAN**

- 2.1 Physical and social infrastructure to service our growing population and economy
- 5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally

**11.8 ENVIRONMENT AND FOOD PRODUCTION AREAS REVIEW 2021****Record Number:** CC21/46;IC21/477**Author(s):** Jessica Lewig, Development Assessment Planner**Previous Motions:** Nil

**Attachments:**

1. **Environment and Food Production Areas Review 2021 - Statement of Position CR21/53884** 
2. **Outcomes Report - Character Preservation Districts Review 2018 CR21/53885** 
3. **Draft Town of Gawler submission to State Planning Commission CR21/53896** 

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

1. **Notes the Environment and Food Production Areas Review 2021 report.**
2. **Authorises the Mayor and CEO to finalise Council's submission on the Environment and Food Production Areas Review 2021 and send to the State Planning Commission by 30 July 2021.**

**SUMMARY**

Environment and Food Production Areas (EFPAs) were introduced under the *Planning, Development and Infrastructure Act 2016* (PDI Act) on 1 April 2017 to protect vital agricultural lands surrounding metropolitan Adelaide from urban encroachment. Local Government Areas currently covered by the EFPAs include the Adelaide Hills, Adelaide Plains, Alexandrina, Burnside, Campbelltown, Light Regional, Mitcham, Mid-Murray, Mount Barker, Murray Bridge, Playford, Salisbury, Tea Tree Gully, Victor Harbor and Yankalilla. Barossa and Onkaparinga are covered by the Character Preservation Districts.

On March 2021 the State Planning Commission (the Commission) announced the inaugural review of the EFPA boundary. This review is a statutory requirement every 5 years under the PDI Act and thus is required to be completed by 2022. The Commission has released their Statement of Position relating to this review for 8 weeks of public consultation which closes 5pm 30 July 2021. The Commission's Statement of Position confirms that there is sufficient land supply in Greater Adelaide to support housing and employment growth over the next 15 years. In light of this, the Commission is only seeking variations of the EFPA boundary which are trivial in nature and will address a recognised anomaly.

**BACKGROUND**

EFPAs are established under Section 7 of the *Planning, Development and Infrastructure Act 2016*. The EFPAs were introduced in 2017 to:

- Protect valuable food producing and rural areas as well as conserve natural landscapes and tourism and environmental resources,
- Support sustainable growth and encourage building of new homes within the existing urban footprint where supporting infrastructure already exists;
- Provide more certainty to food and wine producers as well as developers on the direction of future development in metropolitan Adelaide.

EFPAs primarily affect landowners who are seeking to create new land divisions for residential purposes, as EFPAs do not allow for the divisions of land for residential purposes. It is noted that there was a 2-year transitional period where landowners had the opportunity to lodge and gain approvals for new land divisions in certain Rural Living areas, however this transitional period ended on 31 March 2019. Since 1 April 2019 land division applications to create one or more additional allotments within the EFPAs are no longer permitted. It is important to note that EFPAs do not affect the development of new buildings or structures, only subdivision. Applications for land division to create additional allotments that are not for residential purposes can be lodged with the relevant planning authority for assessment under the Planning and Design Code. Further, boundary realignments can be lodged for consideration where they comply with policies under the Planning and Design Code and do not create additional allotments for residential purposes.

EFPAs operate in a similar way to Character Preservation Districts (CPDs) which are governed under the *Character Preservation (Barossa Valley) Act 2012* and *Character Preservation (McLaren Vale) Act 2012*. The outcomes of the Character Preservation Districts Review, completed in 2018, will be an important input into the EFPA review. CPDs are not currently located within the EFPA. The 2018 CPD review recommended that the Commission investigate the merits of amendment of the CPD for eight identified locations in the context of Greater Adelaide's growth.

Local Government Areas currently covered by the EFPAs include the Adelaide Hills, Adelaide Plains, Alexandrina, Burnside, Campbelltown, Light Regional, Mitcham, Mid-Murray, Mount Barker, Murray Bridge, Playford, Salisbury, Tea Tree Gully, Victor Harbor and Yankalilla. Barossa and Onkaparinga are covered by the Character Preservation Districts. The Town of Gawler is not affected by either the EFPA or a CPD.

The EFPA is required to undergo a statutory review every 5 years under the *Planning, Development and Infrastructure Act 2016* with the first review due to be completed by 2022.

The EFPA boundaries may be varied only under certain circumstances. These circumstances are referred to as the Three Point Test and are set out under section 7(3) of the PDI Act as follows:

- Test 1: an area or areas within Greater Adelaide outside environment and food production areas are unable to support the principle of urban renewal and consolidation of existing urban areas; and
- Test 2: adequate provision cannot be made within Greater Adelaide outside environment and food production areas to accommodate housing and employment growth over the longer term (being at least a 15-year period); or
- Test 3: that the variation is trivial in nature and will address a recognised anomaly.

Stage 1 of this review involved the Commission preparing the Statement of Position and EFPA Review report which is included as Attachment 1. As part of this review, the Commission undertook an analysis of Greater Adelaide's land supply and demand to determine whether there is at least a 15-year supply of residential and employment land which is included as Appendix 1 of Attachment 1. The outcome of this report has led to the Commission forming the opinion that there is an adequate provision of land in Greater Adelaide to accommodate anticipated housing and employment growth over the next 15 years. In light of this position, the EFPA review will only consider variations of the EFPA which are trivial in nature and will address a recognised anomaly.

Further to the above, Section 7(4) of the PDI Act establishes a relationship between the EFPA and CPDs. This relationship means that the removal of any land within a CPD will trigger the application of the EFPA over that land instead. As mentioned above, the State Government previously undertook a review of CPDs in 2018 and made recommendations to the Commission that they investigate the merits of amendment of the CPDs for eight identified locations. The scope of the Commission's review of the EFPA boundary will therefore also include an assessment of those eight locations. Those locations identified within the CPD review include land within the following Local Government Areas:

- Light Regional Council
- Barossa Council
- City of Playford
- Adelaide Hills Council
- City of Onkaparinga

The 2018 Review Outcomes Report including maps of the identified areas is included as Attachment 2. None of these areas impact the Town of Gawler.

The EFPA's review has now progressed to Stage 2 of the program, which includes the commencement of eight weeks of public consultation from 4 June to 30 July 2021. The consultation process will provide landowners on or near the EFPA boundary as well as other interested parties the opportunity to review the reports and make submissions to vary the EFPA boundaries for their respective area/land. Following the close of consultation, the Commission will consider the submissions and prepare a report for the Minister for Planning and Local Government, the Honourable Vickie Chapman MP, outlining the outcomes of the review.

### **COMMENTS/DISCUSSION**

As discussed above, the analysis of Greater Adelaide's land supply and demand has determined that there is at least a 15-year supply of residential and employment land. In light of this, the only amendments to the EFPA boundary proposed by the Commission Statement of Position will only consider variations of the EFPA which are trivial in nature and will address a recognised anomaly, or those raised as part of the 2018 CPD review. None of these areas are located within or abutting the Town of Gawler.

The Town of Gawler is not subject to the EFPA, a CPD and the changes proposed to be considered by the Commission do not affect land within Council's boundaries. Therefore, it is recommended that Council authorise the Mayor and CEO to provide a response to the Commission as part of the public Consultation process that the Town of Gawler is in support of the Commission's Statement of Position regarding the EFPA's review. A draft copy of this response is included as **Attachment 3**.

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

Manager Development, Environment and Regulatory Services  
Senior Strategic Planner  
Development and Strategic Planner

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

The Commission has run the following Community Information Sessions during the consultation period:

- 22 June 2021 - 4pm to 6pm - Victor Harbor Council Chambers, Civic Centre, 1 Bay Road, Victor Harbor 5211
- 23 June 2021 - 4pm to 6pm - Murray Bridge Council Office, Mobilong Suite, 2 Seventh Street, Murray Bridge 5253
- 24 June 2021 - 4pm to 6pm - Light Regional Council Chambers, Kapunda Office, 93 Main Street, Kapunda SA 5373
- 28 June 2021 - 4pm to 6pm - Strathalbyn Library, 1 Colman Terrace, Strathalbyn, 5255
- 30 June 2021 - 4pm to 6pm - Adelaide Hills Council Stirling Office, West Wing Conference Room, 63 Mount Barker Road, Stirling
- 5 July 2021 - 4pm to 6pm - Adelaide Plains Council, Mallala Council Chambers, 2A Wasleys Road, Mallala, 5502

### **POLICY IMPLICATIONS**

The proposed changes per the Commission's Statement of Position will not affect the Town of Gawler.

**RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Potential loss of valuable food producing land.	Retain existing EFPA boundaries.
Potential loss of natural landscapes, and tourism and environmental resources.	Retain existing EFPA boundaries.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Provide certainty to food and wine producers as well as developers on future development in metropolitan Adelaide.	Retain existing EFPA boundaries.
Support sustainable growth and encourage the building of new homes in existing urban footprint where supporting infrastructure already exists.	Retain existing EFPA boundaries.

**STATUTORY REQUIREMENTS**

Environment and Food Production Areas are established under Section 7 of the *Planning, Development and Infrastructure Act 2016*.

**FINANCIAL/BUDGET IMPLICATIONS**

Nil.

