NOTICE OF COUNCIL MEETING

TO: Mayor
    Deputy Mayor
    Councillors

Karen Redman
Ian Tooley
Kevin Fischer
Beverley Gidman
David Hughes
Paul Koch
Merilyn Nicolson
Adrian Shackley
Robin Symes
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 in the Council Chamber, Town Hall, 89 Murray Street, Gawler, on Tuesday 13 December 2016, 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.

Henry Inat
Chief Executive Officer
8 December 2016
Meeting of the Council for the Town of Gawler to be held on Tuesday 8 December 2016 at 7:00pm in the Council Chamber, Town Hall, 89 Murray Street, Gawler.

AGENDA

1. Statement of Acknowledgement

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

3. Public Open Forum

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

4. Deputations

   4.1 Ms Ellen Steyn, The Gawler Community Gallery to present Gawler Art Award

5. Petitions

   Nil

6. Confirmation of Minutes

   6.1 Special Council Meeting 7 November 2016
   6.2 Special Council Meeting 8 November 2016
   6.3 Council Meeting 22 November 2016

7. Business Arising from Minutes
8. Officer Reports

8.1 Gawler East Link Road Update Report
8.2 Community Plan 2014 - 2024 Review
8.3 Tour Down Under 2018
8.4 Gawler River Floodplain Management Authority Annual Report 2015/16
8.5 14 Overway Bridge Road, Gawler West – Proposed Revocation of Community Land Status
8.6 Krieg Reserve – Proposed Revocation of Community Land Status
8.7 Monthly Finance Report – November 2016

9. Recommendations from Committees

- Gawler Heritage Collection Committee – meeting held 18 January 2016
- Gawler Heritage Collection Committee – meeting held 17 November 2016
- Gawler Heritage Collection Committee – meeting held 1 December 2016
- Elderly Centre Advisory Committee – meeting held 2 December 2016
- Gawler Youth Advisory Committee – meeting held 5 December 2016

10. Council Member Reports

Nil

11. Questions on Notice

11.1 Cr Fischer has advised that he will ask the following questions:

“Over the last twelve months how many community title applications have been lodged with Council? Of these applications, how many involve in-fill development and / or hammerhead type developments?

What is the view of staff on the “state of play” as it relates to in-fill developments across the town?

What strategies are planned to address open space deficits in areas where large scale in-fill development is occurring?”

12. Questions without Notice
13. Motions on Notice

13.1 Cr Fischer has indicated that he intends to move the following Motion.

“That Council request staff to provide a report to a future Infrastructure and Environmental Services Committee meeting strategies that can be employed to enhance good planning outcomes as it relates to town character, improved streetscape and amenity.”

14. Motions without Notice

15. Confidential Reports

15.1 Peter Kittle Motor Company Pty Ltd Information Update 58
15.2 Gawler East Structure Plan Development Plan Amendment 60

16. Close

17. Next Ordinary Meeting

Tuesday 24 January 2017, commencing 7:00pm
OFFICER’S RECOMMENDATION

Item 8.1 – Gawler East Link Road Update Report (CC16/1413)

That Council:-
1. Notes that administration are in the process of transitioning the Gawler East Link Road to Department of Planning, Transport and Infrastructure for the State Government to further progress the preferred Eckerman alignment through to detailed design and eventual construction.
2. Receives further information pertaining to updated investigations underway to formalise the traffic interventions required as a consequence of the residential development to occur in the entire Gawler East area.
3. Pursues as a matter of priority with the Department of Planning, Transport and Infrastructure, careful consideration being given to the traffic conditions associated with Adelaide Road/Tulloch Road/Barnet Road and Para Road in the context of traffic analysis and modelling the Department is to undertake relative to Potts/Adelaide traffic management outcomes. Council is to be informed as these investigations progress.
4. Acknowledges that discussions and negotiations between Council and the various parties who are anticipating to make financial contributions to the funding proportion are ongoing, to which final agreement are needing to be in place in the new year.
5. Continues its commitment to ensuring that the Infrastructure Contribution regime that is to be developed will provide for delivery of community infrastructure which is a key community expectation in this regard as detailed in this report.
6. Be provided with draft versions of the intended Infrastructure Deeds to be prepared, which at this point are understood to comprise as follows:
   a) Gawler East Link Road – Minister for Infrastructure and Town of Gawler.
   b) Gawler East Link Road, including deferred Infrastructure – Springwood Communities, Other Future Developers, The Barossa Council and Town of Gawler.