**COMMUNITY PLAN**

- 1.1 Gawler remains unique and distinct from its neighbouring areas
- 2.1 Physical and social infrastructure to service our growing population and economy
- 2.2 Growth to be sustainable and respectful of cultural and built heritage
- 2.3 Manage growth through the real connection of people and places
- 4.3 Protection of environmentally significant areas of native vegetation for present and future generations
- 4.4 Support sustainable use of natural resources and minimise waste

**11.9 GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY - DRAFT STRATEGIC PLAN 2021-2026**

**Record Number:** CC21/46;IC21/597

**Author(s):** Sam Dlena, Manager Infrastructure and Engineering Services

**Previous Motions:**

**Attachments:**

1. **Draft GRFMA Strategic Plan 2021-2026 CR21/54606** 
2. **Correspondence to GRFMA from The Barossa Council and Adelaide Plains Council CR21/54612** 

**PRESENTATION**

Mr Jeff Tate of Jeff Tate Consulting will be in attendance at this meeting to respond to any questions on the preparation of the draft Strategic Plan.

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**OFFICER'S RECOMMENDATION**

**That Council:**

1. **Notes the Gawler River Floodplain Management Authority - Draft Strategic Plan 2021-2026 report.**
2. **Notes that The Barossa Council and Adelaide Plains Council views on the future role and function of the Gawler River Floodplain Management Authority are not aligned with the draft Strategic Plan as presented.**
3. **Supports the draft Strategic Plan 2021-2026 for further external consultation as it provides a sound 5 year framework to progress the outcomes of the Gawler River Floodplain Management Authority as aligned to the purpose and functions of the Authority in its Charter.**
4. **Notes a report will be presented back to the Council with the updated draft Strategic Plan following further consideration by the Gawler River Floodplain Management Authority.**

**SUMMARY**

This report presents a draft Strategic Plan for the Gawler River Flood Management Authority (GRFMA) for Council's consideration of supporting for external stakeholder consultation.

A Strategic Plan is required to be developed by the GRFMA in accordance with its revised Charter as amended in January 2020. The draft Strategic Plan has been developed to guide the GRFMA's directions, focus and priority actions over the next five (5) year planning horizon.

**BACKGROUND**

The Gawler River Floodplain Management Authority (GRFMA) was formed as a Regional Subsidiary under Section 43 and Schedule 2 of the Local Government Act 1999 in August 2002. The six (6) constituent Councils of the GRFMA are:

- Town of Gawler;
- Adelaide Hills Council;
- The Barossa Council;
- Light Regional Council;
- Adelaide Plains Council; and
- City of Playford.

The GRFMA is continuing to progress many strategic initiatives in 2021/22, notably;

- a) Working with the Department of Environment and Water (DEW) to oversee the delivery of \$9M of 'no regrets' projects along the Gawler River.
- b) Progressing a Business Case for further investment to fund lower Gawler River flood mitigation works.
- c) Delivering a Stormwater Management Plan for the Gawler River to inform capital initiatives to address flooding, amongst other required aspects.
- d) Finalising a Charter Review (Stage 2), primarily reviewing the governance model and funding contributions.
- e) Developing a **Strategic Plan**, Long Term Financial Plan & an Asset Management Plan.
- f) Undertaking significant repairs to the Bruce Eastick Flood Mitigation Dam due to wear & tear as well as flood damage (ie low level pipe & energy dissipation baffles).

At its meeting held on 17 June 2021 the Strategic Plan was considered by the GRFMA and the following resolved;

**Strategic Plan**

*GB21/47 Strategic Plan*

*Moved: Mr S Dilena*

*Seconded: Cr W Close*

*That the GRFMA:*

- 1. Receives the report.*
- 2. Support the draft GRFMA Strategic Management Plan for further consultation with Constituent Councils.*
- 3. Requests a report on Constituent Council responses be provided at a future GRFMA meeting.*

**CARRIED**

*Members noted preference for Constituent Councils to be consulted on the draft plan prior to further consultation with external stakeholders.*

The purpose of this report is to present a draft Strategic Plan which has been developed by Jeff Tate Consulting with the GRFMA, for the Council's consideration of support.

It also advises the Council that two Constituent Councils of the GRFMA, namely The Barossa Council and Adelaide Plains Council, are not supportive of the outcomes being proposed in this Strategic Plan, nor indeed the Charter, based on their respective recent considerations on the purpose and functions of the GRFMA. The outcome of their Councils' consideration on this matter is not known at the time of writing this report but is expected to be presented ahead of the next meeting of the GRFMA on 19 August 2021.

Once all Constituent Council responses have been received, this matter will be considered by the GRFMA as to how to progress the Strategic Plan through the broader external stakeholder consultation, particularly with such significant difference of opinion on the role of the GRFMA being expressed by TBC & APC.

**COMMENTS/DISCUSSION**

The Authority has been established for the purpose of coordinating the planning, construction, operation and maintenance of flood mitigation infrastructure for the Gawler River, and for the following functions:

- to raise finance for the purpose of developing, managing and operating and maintaining works approved by the Board;
- to provide a forum for the discussion and consideration of topics relating to the Constituent Council's obligations and responsibilities in relation to management of flooding of the Gawler River;

- to advocate on behalf of the Constituent Councils and their communities where required to State and Federal Governments for legislative policy changes on matters related to flood mitigation and management and associated land use planning with Gawler River flood mitigation;
- to facilitate sustainable outcomes to ensure a proper balance between economic, social, environmental and cultural consideration; and
- to provide advice as appropriate to the Constituent Councils in relation to development applications relevant to the Authority's roles and functions.

These functions are detailed in the Charter of the GRFMA which also sets down the powers, functions, safeguards and accountabilities of the Authority. It also provides an operational framework for the financial commitments of the GRFMA and the constituent Councils.

### **Draft Strategic Plan**

The Authority has historically identified and pursued its strategic objectives through a three (3) year GRFMA Business Plan and a Gawler River Flood Mitigation Scheme program which had been developed by the Authority.

The Flood Mitigation Scheme program includes nine (9) strategic objectives which are at various stages of completion.

Key objectives being;

- 1) Establishing a 1 in 100-year (ARI) level of protection as the protection standard that is to be pursued in the development of the Gawler River Flood Mitigation Scheme.
- 2) Modification to the Bruce Eastick North Para Flood Mitigation Dam.
- 3) Development of local area levees to a robust design standard with a staging plan. This includes the proposed Northern Floodway project.

In January 2020 the Authority also updated its Charter (Stage 1) to bring it into alignment with more contemporary Charters and also limit each Council's financial exposure under the existing proportional cost sharing split to a total project value of a maximum of \$1M. A Stage 2 Charter Review is underway but is yet to be finalised for Constituent Councils consideration.

Among other things the Charter now requires:

*"The Authority must prepare and adopt in consultation with the Constituent Councils a Strategic Plan for the conduct of its business which will identify the Authority's objectives over the period of the Strategic Plan and the principal activities that the Authority intends to undertake to achieve its objectives."*

In February 2021 the GRFMA sought quotations from suitably qualified consultants to assist develop a Strategic Plan. Jeff Tate Consulting was subsequently appointed and has progressed the development of a draft Strategic Plan (**Attachment 1**) for constituent Councils consideration.

The methodology associated with the development of this draft has been as follows;

- Desktop research
- Board Member engagement
- Targeted Consultation with external stakeholders Aus Veg & HortEx alliance
- Board Member Workshop
- Draft Strategic Plan developed for Board Member review
- Draft Strategic Plan supported by GRFMA for Council review

The Strategic Plan has been developed to identify the GRFMA's Purpose, Key influences, Strategic direction, Themes and objectives as well as Priority Actions.



16 Priority Actions have been identified over the 5 year planning horizon of this Strategic Plan. These Priority Actions have been developed in consultation of the Town of Gawler Board Member representatives of this Council and no changes are proposed.

The draft Strategic Plan is presented for the Council's consideration of supporting for further consultation by the GRFMA. This consultation, and whether it actually occurs, will be informed by the views of the remaining Constituent Councils, noting the correspondence detailed later in this report from two (2) Councils.

### **Council Correspondence – The Barossa Council and Adelaide Plains Council**

The progression of the draft Strategic Plan, and indeed the GRFMA, is currently distracted based on recent considerations of two constituent Councils who have now written to the GRFMA with their views on the role and function of the GRFMA. A copy of this correspondence from The Barossa Council and Adelaide Plains Council was presented to the GRFMA Board Meeting on 17 June 2021 and is contained in **Attachment 2**.

The Barossa Council are seeking for the operations of the GRFMA to be limited to management of existing assets at the Bruce Eastick Flood Mitigation Dam on the North Para River. They have stated failure to progress the Charter review (Stage 2) in this manner will result in a formal dispute proceedings being commenced.

The Adelaide Plains Council is seeking a similar retraction of the focus of the GRFMA to management of existing assets at the Bruce Eastick Flood Mitigation Dam on the North Para River.

The position of one-third of the Constituent Councils is a significant matter which will be further progressed and considered with the draft Strategic Plan as currently prepared. Fundamentally those Councils are opposed to any further flood mitigation works occurring on the river in a coordinated manner in partnership through the GRFMA (thus partially funded from Local Government), nor other functions and roles as defined in both the Charter and draft Strategic Plan. Noting the fundamental role of the GRFMA, as it was established, was to seek to improve the level of flood protection and resilience along the Gawler River.

Commonly discussed in more recent times in Board Meetings is the life span of the Authority, noting this is included in the draft Strategic Plan under Priority Action 3.4. The lifespan will be informed by a Stormwater Management Plan (SMP) currently being prepared for the Gawler River by the GRFMA. This intent of the SMP is that it will, amongst other things, define/reinforce flood mitigation infrastructure upgrades required along the length of the river that represent the best cost benefit to the community. At that time, consideration of the quantum of works which will become the focus of the GRFMA moving forward can be determined.

Any action to review the lifespan of the Authority would be considered towards the end of the 5 year lifespan of this Plan given the breadth of the GRFMA's current planned undertakings.

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

Cr Paul Koch and Mr Sam Dilena, Manager Infrastructure and Engineering Services have been nominated by the Council as its Board Members on the GRFMA Board.