7. Acknowledges it will receive further information from Council staff regarding the possible proposed application of a separate rate(s) in the Gawler East area in the context of its deliberations and preparation of the 2017/2018 Annual Business / Budget Plan.

8. Acknowledges that an application has been received under Section 270 of the Local Government Act 1999, requesting a review of Council’s decision at the Special Council meeting held on 8 November 2016, Motion No. 2016:11:435, adopting the revised Eckerman Alignment as the preferred alignment of the Gawler East Link Road Project. Norman Waterhouse Lawyers have been engaged to assist Council with the review and a report will be presented to Council early next year.

BACKGROUND

At its meeting on 25 October 2016 a detailed report was presented to Council summarising the outcomes of numerous investigations over the last 18 months in relation to the funding and alignment of the Gawler East Link Road (GELR), with Council resolving the following 19 motions:

- Moved by Deputy Mayor D Hughes
  Seconded by Cr P Koch
  Motion No: 2016:10:390

  That Council receives the report of the Chief Executive Officer titled ‘Gawler East Link Road Update Report’.

- Moved by Deputy Mayor D Hughes
  Seconded by Cr A Shackley
  Motion No: 2016:10:391

  That Council notes the letter received from the Hon Stephen Mulligan MP, Minister for Transport and Infrastructure, on behalf of the State Government providing support for the State Government funding the entire extent of the Link Road alignment from Calton Road (at the location of the proposed Springwood Centre) through to Potts Road incorporating the Council’s nominated preferred alignment.

- Moved by Cr A Shackley
  Seconded by Deputy Mayor D Hughes
  Motion No: 2016:10:392

  That Council receives the Engagement Report summarising the Phase 3 community consultation undertaken on the Council's Eastern Alternative Alignment, Revised Eckerman Alignment and State Government (Department of Planning, Transport and Infrastructure) alignment for the Gawler East Link Road.
Moved by Cr M Nicolson
Seconded by Deputy Mayor D Hughes
Motion No: 2016:10:393

That Council writes to all members of the community who have participated in the most recent public consultation process relating to this matter to advise them of the Council’s decisions, and thanking them for their input and contributions.

Moved by Cr I Tooley
Seconded by Cr P Koch
Motion No: 2016:10:394

That Council notes that whilst the Alexander Avenue/Tiver Road extension is not funded within the current project budget, the Council remains committed to ensuring this extension as a high priority and to this end is investigating the development of this Gawler East Link Road extension through a feasibility review being undertaken in 2016/17 with a further report to be presented to the Council.

Moved by Cr I Tooley
Seconded by Deputy Mayor D Hughes
Motion No: 2016:10:395

That Council acknowledges the ‘value engineering management’ approach which has derived savings through scope enhancements, design changes, project delivery integration and the staged delivery of deferred infrastructure by the Council in the future for the Link Road.

Moved by Cr A Shackley
Seconded by Cr B Gidman
Motion No: 2016:10:396

That Council acknowledges the funding of the entire cost of the Link Road between Calton Road and Potts Road by the State Government (estimated at $54m in total), with a reimbursement to the State Government of $4.9m from the section of road within Springwood and $3.3 million from other developers (inclusive of an upfront capital contribution by Council of in the order of (2.4m); excluding any contribution attributable to the Commissioner of Highways land; will deliver an overall net saving of about $8.2m to the State Government.