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

Gawler River Floodplain Management Authority

Aus Veg and Hortex Alliance – Industry representative bodies for fruit and vegetable growers on the lower Gawler River were consulted early in this Strategic Plan's development.

### **POLICY IMPLICATIONS**

Development of a 5 year Strategic Plan in accordance with the GRFMA Charter.

**RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Failure to support the GRFMA Draft Strategic Plan.	The strategic directions of the Authority will continue to be informed by the Annual Business Plan, DEW \$9M 'No Regrets' Projects and SMP for the Gawler River which is under review. Should this occur a revised draft based on constituent Council feedback will be developed and re-presented for consideration of the Council.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Improved clarity of the GRFMA role and direction once the Strategic Plan is adopted.	Enable the GRFMA to continue to perform its role in both managing existing flood control assets and also seeking to progress considerations and funding avenues for Flood Mitigation Works to improve flood protection to the Gawler River.
Economic Stimulus and Jobs growth.	The delivery of the further Gawler River flood mitigation works will provide incentive for economic investment into the lower Gawler River food bowl agricultural lands. Further providing for new jobs to be created into the future.

**STATUTORY REQUIREMENTS**

*Local Government Act 1999*

**FINANCIAL/BUDGET IMPLICATIONS**

Table 1 below identifies the Constituent Council Shares proposed as per GRFMA 2021/22 Annual Budget.

**TABLE 1: PROPOSED CONSTITUENT COUNCIL CONTRIBUTIONS FOR 2021/22**

	2020/21	2020/21	2020/21	2021/22	2021/22	2021/22
Council	Operational	Maint	Total	Operational	Maint	TOTAL
Adelaide Plains Council	\$24,322	\$14,541	<b>\$38,863</b>	\$29,342	\$24,623	<b>\$53,965</b>
Adelaide Hills Council	\$24,322	\$871	<b>\$25,193</b>	\$29,342	\$1,474	<b>\$30,816</b>
The Barossa Council	\$24,322	\$4,361	<b>\$28,683</b>	\$29,342	\$7,387	<b>\$36,729</b>
Town of Gawler	\$24,322	\$8,722	<b>\$33,044</b>	\$29,342	\$14,774	<b>\$44,116</b>
Light Regional Council	\$24,322	\$4,361	<b>\$28,683</b>	\$29,342	\$7,387	<b>\$36,729</b>
City of Playford	\$24,325	\$17,444	<b>\$41,769</b>	\$29,342	\$29,555	<b>\$58,897</b>
<b>Total</b>	<b>\$145,935</b>	<b>\$50,300</b>	<b>\$196,235</b>	<b>\$176,052</b>	<b>\$85,200</b>	<b>\$261,252</b>

Table 2 below identified the percentage share of each Constituent Council as defined in the current Charter for Capital Works (less than \$1M), Maintenance and Operational Costs of the GRFMA.

**TABLE 2: PERCENTAGE SHARE OF EACH CONSTITUENT COUNCIL**

Constituent Council	Capital Works	Maintenance of Assets	Operational Costs
	Percentage Share	Percentage Share	Percentage Share
Adelaide Plains Council	28.91%	28.91%	16.66%
Adelaide Hills Council	1.73%	1.73%	16.66%
The Barossa Council	8.67%	8.67%	16.66%
Town of Gawler	17.34%	17.34%	16.66%
Light Regional Council	8.67%	8.67%	16.66%
City of Playford	34.68%	34.68%	16.66%
Total	100%	100%	100%

The cost of the Strategic Plan is financed through existing contributions from the Constituent Councils to the GRFMA. The above amounts for Town of Gawler's contributions have already been budgeted in 2021/22 Adopted Annual Budget.

The financial impacts directly to the Council from the preparation of this Strategic Plan cannot yet be determined. They will largely impact on the extent of in kind Council staff resourcing of the GRFMA and also contributions required by the GRFMA for the administration of the Strategic Plan (once adopted). Once the Strategic Plan is adopted the extent of impact on the administration costs of the GRFMA can be revised accordingly in future Annual Budgets of the GRFMA, and thus proportionally split amongst the Constituent Councils Annual Budgets.

## **COMMUNITY PLAN**

- 2.1 Physical and social infrastructure to service our growing population and economy
- 4.2 Create and maintain a riverine environment that reflects the social, cultural and landscape values of the river corridor






**11.10 TOWN OF GAWLER MURAL PROJECT UPDATE**

**Record Number:** CC21/46;IC21/436

**Author(s):** Linda Weiss, Community Development Officer

**Previous Motions:** Council, 25/05/2021, RESOLUTION 2021:05:COU174

**Attachments:**

1. **Jack Buckskin design by Thomas Readett and Shane Cook CR21/53614** 
2. **Heritage Bridge design by Thomas Readett and Shane Cook CR21/53615** 
3. **Gawler Gallery design by Kyle Armstrong CR21/53617** 
4. **Sporting Clubs design by Kyle Armstrong CR21/53619** 
5. **Bryant Mahoney design by Kyle Armstrong CR21/53620** 

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**OFFICER'S RECOMMENDATION**

**That Council:**

1. **Notes the detailed concept designs submitted by the shortlisted artists are noted.**
2. **Appoints the following artist to undertake the Town of Gawler Mural Project as recommended by the Selection Panel:**
  - a. **Kyle Armstrong to implement his Gawler Gallery design at Sites A & B.**
  - b. **Thomas Readett and Shane Cook to implement their Heritage Bridge design at Site C.**
3. **Notes that the Selection Panel will meet with Kyle Armstrong to further discuss elements to be included in the 'frame' components of the Gawler Gallery mural.**
4. **Approves that the Selection Panel will view the 'frame' concepts and provide confirmation for the mural to commence.**
5. **Notes that Staff will liaise with the artists to implement the Town of Gawler Mural Project.**

**SUMMARY**

This report provides Council with the outcomes of the artist selection process recently undertaken for the Town of Gawler Mural Project and recommends an artist to implement this initiative.

**BACKGROUND**

The Gawler Arts & Culture Strategy 2016-2025 presents a vision that promotes arts and cultural activity that is accessible, creates a vibrant place to live and work, and connects people to each other and the heritage of Gawler.

There is already a strong energy and enthusiasm in the Gawler community regarding arts and cultural activity and place activation. In recent times, there has been a renewed drive from members of the community to see Gawler become a street art hub with opportunities for the installation of public art pieces, namely large-scale murals.

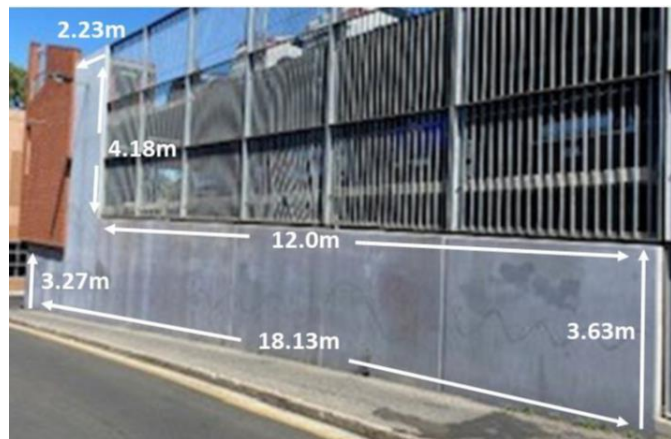
The key aim of the Town of Gawler Mural Project is to create high quality contemporary public artwork(s) that:

1. Fosters a vibrant and active local community that is proud of Gawler.
2. Celebrates the culture and identity of the Town of Gawler.
3. Encourages visitors to stop, enjoy, and interact.
4. Engages the community in arts and culture.
5. Contributes to the broader vision of the Gawler Arts & Culture Strategy 2016-2025.

The Town of Gawler Mural Project Artist Brief was released and promoted via a wide range of avenues. Expressions of interest were sought between Friday 16 April and Monday 10 May 2021.

The three sites selected for the project include:

- a) Centenary Lane - multi-level car park – upper brick section.
- b) Centenary Lane – multi-level car park – cement L shaped section.
- c) Whinnens Lane – multi-level car park – brick section above entry.



Seven submissions were received with a summary of the artists outlined in the table below:

Artist	Location	Overview	Cost
Dave Court	Adelaide, SA (St Morris)	Dave is a multi-disciplinary artist working in the areas of painting, design and installation. He is interested in creating a semi-abstracted painting in Gawler.	\$20,000
Elizabeth Close	Adelaide, SA (inner south)	Elizabeth is a Pitjantjatjara and Yankunytjatjara woman and contemporary Aboriginal artist. She has spent 14 years building a dynamic multi-disciplinary visual arts practice focused on connection to Country and the connection to place and space more broadly.	\$19,500
Thomas Readett and Shane Cook	Adelaide, SA (northern suburbs)	Both Thomas and Shane are local Aboriginal artists. Thomas has built an established arts practice over the last decade and both artists have undertaken numerous large-scale murals. Their vision is to create a mural/s that is a juxtaposition between the old and new, past and present, histories and cultures coming together.	\$19,999
Kyle Armstrong	Adelaide, SA (Gawler)	Kyle is a local artist experienced in airbrush, sign painting, working with glass and gold leaf and is now developing a strong reputation for his large-scale murals that capture strong detail and evoke storytelling.	\$19,990 (+gst)
Marciano Arents	Adelaide, SA	Marciano specialises in large-scale murals, street art, design, illustration and canvas. He has completed many murals in Adelaide and regional SA. His design idea is to create a mural that tells a story and represents local flora and fauna.	\$20,000
Mandy Schone-Salter	Blue Mountains, NSW	Mandy is an interdisciplinary artist working in urban art, photography and community art. Her works encompasses large-scale murals and stencil artworks as well as installations and smaller-scale works. Her vision is to create a mural that celebrates the rich and diverse native flora and fauna from the region.	\$20,000
Abbey Rich	Melbourne, VIC	Abbey is a mural artist living and working in Melbourne. She has completed over 30 murals across the country. Her murals are vibrant, engaging and playful and display a sense of connection to natural environment.	\$20,000