Moved by Cr I Tooley
Seconded by Cr A Shackley
Motion No: 2016:10:397

That Council seeks commitments from the developers of Springwood for the following:

a) Approval for the Gawler East Link Road to be constructed on land controlled by the developers of Springwood.

b) $4.9m total contribution payable to Council and reimbursed to the State Government by way of a per allotment contribution for the Gawler East Link Road within Springwood.

c) $2m total contribution payable by way of per allotment contribution for the Gawler East Link Road deferred non-essential infrastructure within Springwood.
d) Other infrastructure contributions payable to Council by way of a per allotment contribution for traffic interventions and community infrastructure.

e) Bringing forward the development of the Springwood Centre precinct estimated to cost between $15-$20m.

Moved by Cr A Shackley
Seconded by Deputy Mayor D Hughes
Motion No: 2016:10:398

That Council notes that a Development Deed infrastructure contribution scheme is proposed to be based upon the ‘beneficiary pays’ principle and will be comprised of a legally-binding Deed and the application of a separate rate on rateable land and/or other appropriate mechanism as a means of financial security with an appropriate relief policy, with the full detail of the mechanism to be formulated / developed and subject to a further report to the Council

Moved by Deputy Mayor D Hughes
Seconded by Cr A Shackley
Motion No: 2016:10:399

That Council notes that the Development Deed infrastructure contribution scheme is predicated on the following parameters, namely:

a) Funding or in-kind Contributions being made by developers at the time that land division occurs and prior to Section 51 Clearance being provided by the Council;

b) Contributions from developers being secured through a Deed in the first instance;

c) The separate rate and/or other appropriate mechanism as a secondary security mechanism to the Deed to secure the funding or in-kind contributions from developers; and

d) As far as reasonably possible, that the scheme achieves equitable infrastructure contributions across the Gawler East and Residential Hills Zones on a ‘beneficiary pays’ basis.

Moved by Cr A Shackley
Seconded by Cr B Gidman
Motion No: 2016:10:400

That Council provides ‘in principle’ support for a Development Deed infrastructure contribution scheme, including the use of a separate rate being levied against the relevant land of the developer as a means of providing, if necessary, for the provision of a portion of physical and social infrastructure costs arising from development in Gawler East and Residential Hills Zone and acknowledges that investigations into this matter will now commence and the outcomes, including the undertaking of community consultation in respect of the proposed separate rate and/or other appropriate mechanism, will be the subject of a further report to the Council for consideration in due course.
Moved by Cr B Gidman  
Seconded by Cr I Tooley  
Motion No: 2016:10:401

That Council notes that the Development (Infrastructure) Deed payment breakdown per allotment contribution analysis as presented as being fair and equitable but noting that further refinement is required and this will continue to be progressed with a detailed report to the Council at its meeting in December 2016.

Moved by Cr I Tooley  
Seconded by Cr K Fischer  
Motion No: 2016:10:402

That Council revokes Motion No: 2015:06:256 of the Special Council meeting held on 30 June 2015 and amends Motion No: 2016:08:315 (Item 12 only) of the Special Council meeting held on 18 August 2016, to the following:  
Accepts the ownership and responsibility for the bridge over the South Para River in all aspects. However, it is noted that Council will seek assistance from the Department of Planning Transport & Infrastructure in respect to the regular inspection and maintenance of the bridge super structure as detailed in this report.