At the 25 May 2021 Council Meeting the following was resolved:

RESOLUTION 2021:05:COU174

Moved: Cr P Koch

Seconded: Cr P Little

*That:*

1. *Council appoints the following to the Selection Panel for the Town of Gawler Mural Project:*
  - a. *Mayor Karen Redman*
  - b. *Cr. Nathan Shanks*
  - c. *Cr Diane Fraser*
  - d. *Cr Cody Davies*
2. *The Selection Panel shortlist up to three artists to develop detailed design concepts for all three mural sites, with each shortlisted artist paid a \$1,000 fee.*
3. *The detailed concept designs from all shortlisted artists are provided for community viewing and feedback via Council social media platforms and display in the Gawler Civic Centre.*
4. *Council notes that it will receive a recommendation from the Selection Panel based on the detailed concept design and criteria as outlined within the Artist Brief – Town of Gawler Mural Project at its July Council meeting.*

## COMMENTS/DISCUSSION

The Selection Panel convened on Monday 7 June to shortlist up to three artists to develop detailed design concepts for all three mural sites. The selected artists included:

1. Thomas Readett and Shane Cook.
2. Kyle Armstrong.
3. Elizabeth Close.

Artists were required to submit their detailed design concepts by Friday 25 June. The panel requested designs that reflect a connection to Gawler (open to artist interpretation) and that are vibrant, colourful and striking.

It is important to note that several days before this date, artist Elizabeth Close unfortunately withdrew from the concept design stage of the project. Given that this occurred just before the closing date, it was decided to continue forward with the two remaining artists; Thomas Readett & Shane Cook and Kyle Armstrong.

The detailed concept designs by Thomas Readett & Shane Cook and Kyle Armstrong are attached to this report **(Attachments 1 to 5)**.

The design concepts were provided for community viewing and feedback via the Town of Gawler Facebook page, the Town of Gawler Instagram account, and display at the Gawler Civic Centre.

The five designs were displayed in the following order:

1. Jack Buckskin design by Thomas Readett and Shane Cook.
2. Heritage Bridge design by Thomas Readett and Shane Cook.
3. Gawler Gallery design by Kyle Armstrong.
4. Sporting Clubs design by Kyle Armstrong.
5. Bryant Mahoney design by Kyle Armstrong.

Feedback received via these platforms is summarised in the table below.

Facebook (Town of Gawler)	
Total responses	233 likes, 97 comments, 18 shares
Prefer Thomas Readett & Shane Cook designs	17 – design 1 13 – design 2
Prefer Kyle Armstrong designs	20 – design 3 11 – design 4 29 – design 5
Other Comments	<ul style="list-style-type: none"> <li>○ A collaboration of both artists.</li> <li>○ Both artists are amazing and it would be good to see works by both around Gawler.</li> <li>○ Several comments highlighting there is no representation of women in Gawler.</li> <li>○ The gallery concept is flexible.</li> <li>○ None of the designs are acceptable.</li> <li>○ There should be no reference depicting living individuals.</li> <li>○ No cartoons.</li> </ul>
Instagram (Town of Gawler)	
Total responses	44 likes, 63 comments
Prefer Thomas Readett & Shane Cook designs	36 – design 1 37 – design 2
Prefer Kyle Armstrong designs	6 – design 3 3 – design 4 1 – design 5
Other Comments	<ul style="list-style-type: none"> <li>○ Use both artists.</li> <li>○ Bright, strong colour is needed around the town.</li> <li>○ All amazing.</li> </ul>
Gawler Civic Centre Display	
Total responses	20
Prefer Thomas Readett & Shane Cook designs	8 – design 1 2 – design 2
Prefer Kyle Armstrong designs	4 – design 3 0 – design 4 6 – design 5

Overall community preferences across all platforms were:

1. Jack Buckskin design by Thomas Readett and Shane Cook - **61**
2. Heritage Bridge design by Thomas Readett and Shane Cook - **52**
3. Gawler Gallery design by Kyle Armstrong - **30**
4. Sporting Clubs design by Kyle Armstrong - **14**
5. Bryant Mahoney design by Kyle Armstrong - **36**



The Selection Panel reconvened on Monday 12 July to discuss the concept designs and consider community views. In considering community feedback (direct feedback to panel members and commentary via Facebook and Instagram), the panel recommends the following:

1. Kyle Armstrong is offered Sites A & B to implement his Gawler Gallery design. The panel appreciated the flexibility of this concept and it is hoped that this design will address and incorporate some of the community suggestions received. It is anticipated that the panel will meet with Kyle to further discuss elements to be included in the 'frame' components of the mural. This may include but is not limited to early significant women of Gawler, iconic elements past and present, and interactive aspects to suit people of all ages.
2. Thomas Readett and Shane Cook are offered Site C to implement their Heritage Bridge design. The panel liked and appreciated the heritage bridge in black and white mixed with the vivid and contemporary Aboriginal art elements.

The artists have been contacted and are happy to proceed with the project in this direction.

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

Chief Executive Officer  
Manager Library and Community Services  
Team Leader Recreation and Community Strategy

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

Admin of the Gawler Street Art Community Facebook page.

General community via the Town of Gawler Facebook page, Instagram account and display of concept designs at the Gawler Civic Centre.

### **POLICY IMPLICATIONS**

Procurement Policy

### **RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Not meeting community expectation in the delivery of arts and culture activities.	Ensure a variety of arts and culture activities are implemented throughout the year, including opportunities for public art murals.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Provision of unique, large scale, public artworks that engages local community and attracts visitors.	Adequate promotion throughout the project implementation and upon completion of the project.
Activation of spaces within the Town.	Involvement of artist/s and community in the creation of spaces that are vibrant and unique and that encourages community interaction.

### **STATUTORY REQUIREMENTS**

Nil

### **FINANCIAL/BUDGET IMPLICATIONS**

The Town of Gawler Mural Project will be implemented within the Council Stimulus Program – Events and Activation (Council delivered initiatives) budget allocation of \$25,000.

**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
- 3.4 Encourage the development of the Arts and creative sector
- 5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally
- 5.2 Foster and encourage community teamwork

**11.11 NORTHERN ADELAIDE WASTE MANAGEMENT AUTHORITY DRAFT 2021 SERVICE LEVEL AGREEMENT****Record Number:** CC21/46;IC21/571**Author(s):** Jack Darzanos, Team Leader Environmental Services**Previous Motions:** **RESOLUTION 2020:04:COU124;** **RESOLUTION 2021:06:COU209;**  
**RESOLUTION 2021:06:COU221****Attachments:** 1. **Draft NAWMA Service Level Agreement CR21/56486**  |

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**OFFICER'S RECOMMENDATION**

**That Council endorses the Northern Adelaide Waste Management Authority 2021 Service Level Agreement and authorises the Chief Executive Officer to execute the final Service Level Agreement.**

**SUMMARY**

The Northern Adelaide Waste Management Authority (NAWMA) is a local government regional subsidiary of the Town of Gawler, and the Cities of Salisbury and Playford. These Councils represent nearly 20 per cent of residents from across metropolitan Adelaide.

NAWMA also services a large number of rural and regional Councils. In providing quality waste management and resource recovery services, NAWMA is delivering direct benefits to our Constituent and client Councils and to the broader South Australian community.

The draft 2021 Service Level Agreement between NAWMA and the Town of Gawler is subject to reviews every two years, and is to be endorsed by both Council and NAWMA (**Attachment 1**).

The Draft Service Level Agreement is a negotiated statement between the Town of Gawler and Northern Adelaide Waste Management Authority (NAWMA), of the provision of services, outcomes sought, and resources allocated in the delivery of a waste management service to the Town of Gawler.

**BACKGROUND**

At the Special Council Meeting on 15 April 2021, the Draft 2021-22 NAWMA Budget was endorsed. The Draft Annual Business Plan was endorsed at the Special Council Meeting on 15 June 2021.

NAMWA has continued to improve its best practice waste management and resource recovery facility through the following initiatives:

- Creating a Circular Economy, and adding value to the Town of Gawler community.
- Examining innovative and sustainable practices through the use of recycled material, particularly plastics and glass.
- Supporting private investment in developing new products that limit waste diversion to landfill.
- Examining environmental best practices initiatives as it relates to soft plastic use in resealing of roads.
- Continue to provide glass and plastics to be utilised as "Reconophalt" a sustainable asphalt mix.
- Improve environmental sustainability across all areas of the business undertakings.
- Undertake static educational awareness campaigns on waste and recycling.

- Maximising annual financial returns to Councils; and
- Establishing reliable markets for sale of processed recyclables.

The key outcomes for NAWMA will be to establish long term achievements in resource recovery, environmental outcomes, education, food and garden organics and strong social outcomes within the subsidiary Council areas.

At the meeting of the full council on 28 April 2020 Council endorsed the following:

RESOLUTION 2020:04:COU124

Moved: Cr P Koch

Seconded: Cr K Goldstone

*That Council:*

1. *Endorses the Northern Adelaide Waste Management Authority Draft 2020/2021 Service Level Agreement and authorise the Chief Executive Officer to execute the final Service Agreement.*
2. *Endorses the Northern Adelaide Waste Management Authority Draft 2020/2021 Budget document, and as a consequence makes the necessary provisions in the 2020/2021 Council budget, appreciating the following key elements relative to the Town of Gawler:*
  - a. *Kerbside waste collection and disposal costs of \$2.4m, to be funded.*

At the Special Council Meeting on 15 June 2021 and then the meeting of the full Council held on 22 June 2021 the following was endorsed:

RESOLUTION 2021:06:COU209

Moved: Cr P Koch

Seconded: Cr N Shanks

*That Council endorses the Northern Adelaide Waste Management Authority 2021/2022 Draft Annual Business Plan.*

## COMMENTS/DISCUSSION

The Service Level Agreement is the accountability mechanism between NAWMA and Council for waste management services as listed in attached agreement. The broader relationship between NAWMA and Council is also governed by:

- NAWMA Charter,
- NAWMA 2018-2025 Strategic Plan, and;
- NAWMA Annual Business Plan.

This Service Level Agreement is subject to reviews every two years, to be endorsed by both Council and NAWMA.

Council and NAWMA staff have met to consider the service level agreement and to add amendments where necessary to reflect new processes and changes. The 2021 Service Level Agreement is considered a part of the normal NAWMA and constituent Council business service levels.

The following is a summary of the topics within the 2021 Draft Service Level Agreement:

- Service Level Agreement Principles
- Governance
- Reporting
- Collection Services
  - Weekly residential collection services
  - Fortnightly kerbside collection services
  - Fortnightly kerbside food and garden organics
- Hard Waste
- Customer Service

- Waste transfer station services
- Education

The Draft Service Level Agreement is a negotiated statement of the services to be provided by NAWMA, the outcomes sought and the resources to be allocated. The Service Agreement is the accountability mechanism between NAWMA and the Council for waste management services as listed in this agreement and is subject to annual review (**Attachment 1**).

### COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer  
 Manager Development, Environment and Regulatory Services  
 Manager Finance & Corporate Services

### CONSULTATION (EXTERNAL TO COUNCIL)

Chief Executive Officer and staff at Northern Adelaide Waste Management Authority

### POLICY IMPLICATIONS

Nil

### RISK EVALUATION

Risk	
Identify	Mitigation
Failure to adopt the Service Level Agreement.	The financial planning timetable for 2021–22 meets the timing obligations with regard to the Budget and Service Level Agreement.
Opportunity	
Identify	Maximising the Opportunity
Partnerships.	The Service Level Agreement will assist in identifying effective program delivery.

### STATUTORY REQUIREMENTS

*Local Government Act 1999*  
*Environment Protection Act 1993*  
*Environment Protection (Waste to Resources) Policy 2010*

### FINANCIAL/BUDGET IMPLICATIONS

The estimated 2021/22 cost of the Waste Management Services provided to Council by NAWMA is \$2.643m, being a \$60k (2.3%) increase from the 2020/21 financial year. The increase from the previous year provides for increased costs as a result of new waste management bins to be serviced from new residences, in addition to an expected increase in the State Government Solid Waste Levy (currently payable at \$146 per tonne of waste sent to landfill).

These costs are then recovered by Council via the application of a Waste Management Service Charge applied by Council, pursuant to Section 154 of the Local Government Act 1999.

Council's equity share of NAWMA's overall budget, as reflected by an estimated small operating surplus for 2021/22 of \$97k, is then consolidated into Council's Statement of Comprehensive Income via a Net Gain – Equity Accounted Council Businesses. Council's equity share in NAWMA is currently 10.15%, with the associated estimated net gain for 2021/22 of \$9.8k provided for in Council's 2021/22 draft Budget papers.

The cost of the Hard Waste Service has been included in the 2021/2022 Budget. The service will be provided by NAWMA and capped to one pick up per residential premises (up to 1530 services). The total cost of the service is to be capped at \$120,000.

**COMMUNITY PLAN**

- 2.4 Local economic activity to create local job opportunities and generate increased local wealth
- 3.1 Gawler to be an inclusive community with quality health and social wellbeing services to meet the needs of our growing community
  - 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

**11.12 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION - NATIONAL GENERAL ASSEMBLY 2021**

**Record Number:** CC21/46;IC21/587

**Author(s):** Henry Inat, Chief Executive Officer

**Previous Motions:** Nil

**Attachments:**

1. Letter from Sydney Lord Mayor in support of TOG ALGA motion CR21/52495 
2. 2021 Gawler Invest Brochure CR21/55521 
3. Canberra Flyers for Ministers CR21/56620 

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**OFFICER'S RECOMMENDATION**

**That the Australian Local Government Association – National General Assembly 2021 report be received and noted.**

**SUMMARY**

This report provides an overview of the attendance by Mayor Redman and myself at the National General Assembly (NGA) held from 20 to 23 June 2021.

**BACKGROUND**

The national congress for local government was held recently in Canberra with Mayor Redman and myself attending the National General Assembly from 20 to 23 June 2021.

The conference theme, convened by the Australian Local Government Association this year was 'Working Together for Our Communities'. The assembly considered the challenges that Councils are facing and what is needed to go forward to assist both local government more broadly and Councils shaping recovery from COVID.

The conference is an annual event which brings together Councils from across Australia to discuss and learn from each other's experiences.

An important part of the conference is the consideration of motions from Councils from around Australia where such motions are debated and passed or not by resolution. Councils can submit motions that are considered important for the national body and if successfully passed by the body which then advocates for at a national level. The Town of Gawler submitted such a motion.

Council considered and endorsed both Mayor Redman and myself to attend the conference at its Special Council meeting held on 30 November 2020, having passed the following resolution:

**RESOLUTION 2020:11:COU517**

*Moved: Cr K Goldstone*

*Seconded: Cr J Vallelonga*

**2. Australian Local Government Association**

*That Council notes:*

- *the appointment of Mayor Karen Redman as voting Delegate for the Australian Local Government Association and appoints Deputy Mayor Sambell as proxy to the Local Government Association of South Australia for a 12 month term expiring 30 November 2021.*
- *The attendance of the Chief Executive Officer at the ALGA National General Assembly.*

**COMMENTS/DISCUSSION****National General Assembly**

Attendance at the conference was a positive and informative experience. There were many informative presentations covering a diverse scope of issues relevant to the Gawler community and to the local government sector more broadly. Some of the key matters addressed comprised, but not limited to:

- Overview of how Councils throughout Australia have responded to the COVID pandemic which demonstrated the critical role the sector plays in the ongoing management and recovery process. A highlight was the presentation from Deputy Lord Mayor of Melbourne, Cr Nick Reece who effectively captured the devastating impact of Covid on Melbourne.
- Update on the current state of the COVID pandemic which outlined the 'long journey' that we will all take in the fight against the virus which further emphasised the need for all members of the community to be immunised. Also, an excellent presentation was given on the importance of immunisation and the reasons why we all need to be vaccinated.
- Mayor Redman attended the Women's Breakfast where Coral Ross OAM presented on her Churchill fellowship research and how to increase female representation in local government. It is noted that Mayor Redman worked with Ms Ross when she was on the National (ALGA) board.
- Ongoing advocacy for additional funding to be provided to all Councils via increasing the Federal Assistance Grants to 1 percent of taxation and a seat at the National Cabinet table.
- Presentations from various sides of federal politics, Liberal, Labour and the Nationals, were given on the role and future of Local Government, which is particularly important given the Federal election is anticipated to be held within the next 12 months.
- Keynote Addresses were directed at
  - Regional Awareness and Trends
  - Next Federal Election
  - Planning a Prosperous Future
  - Recovery and Resilience
  - Leadership, Human Rights and Persistence

The balance of the conference allowed for the following:

- Strengthening Social and Economic Capital
- Housing, Infrastructure and Population
- Local Employment and Economic Stimulus
- Debate on Motions
- Concurrent Sessions



The conference provided opportunities for discussions to be had with the other delegates attending. Such discussions and insights further provided opportunities for reflection on where and how the Town of Gawler is situated and opportunities moving forward on the matters raised.

### **Town of Gawler Motion as presented at the conference**

A key part of the Assembly comprised the consideration, debate and voting on the motions that were presented.

The Town of Gawler ALGA NGA motion on the reform of renewable electricity as per resolution from Council below was presented and endorsed:

Resolution 2021:03:COU001

Moved: Cr D Fraser

Seconded: Cr D Hughes

*That Council:*

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

Minutes from the ALGA Conference were not yet publicly available at the time of writing this report.

The specifics of this motion have not yet been presented at either a State or National level prior to this point. Refer separate report in this agenda relating to the Local Government Association – Annual General Meeting – Items for Business where it is presented that Council consider seeking LGA endorsement of the same above motion at a state level.

The Town of Gawler is taking a leading role in bringing concerns in this regard to the attention of those who set national environmental policy and legislative changes. Just prior to the conference, Mayor Redman received a letter of support from the City of Sydney Lord Mayor, Clover Moore, to our motion which demonstrates that our advocacy is being heard at the highest level in the sector. A copy of the letter is provided at Attachment (1) to this report.

Council's administration will follow up with ALGA regarding the motion passed and monitor its progress through the relevant government agencies.

### **Commonwealth Department meetings**

After the conference, meetings were held with three key Federal government agencies with discussions held with one Minister, Chief Advisors and heads of departments.

All the meetings provided an opportunity to promote Gawler and to advocate for the many opportunities and challenges at play in Gawler and surrounding region.