Moved by Cr I Tooley  
Seconded by Deputy Mayor D Hughes  
Motion No: 2016:10:403

That Council agrees that by adopting the propositions as set out in this report and recommendations arising there from the Council has:

a) considered a preferred alignment that does not diminish the benefit of its strategic objective of a future extension of the Gawler East Link Road through to Alexander Avenue/Tiver Road;

b) reduced the 'upfront' payment for the extra costs to facilitate its strategic alignment ($5.6M) plus its cost towards the Potts Road (lower) intervention (in the order of $2.4M) together totalling about $8.2M to now only in the order of $2.4M, noting $2.04M is currently allocated on the Long Term Financial Plan;

c) achieved ongoing savings of $0.46M from not funding the interest repayments necessary for a $5.6M loan;

d) ensured that the Gawler East Link Road is constructed to Calton Road adjacent the Village Centre in Springwood at its opening which will facilitate further economic stimulus and lead to job creation outcomes being realised through the early development of the Retail Centre; and

e) realised an opportunity saving towards the cost of constructing Potts Road (upper) through collaborative procurement and construction of this section of roadway concurrently with the Gawler East Link Road.
Moved by Cr I Tooley  
Seconded by Deputy Mayor D Hughes  
Motion No: 2016:10:404

That Council by adopting this proposition, the Council also acknowledges that it has assisted the State Government in the following ways:

a) ensuring that a connection of the Link Road occurs between Calton Road and Potts Road which will facilitate further development in the Gawler East and Residential Hills Zones;

b) establishing a means for achieving a repayment of about $8.2m to the State Government for this project;

c) facilitating a further net saving of $2m on the basis of the proposed current DPTI alignment 'ultimate scope' being estimated to be $56m in 2016 dollars;

d) establishing a collaborative model that allows all parties to continue to work together on the construction of the project;

e) establishing a mechanism whereby all developers in the Gawler East and Residential Hills Zones can equitably contribute to the Gawler East Link Road construction costs;

f) facilitating an integrated approach to the procurement and construction of the Link Road in its entirety by way of a ‘one contract/one build’ delivery model resulting in the most optimum cost efficiencies being realised;

g) facilitating the private sector bringing forward the $15-20M retail precinct with the consequential early economic stimulus and employment opportunities for the broader region; and

h) accepting ownership of both the Link Road and the bridge crossing over the South Para River as a substantial commitment to achieving the multiple benefits associated with this joint initiative with the State Government and the developers of Springwood

Moved by Cr M Nicolson  
Seconded by Deputy Mayor D Hughes  
Motion No: 2016:10:405

That Council accepts the additional responsibilities for the management of the Development Deed infrastructure contribution scheme and the coordination of the installation of the deferred infrastructure as and when necessary.

Moved by Cr M Nicolson  
Seconded by Deputy Mayor D Hughes  
Motion No: 2016:10:406

That Council allocates a further $140,000 to the 2016/17 Budget for the required costs necessary to achieve continued progression of the Gawler East Link Road matter, including $30,000 for a Gawler East & Residential Hills Zone Development Plan.

Moved by Cr I Tooley  
Seconded by Deputy Mayor D Hughes  
Motion No: 2016:10:407

That Council notes that the State Government will be responsible for administering the Land Acquisition powers and processes required for this project and that the Council will assist in facilitating this process where relevant under the Local Government Act.
Moved by Cr A Shackley
Seconded by Cr M Nicolson
Motion No: 2016:10:408

That Council based on Councils adopted Gawler East Link Road alignment requests staff in conjunction with the Minister for Planning, to prepare an updated Gawler East Structure Plan and policies to be presented to Council, incorporating the outcomes of various other infrastructure investigations pertaining to the Gawler East and Residential Hills Zone, for the purpose of undertaking a Development Plan Amendment.

Moved by Cr A Shackley
Seconded by Deputy Mayor D Hughes
Motion No: 2016:10:409

That Council proposes that the Development Deed will include provision for spending of per lot contributions related to Link Road construction on the deferred aspects of the Link Road as soon as practicable.