- The first meeting held was with the Hon Trevor Evans, Assistant Minister for Waste Reduction and Environmental Management. This conversation provided an opportunity to advocate the work that Gawler is championing given its part ownership of Northern Adelaide Waste Management Authority (NAWMA). Particularly significant to the discussion had was the future direction on waste solutions and the ongoing importance of waste recycling moving forward. The opportunity was taken to discuss Council's active involvement and future opportunities relative to broader environmental management initiatives, including management of Gawler's river environments. Broader catchment flood management issues were also discussed given our involvement in the Gawler River Flood Management Authority (GRFMA).
- The second meeting held was with principal advisers to The Hon Christian Porter, Minister for Energy and Emissions Reduction via the Department of Industry, Science, Energy and Resources. The focus of the discussion was directed at Council's motion as presented and endorsed at the Australian Local Government Association (ALGA) conference which seeks a change in the laws and accounting mechanisms associated with Green Power certificates and related matters. As Councils seek to increase the use and purchase of renewable electricity there is a need to improve the governance and ultimately ensure an affordable price for all consumers including local government of renewable power.
- The third meeting was held with the Chief of Staff to The Hon Richard Colbeck, Minister for Senior Australians and Aged Care Services and Minister for Sport. Key points pressed at this meeting were the increase in population growth at Gawler to which we advocated for the improved delivery and provision of much needed health services and facilities to ensure health standards and quality of life for all can be maintained and improved. Recent public reporting that Gawler has the third highest level of superannuation savings per capita in the State, clearly demonstrates that Gawler is a destination for older people which is encouraged and to which Council has a responsibility to advocate.
- Council's ongoing focus in the delivery of improved open space and sporting facilities was also discussed with particular attention directed at advocacy for sporting and facilities for all including increasing the participation rate of women and girls. The recently endorsed Master Plans for both Karbeethan and Essex Parks provided real and tangible opportunities for us to demonstrate the strategic approach taken at Gawler and the actions these plans are presenting which then better position the community to attract funding opportunities.

Briefing Summaries and a copy of the updated Gawler Invest brochure were prepared and provided at the meetings held. (Refer Attachments 2 and 3).

Attendance at the conference and the meetings held with Ministers and Heads of Departments presented important opportunities for both Mayor Redman and myself to represent the Council and community and to advocate for our needs as they exist today and aspirations for tomorrow.

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

Nil

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

Attendance at the ALGA conference provided an opportunity for Council to be represented at the National level and to participate in discussions which are contemporary to Gawler and the local government sector overall.

Contacts and relationships which are established and then grow from attending at a state and national level provide future opportunities relative to experiences and sharing of information.

**POLICY IMPLICATIONS**

Attendance at the conference and the reporting subsequent, as per this report, has occurred in accordance with Council's related policies and resolutions passed.

**STATUTORY REQUIREMENTS**

Nil

**FINANCIAL/BUDGET IMPLICATIONS**

Fees incurred for both Mayor Redman and Mr Henry Inat to attend the NGA are as follows:

<b>Item</b>	<b>\$ Total</b>
NGA Registration	1978.00
ALWGA Breakfast Registration	80.00
Flights	1165.62
Accommodation x 4 nights	1591.00
Cab Fees	338.87
Airport Parking	120.00
Meals	578.93
<b>Total</b>	<b>\$5852.42</b>

Total cost for the attendance to the National General Assembly for both Mayor Redman and Mr Henry Inat for Town of Gawler is \$5852.42. Funding is allocated in Council's budget accordingly.

**COMMUNITY PLAN**

Objective 1.1: Maintain a clearly defined township, one which is distinct from neighbouring areas

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

Objective 1.3: Protect and promote Gawler's unique heritage

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

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

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

Objective 2.2: Growth to be sustainable and respectful of cultural and built heritage

Objective 2.3: The local environment to be respected

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

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

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

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

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

Objective 3.4: Gawler to be an inclusive and welcoming community

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

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

Objective 3.7: Provision of library services

Objective 4.1: Create and maintain a riverine environment that reflects the social, cultural and

landscape values of the river corridor

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

Objective 4.3: Protect environmentally significant areas of native vegetation for present and future generations

Objective 4.4 Support sustainable use of natural resources and minimise further waste to landfill

Objective 4.5 Support provision of useable open space that preserves natural habitat and biodiversity

Objective 5.1: Support and encourage community teamwork

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

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

Objective 5.4: Create a safe community environment

**11.13 REVOCATION OF CONFIDENTIAL ORDERS**

**Record Number:** CC21/46;IC21/542  
**Author(s):** Chris Haynes, Governance Support Officer  
**Previous Motions:** Nil  
**Attachments:** Nil

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**OFFICER'S RECOMMENDATION**

That Council notes the revocation of the confidential orders, having met the trigger for release of documents, relating to:

1. Resolution 2021:05:COU202 for item 18.2 - Gawler Civic Centre Cafe - Request for Proposal Submissions, of the Council meeting 25 May 2021. The Minutes, report and attachments were released on 1 July 2021.
2. Resolution 2021:06:COU246 for item 18.1 - Gawler Civic Centre Cafe Update, of the Council meeting 22 June 2021. The Minutes, report and attachments were released on 1 July 2021.

**SUMMARY**

This report provides information regarding confidential orders that have been revoked, since the last ordinary Council meeting.

**BACKGROUND**

Pursuant to Section 91(9)(a) of the Act, the Council must specify the duration of the order or the circumstances in which the order will cease to apply, or a period after which the order must be reviewed. This report is to advise the Council of the revocation of confidential orders that has occurred.

**COMMENTS/DISCUSSION**

Council's relevant Manager and the Chief Executive Officer advised on the 5 March 2021 that the trigger for the release of the following orders from confidentiality has been met, being the execution of the contract documents with the private operator of the Cafe housed in the Gawler Civic Centre, as follows:

Council meeting held on 22 May 2021

RESOLUTION 2021:05:COU202

Moved: Cr K Goldstone

Seconded: Cr J Vallelonga

1. Pursuant to Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the:
  - The minutes
  - The written report
  - Attachments to the written report

*associated with Item 18.2 Gawler Civic Centre Cafe - Request for Proposal Submissions, having been considered by the Council in confidence under Section 90(3)(k) be kept confidential and not available for public inspection until agreement from the Respondents*

*to the request for proposal to release the information is gained, on the basis that the information received, discussed and considered in relation to this agenda item is:*

*tenders for the supply of goods, the provision of services or the carrying out of works.*

*Specifically, the matter relates to submissions received in response to a confidential request for proposal seeking a private operator for the Cafe housed within the Gawler Civic Centre*

- 2. Further that Council delegates the power to revoke, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.*
- 3. All confidential orders will be reviewed at least annually in accordance with the Local Government Act 1999.*

#### Council meeting held on 22 June 2021

RESOLUTION 2021:06:COU247

Moved: Cr P Little

Seconded: Cr N Shanks

- 1. Pursuant to Sections 91(7) and 91(9) of the Local Government Act 1999 the Council orders that the:*
  - The minutes*
  - The written report*
  - Attachments to the written report*

*associated with Item 18.1 Gawler Civic Centre Cafe Update, having been considered by the Council in confidence under Section 90(3)(d)(ii),(k) be kept confidential and not available for public inspection until execution of the final contract for operating the Cafe housed within the Gawler Civic Centre, on the basis that the information received, discussed and considered in relation to this agenda item is:*

*commercial information of a confidential nature (not being a trade secret) the disclosure of which would, on balance, be contrary to the public interest; AND tenders for the supply of goods, the provision of services or the carrying out of works.*

*Specifically, the matter relates to confidential contract negotiations between Council and a respondent to the Gawler Civic Centre Cafe tender process.*

- 2. Further that Council delegates the power to revoke, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the Local Government Act 1999.*
- 3. All confidential orders will be reviewed at least annually in accordance with the Local Government Act 1999.*

The above documents are now available publicly on Council's website at <https://www.gawler.sa.gov.au/your-council/agendas-and-minutes>.

The confidential register has been updated at the time of the decision made under delegation that the items detailed above were removed from confidentiality. The register is available on Council's website.

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

Chief Executive Officer

Manager Business Enterprises and Communications

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

Nil

**POLICY IMPLICATIONS**

Code of Practice for Access to Council and Committee Meetings and Council Documents.

**RISK EVALUATION**

<b>Risk</b>	
Identify	Mitigation
Not meeting legislated requirements for releasing documents to the public and notification to Council.	Review all confidential orders at least annually or release as appropriate when advised a release trigger has been met.
<b>Opportunity</b>	
Identify	Maximising the Opportunity
Open and transparent decision making.	Public knowledge of Council decision making processes

**STATUTORY REQUIREMENTS**

*Local Government Act 1999*

**FINANCIAL/BUDGET IMPLICATIONS**

There are no financial implications in releasing documents from confidentiality

**COMMUNITY PLAN**

- 5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally

**12 RECOMMENDATIONS FROM COMMITTEES****12.1 RECOMMENDATIONS FROM GAWLER HERITAGE COLLECTION COMMITTEE MEETING HELD ON 8 JULY 2021**

**Record Number:** CC21/46;IC21/596

**Author(s):** Sara Preece, Personal Assistant Business Enterprises and Communications

**Previous Motions:** Nil

**Attachments:** Nil

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

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**OFFICER'S RECOMMENDATION**

That Council notes the adopted Motions from the Gawler Heritage Collection Committee made under Delegated Authority at the meeting held on 8 July 2021, being:

Item 6.2 - Ehive Cataloguing Update Report IC21/538

That the Gawler Heritage Collection Committee notes that:

1. There are currently 1,022 public and 1,664 private catalogue entries available on the Cultural Heritage Centre's electronic catalogue eHive.
2. Council Staff will present the Gawler Heritage Collection Committee with a bi-annual update report on the number of objects, both public and private, that have been catalogued and the number of objects that have Significance Statements published.

Item 6.3 - Gawler Heritage Collection Committee and Cultural Heritage Centre 2020/21 Financial Year Achievements IC21/546

That:

1. The Gawler Heritage Collection Committee notes the achievements of the Gawler Cultural Heritage Centre and the Gawler Heritage Collection Committee over the 2020/21 financial year;
2. Council Members be e-mailed a copy of this Report; and
3. In recognising and celebrating the success of the Cultural Heritage Centre consideration be made to promoting this success to the media.