Following the adoption of the above motions a further detailed report was presented to Council at a Special Council meeting on 8 November 2016 to specifically determine Council’s preferred alignment for the GELR. The following motions were adopted:

Moved by Cr A Shackley
Seconded by Cr J Vallelonga
Motion No. 2016:11:435

That Council adopts the Revised Eckerman Alignment as the preferred alignment for the Gawler East Link Road Project, consistent with the strategic objective of a future direct extension of the Gawler East Link Road south of Potts Road to the intersection of Tiver Road and Main North Road, using a general alignment east of the water pipeline on Bentley Road to Alexander Avenue then on existing sections of Bentley Road and Tiver Road.

Moved by Cr A Shackley
Seconded by Cr K Fischer
Motion No. 2016:11:436

That Council notes that further refinement of the preferred alignment can occur to minimise the impacts on properties and residents along the alignment, minimise environmental and amenity impacts, plan for efficient traffic movement, produce cost effective outcomes and deal with other issues related to the Project; notes that a collaborative decision making process will be needed for the Project between the State Government, Council and the Springwood developers; and requests Council staff to report regularly to Council on these matters.

Moved by Cr A Shackley
Seconded by Deputy Mayor D Hughes
Motion No. 2016:11:437

That Council requests a report on whether it is feasible for an access road on the northern side of Potts Road to provide access for the currently developed group of houses in the area between Main North Road and near Mueller Drive.
The purpose of this report is to provide an update of deliberations following the adoption of these motions.

**COMMENTS/DISCUSSION**

At its meeting held on 8 November 2016 the Council considered a report on the Gawler East Link Road (GELR) and resolved to endorse the ‘Revised Eckerman Avenue Alignment’ as its preferred route.

Since this meeting, Council staff have written to the directly impacted property owners, those members of the community that participated in the respective rounds of consultation on this matter and various stakeholders (by letter and email). The correspondence advised recipients of the outcome, as well as the project’s next steps.

The content of the letter details the process underway to handing over of the planning & feasibility work undertaken by Council over the last 18 months for the GELR project to the State Government’s Department of Planning, Transport and Infrastructure (DPTI). This will allow DPTI to take carriage of the project’s delivery and advance further detailed planning and design work, community and stakeholder engagement activities, land acquisition requirements (including the necessary engagement with impacted property owners), as well as finalise a procurement methodology and prepare for management of its construction in the future.

In addition where property owners are directly impacted by the GELR alignment, the letters have been tailored to those specific impacts. Specifically where relevant to a property, the letters have detailed if land acquisition and noise attenuation requirements for that property are required as indicated by the concept planning undertaken by Council to date. Further details were also provided surrounding how these elements will be managed and communicated as the design and project delivery evolves.

**Project Transition from Council to the Department of Planning, Transport and Infrastructure (DPTI)**

Given the multiple elements and complexities associated with the project that still need to be worked through, the transition of the GELR project from Council to the DPTI will need to be carefully and methodologically managed to ensure a structured and seamless transition. This will be undertaken through the following fundamental elements;

- Knowledge transfer through discussions and meetings between the parties, and the provision of relevant information including key outcomes, technical investigations and analyses completed to date;

- The development and agreement of the project’s administrative and governance arrangements for the project in its entirety; and

- The establishment of a collaborative working relationship ‘platform’ between Council, DPTI and other project partners (i.e. Springwood Communities and The Barossa Council), that allows the parties to successfully build on as the project evolves.
As detailed earlier, Council staff are in the process of collating all of the conceptual design, investigatory work and community consultation outcomes undertaken as part of its alignment review for its preferred alignment of the GELR in readiness to hand over to the DPTI. As part of this handover process, meetings and presentations will be carried out to ensure all parties have a full understanding and appreciation of the project’s context, key requirements as well as potential risks and issues going forward.

Fundamental to the progression of the project, from planning/feasibility to design and construction, and to ensure ongoing success of the project, appropriate and formal interface arrangements will need to be put in place between Council, DPTI and the project partners. It is therefore proposed to establish overarching principles within the structure of the infrastructure deeds to be developed between the parties that will effectively bound the parties to work in an open, transparent and collaborative way with clear objectives that drive for best project outcomes. These deed agreements, amongst other matters, will also refer to and describe aspects such as expected project outcomes, project programme and milestones, governance arrangements and working relationships, reporting requirements, resolutions to be addressed, standards and guidelines to be met, and key requirements and hold points for Council involvement and reviews.