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**12.1.1 Item 6.1 - Digitisation and Deaccessioning Update**

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**RECOMMENDATION**

That Council adopts the recommendation from the Gawler Heritage Collection Committee made at item 6.1 of the meeting of that Committee meeting held on 8 July 2021, being:

That the Gawler Heritage Collection Committee recommends to Council that:

1. It notes that the items in the Deaccession List June 2021 (Attachment 1) are all
    - copies, not original documents and that they are deteriorating due to age and
    - require significant physical storage space.
  2. It notes that deaccessioning copies that are duplicates of originals is prudent
    - collection management and that where duplicate copies exist, these duplicates do
    - not need to be digitised and assigned a catalogue number.
  3. It authorises Council Staff to digitise the following photocopies and notes that the digital records will remain whilst the physical object will be deaccessioned:
    - C0455894709 Gawler Topography 2003.
    - C0460525941 Plan of Olive Hill Gawler 1891.
    - C0470628482 Plan of Subdivision of Allotments Gawler East.1884
    - C0506010286 Plan of Gawler town. Copied by H. Ide.
    - C0506013721 Plan of Gawler Town and its suburban townships.
    - C0506015668 Map of the County of Gawler South Australia.
    - C0455894628 1937 Gawler and Surrounds.
    - C0506012157 Plan of Gawler Town and its suburban townships.
    - C0470628505 Gawler Milner Special Survey, 3 Aug 1940.
    - C0470628547 Plan of Evanston, Hillier, Evanston Gardens, part of Gawler South
  4. It authorises Council Staff to deaccession the following objects from the Collection noting that they are all multiple copies of existing objects:
    - C0506009594 Partial Photocopies of the Plan of Willaston Cemetery.
    - C0506009099 Frearson's Plan of Gawler Town and its suburban townships.
-

**12.2 RECOMMENDATIONS FROM CORPORATE & COMMUNITY SERVICES COMMITTEE MEETING HELD ON 13 JULY 2021**

**Record Number:** CC21/46;IC21/602  
**Author(s):** Chris Haynes, Governance Support Officer  
**Previous Motions:** Nil  
**Attachments:** Nil

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

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**OFFICER'S RECOMMENDATION**

That Council notes the adopted Motions from the Corporate & Community Services Committee made under Delegated Authority at the meeting held on 13 July 2021, being:

Item 7.3 - Walker Place Events & Activation IC21/528

That the Corporate & Community Services Committee notes the Walker Place Events and Activation Report.

Item 7.6 - Customer Service Strategy Update - Customer Service Survey IC21/531

That the Corporate & Community Services Committee:

1. Notes the Customer Service Strategy Update – Customer Service Survey report.
2. Requests the Administration report back to this Committee at its November meeting detailing the nature of feedback received and the actions taken relative to the feedback received.

Item 7.7 - Policy Review IC21/343

That the Corporate & Community Services Committee adopts the following policies:

1. Information Technology Support for Council Members
2. Dog Registrations
3. Hire of Council Owned Facilities

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**12.2.1 Item 7.1 - Gawler Community Garden - Community Engagement**

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**RECOMMENDATION**

That Council adopts the recommendation from the Corporate & Community Services Committee made at item 7.1 of the meeting of that Committee meeting held on 13 July 2021, being:

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

1. The Gawler Community Garden – Community Engagement report is noted.
2. Council approve expenditure of \$7,015 to engage GHD to undertake contamination testing at the proposed site. This funding is sourced from existing budget lines and should otherwise be considered as financial support to the community group in its endeavours to progress this community initiative. Such contribution should be considered in the context of future financial contributions required to pursue the project.
3. The proposed land is endorsed in principle and identified as the preferred use for the Gawler Community Garden Committee for a period of three years to 30 June 2024, to allow the Committee adequate time to apply for and obtain funding.
4. The Mayor is authorised to provide a support letter for the Gawler Community Garden Committee to submit with funding applications stating that the land is endorsed in principle for the purposes of developing a community garden.

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**12.2.2 Item 7.2 - 2022 Gawler Fringe**

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**RECOMMENDATION**

That Council adopts the recommendation from the Corporate & Community Services Committee made at item 7.2 of the meeting of that Committee meeting held on 13 July 2021, being:

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

1. The 2022 Gawler Fringe encompasses a program of events and activities as outlined in this report which is as per the 2021 format:
  - a) Gawler Fringe Opening Event on Friday 18 February 2022,.
  - b) Gawler Civic Centre program of events and activities across the month of Fringe.
  - c) One Fringe in the Park event to occur at a local reserve.
2. Staff proceed to plan for and deliver the 2022 Gawler Fringe as per the details highlighted in this report.
3. The 2022 Gawler Fringe is implemented within the 2021/22 Activation Budget allocation of \$30,000 plus \$26,700 in-kind support.
4. The Gawler Civic Centre and Walker Place are the registered Adelaide Fringe venues for the 2022 Gawler Fringe.

**12.2.3 Item 7.4 - Draft Digital Marketing Strategy**

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**RECOMMENDATION**

That Council adopts the recommendation from the Corporate & Community Services Committee made at item 7.4 of the meeting of that Committee meeting held on 13 July 2021, being:

That the Corporate and Community Services Committee recommends to Council that:

1. Council adopts the Draft Digital Marketing Strategy presented as Attachment 1 to this report as the final Digital Marketing Strategy 2021-2023.
  2. An updated report be presented to November 2021 CCS Meeting on this matter, including on the progress of the new communication or digital strategy position, KPI's and relevant matters.
- .

**12.2.4 Item 7.5 - After Hours Phone Service Review**

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**RECOMMENDATION**

That Council adopts the recommendation from the Corporate & Community Services Committee made at item 7.5 of the meeting of that Committee meeting held on 13 July 2021, being:

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

1. The After-Hours Phone Service Review report.
2. That Answering Adelaide is the preferred after-hours service provider, as a result of the review conducted and will be engaged on a month to month basis for a period of 6 months.
3. The Administration will conduct a review of Answering Adelaide's performance as Council's after-hours phone service, following six months of service.

**12.3 RECOMMENDATIONS FROM GAWLER YOUTH ADVISORY COMMITTEE MEETING HELD ON 5 JULY 2021**

**Record Number:** CC21/46;IC21/622

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

**Previous Motions:** Nil

**Attachments:** Nil

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**Item 7.1 - Youth Development Officer Update Report**

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**RECOMMENDATION**

That Council adopts the recommendation from the Gawler Youth Advisory Committee made at item 7.1 of the meeting of that Committee meeting held on 5 July 2021, being:

That the Gawler Youth Advisory Committee recommends to Council that the Youth Development Officer Update report be noted.

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**Item 11 - Motion - Request Report for Protection of Heritage Properties in Gawler**

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**RECOMMENDATION**

That Council adopts the recommendation from the Gawler Youth Advisory Committee made at item 11 of the meeting of that Committee meeting held on 5 July 2021, being:

That the Gawler Youth Advisory Committee recommends to Council that a report be presented to a future GYAC meeting providing an overview of what heritage protection is in relation to properties in Gawler and what protection old buildings in Gawler have where there is a commercial interest.

**13 EXTERNAL BODIES REPORTS****13.1 GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY MINUTES OF MEETING HELD ON 17 JUNE 2021**

**Record Number:** CC21/46;IC21/116

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

**Previous Motions:** Nil

**Attachments:** 1. Minutes - GRFMA Board meeting 17-06-2021 CR21/56284 

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**OFFICER'S RECOMMENDATION**

That Council notes the Minutes of the Gawler River Floodplain Management Authority meeting held on 17 June 2021.

**13.2 NORTHERN ADELAIDE WASTE MANAGEMENT AUTHORITY MINUTES OF MEETING  
HELD ON 24 JUNE 2021**

**Record Number:** CC21/46;IC21/121

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

**Previous Motions:** Nil

**Attachments:** 1. Minutes NAWMA meeting 24-06-2021 CR21/56291 

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**OFFICER'S RECOMMENDATION**

**That Council notes the Minutes of the Northern Adelaide Waste Management Authority meeting held on 24 June 2021.**

**13.3 CLIMATE EMERGENCY ACTION PLAN WORKING GROUP MINUTES, 14 JULY 2021**

**Record Number:** CC21/46;IC21/621

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

**Previous Motions:** Nil

**Attachments:** 1. 14-07-2021 - CEAP - Climate Emergency Action Plan - Minutes  
CR21/56306 

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**OFFICER'S RECOMMENDATION**

That Council notes the minutes of the Climate Emergency Action Plan Working Group meeting held on 14 July 2021.




**13.4 CR DAVID HUGHES - GAWLER HEALTH ADVISORY COUNCIL MINUTES 27 MAY 2021**

**Record Number:** CC21/46;IC21/615

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

**Previous Motions:** Nil

**Attachments:** 1. **Gawler Health Advisory Council Minutes - 27 May 2021**  
**CR21/56165** 

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**OFFICER'S RECOMMENDATION**

**That Council notes the minutes of the Gawler Health Advisory Council meeting held on 27 May 202.**

## **14 QUESTIONS ON NOTICE**

### **14.1 CR SHANKS - TOWN OF GAWLER APP**

**Record Number:** CC21/46;IC21/598

**Author(s):** Kate Leighton, Governance Coordinator

**Previous Motions:** Nil

**Attachments:** Nil

Councillor Nathan Shanks gave notice of his intention to ask the following question:

#### **Question**

How much to date has been spent on the Town App?

**14.2 CR TOOLEY - HISTORIC WALL - HIGH STREET, GAWLER EAST**

**Record Number:** CC21/46;IC21/605

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

**Previous Motions:** Nil

**Attachments:** Nil

Councillor Ian Tooley gave notice of his intention to ask the following questions:

**Question**

1. What was the total cost for all the investigations, reports, engineers reports, land surveys, bollards, bunting, traffic control, footpath realignment etc etc associated with the matter of the High Street wall immediately adjacent to the civic centre?

Please provide cost breakdown.

Please show staff cost as a separate item.

2. What was the total cost for all the investigations, reports, engineers reports, land surveys, concrete blocks, bunting, footpath upgrade etc etc associated with the matter of the Lutheran School wall along Lyndoch Road.

Please provide cost breakdown.

Please show staff cost as a separate item.

3. How many years did it take to resolve the High Street Wall matter?

4. How many years did it take to resolve the Lutheran School Wall on Lyndoch Rd matter?

5. Historic Wall restoration fund:-

(a) In what year did Council establish this fund?

(b) How much has Council put into this fund annually and how much remains, what is the balance?

(c) How many residents have accessed the fund and how much has been paid out by Council?

6. How many historic walls have had to be removed/demolished by Council over the past 10 years due to their state of dilapidation?

7. How many historic walls are currently the subject of warnings / bunting / bollards due to their state of dilapidation and risk to public safety?

8. How many historic walls have been saved / upgraded / rebuilt as a direct result of Council intervention and funding support since the inception of the Historic Walls Fund?

9. What proactive actions are Council undertaking to effectively manage the preservation of Gawler's historic walls?

**15      QUESTIONS WITHOUT NOTICE**

**16 MOTIONS ON NOTICE****16.1 CR DAVIES - SQUASH COURTS****Record Number:** CC21/46;IC21/618**Attachments:** Nil

Councillor Cody Davies has given notice that he intends to move the following motion:-

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**MOTION**

That Council

1. Notes that the only squash facilities in the greater Gawler area are located on the Eldred Riggs Reserve, which is currently leased to the South Gawler Football Club
2. Is aware that the South Gawler Football desires more built space for its football activities and agrees to explore with the Football club opportunities to meet its growing needs.
3. Acknowledges that the current lease expires on the 31st December 2021 and it will need to enter into negotiations for a new lease in the very near future.
4. Invites both the South Gawler Football Club and the Gawler Squash Club to indicate their interest in entering into a lease with council for all, or parts of the Eldred Riggs Reserve.
5. Advise the parties that Council would prefer that both parties are signatories to a single lease or signatories to separate leases over Eldred Riggs Reserve.
6. Calls on the parties to enter into discussions and good faith negotiations regarding the shared use of facilities on the Eldred Riggs Reserve as this will assist council in its lease discussions and negotiations with the parties.
7. CEO be requested to action this motion as a matter of priority.

**16.2 CR TOOLEY - SPEED LIMIT ON SCHOMBURGK DRIVE****Record Number:** CC21/46;IC21/577**Attachments:** Nil

Councillor Ian Tooley has given notice that he intends to move the following motion:-

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**MOTION**

That Council-

1. Acknowledges the complaints and ongoing angst expressed by the community, and by those who do, and who would like to, use Schomburgk Drive regarding what they consider to be a ridiculously low 50kph speed limit.
2. Acknowledges that the speed on the Horrocks Highway as it passes through the upgraded section of road at St Yves between Gawler and Roseworthy has been lowered from 100kph to 80kph.
3. Acknowledges that the GELR appears to be a better designed, wider and far more superior road than the Main North Rd is at St Yves
4. Acknowledges that the St Yves residential development extensively and fully abuts the Horrocks Highway at St Yves.
5. Acknowledges that for the vast majority of the length of the Schomburgk Drive there is absolutely no residential development and absolutely no road junctions or intersections, except for the roundabout at the One Tree Hill Road intersection.
6. That CEO Inat provide a written and verbal report to council detailing the effort that he and his administration have put into;
  - (1) actioning Cr Tooley's previous motions regarding the speed on Schomburgk Drive ;
  - (2) into responding to the ongoing community angst and complaints about the speed on the Schomburgk Drive ; and
  - (3) how he and his administration are fighting on behalf of the Town of Gawler to have common sense prevail and to have the speed on Schomburgk Drive lifted?

**16.3 CR TOOLEY - COUNCIL MEMBER REPORTS****Record Number:** CC21/46;IC21/590**Attachments:** Nil

Councillor Ian Tooley has given notice that he intends to move the following motion:-

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**MOTION**

That Council resolves:-

1. That all Council Member Reports be submitted in writing for tabling at meetings and that they be submitted at least 5 days prior to the meeting so that they can be distributed to members to read with their council papers, but not as formal attachments.
2. That written Council Member Reports will not be read out nor spoken to at meetings unless in exceptional circumstances AND only then by resolution that special leave to do so be granted.
3. That by way of resolution, Council will determine whether to accept or reject the written council member reports as submitted/tabled for inclusion on the public record.
4. That the item, Council Member Reports, be moved to be at the end of the agenda.

**16.4 CR SHANKS - TOWN OF GAWLER APP****Record Number:** CC21/46;IC21/599**Attachments:** Nil

Councillor Nathan Shanks has given notice that he intends to move the following motion:-

---

**MOTION**

That Council engages an external consultant to conduct a review of the Gawler Connected Community App and provide a report on (but not limited to) the following:

1. What was included in the original tender for the App and what has been delivered to date in accordance with the agreement to develop the App that was executed as a consequence of this tender.
2. If any contracted features of the App were not delivered, was the cost of works provided lower than contracted in the original agreement.
3. What recommendations the consultant has on appropriate ways forward with this product or other products that would deliver the same outcomes.



**16.5 CR SHANKS - GAWLER BUSINESS****Record Number:** CC21/46;IC21/601**Attachments:** Nil

Councillor Nathan Shanks has given notice that he intends to move the following motion:-

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**MOTION**

That Council invite presentations from David West (Premier Retail Marketing and Acting Chair of Main Street SA) and Emma Grivell (the City of Prospect Council) at a public council member workshop with special invites going to the Gawler Business Development and businesses on the Gawler main street.

**16.6 CR TOOLEY - GAWLER HISTORIC WALLS****Record Number:** CC21/46;IC21/604**Attachments:** Nil

Councillor Ian Tooley has given notice that he intends to move the following motion:-

---

**MOTION**

That Council:-

1. Employs a Stone Mason, originally on a 12 month contract, to repair Gawler's Historic Walls.
2. Taps into state and federal employment strategies so that the Stone Mason can also mentor and train up a small group of 'Apprentice Stone Masons' - employment strategies such as the latest version of Job Seeker and/or Job Keeper.
3. Will use the funds currently in the Historic Wall Project fund to assist in covering the cost of employing the Stone Mason and in providing the stone, mortar etc.
4. Staff will identify which historic walls are in the greatest need of urgent repair, which are public and which are private, and will liaise with the owners of the private walls as to how they might be engaged in the project.

**16.7 CR HUGHES - VALUATION OF STREET TREES****Record Number:** CC21/46;IC21/613**Attachments:** Nil

Councillor David Hughes has given notice that he intends to move the following motion:-

---

**MOTION**

That a report based on Adelaide City Council asset amenity valuation of all street trees and their future street greening / cooling be presented to a future IES meeting.

This report to look into opportunities to plant trees to cool our town, noting we have recently completed a full audit of all our street trees for risk that has identified all the empty spaces trees can be planted in, noting no street trees in many areas of our town.

The report to investigate using an estimated asset value for each of the Town of Gawler street trees to save costs using a representative sample and then working through to an estimated value rather than value each individual street tree.

**16.8 CR KOCH - GAWLER AND DISTRICTS DROP OFF ZONE****Record Number:** CC21/46;IC21/619**Attachments:** Nil

Councillor Paul Koch has given notice that he intends to move the following motion:-

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**MOTION**

1. That Council staff review the current arrangement for 'drop off zone' for the Gawler and District College junior school.
2. Council staff to then provide a report on possible upgrades to improve the safety of students and parents in this zone.
3. Council to work with the School and DECS on the possible implementation of these improvements.

**16.9 CR TOOLEY - AMENDMENT TO CODE OF PRACTICE FOR COUNCIL AND COMMITTEE MEETINGS.**

**Record Number:** CC21/46;IC21/623

**Attachments:** Nil

Councillor Ian Tooley has given notice that he intends to move the following motion:-

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**MOTION**

Motion on Notice.

That Council amend the Code of Practice for Council and Committee Meetings to facilitate the inclusion of a preamble to a Notice of Motion; including a short background, financial implications and risk/opportunity.

**17      MOTIONS WITHOUT NOTICE**

## **18 CONFIDENTIAL REPORTS**

### **18.1 CLEANING CONTRACT PROCUREMENT**

#### **Reason for Confidentiality**

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

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

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

##### **18.1 Cleaning Contract Procurement**

That:

1. Pursuant to Section 90(3) (b)(i),(k) of the Local Government Act 1999 (the Act), the Meeting orders that the public be excluded from attendance at this part of the meeting relating to Item 18.1, excepting the following persons:
  - Chief Executive Officer
  - Manager Development, Environment & Regulatory Services
  - Manager Infrastructure & Engineering Services
  - Acting Manager Finance & Corporate Services
  - Manager Business Enterprises & Communications
  - Manager, Library and Community Services
  - Minute Taker

to enable the Meeting to consider Item 18.1 in confidence on the basis that the Meeting considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 18.1:

- (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
- (k) tenders for the supply of goods, the provision of services or the carrying out of works

Specifically, the matter relates to a soon to be released tender for cleaning services.

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

**19      CLOSE**

**20      NEXT ORDINARY MEETING**

Tuesday 24 August 2021 commencing at 7.00pm