Council staff have commenced the transition process and recently met with DPTI representatives to discuss the desired working relations, need for an overarching agreement, and the project’s status including the key outcomes and technical investigations and analyses undertaken used to inform the decision on the preferred alignment. DPTI is now in the process of establishing their project team and their understanding of project’s history and journey through the Council reports and planning & feasibility work undertaken for the GELR project.

It is important to note that no further investigatory or design analysis will be undertaken by the Council directly on the GELR as part of this project, with Council now acting more as a stakeholder in partnership with the DPTI.

Further updates will be presented to the Council as this project progresses.

Traffic Interventions associated with the Gawler East Link Road

As presented to Council at its meeting on 25 October 2016, Council staff are working with its consultants Tonkin Consulting & Sempac respectively, together with project partners DPTI, Springwood and The Barossa Council regarding the finalisation of a review into associated traffic interventions required to be delivered on the adjoining road network to facilitate the development of the Gawler East area.

This project is ongoing and the results of this matter will be presented to the Council at a future meeting.
Intersection of Tulloch Road and Main North Road

A section of the Gawler Racecourse was subject to a Ministerial DPA and subsequent rezoning in 2010. This Development Plan Amendment (DPA) was approved and came into effect on 26 August 2010, with a Neighbourhood Centre Zone created on the southern portion of this land. This area is detailed in Figure 1 below.

Figure 1: Neighbourhood Centre Zone - Structure Plan
Attributable to the rezoning of this area new infrastructure was also created to support its development, including:
- Tulloch Road created to provide a new link road between Barnet Road and Main North Road.
- 10 metres (width) of land compulsorily acquired for road widening purposes along the entire road frontage of the subject land up to the racecourse boundary.
- A protected right turn intersection constructed at intersection of Tulloch and Main North Road.
Future requirements for road infrastructure upgrades as indicated on the Structure Plan in Figure 1 above include:

- Road access onto Main North Road from Barnet Road via Tulloch Road only (Closure of the southern end of Barnet Road)
- Signalised intersection at Potts and Para Road (related to the Gawler East Link Road project).

The DPA required the applicant to undertake roadworks to construct Tulloch Road and the intersection modifications on Main North Road in accordance with the specific requirements of the DPTI. Council was not responsible for specifying requirements for the upgrade of this intersection which was informed by investigations made to support the DPA. It is noteworthy to add that DPTI has care, control and management of Main North Road and its intersections.

Since the opening of the Gawler Green Shopping Centre, Bunnings and more recently Aldi, the Council has received numerous complaints about delays and perceived safety risks associated with the Main North Road / Tulloch Road / Morrow Avenue intersection. This matter is complicated due to the complying nature of the intersection from a roads standards perspective, the relatively small period of low service level at this intersection (i.e. afternoon peak) of the primary arterial roadway being the responsibility of the State Government. The internal roads of Tulloch, Barnet and Para are owned by the Council and directly impacted by the intersection upgrade of Potts and Para Road when it is to be delivered as part of the Link Road package of works.

More recently the Council has resolved a number of motions on this matter, namely;

Moved Cr J Vallelonga
Seconded Cr I Tooley
Motion: 2015:11:461

That:
1. Council investigates changing the one way section of Barnet Road in front of the Gawler and District College B-12, to allow traffic to pass in a southerly direction to take the pressure off turning right at the Tulloch Road intersection.

2. The preliminary response to the motion provided by Council Staff, as tabled at the meeting, be included in the minutes (Attachment 2).

And

Moved by Deputy Mayor Tooley
Seconded by Cr Nicolson
Motion No: 2016:11:481

That
1. In order to help to alleviate traffic congestion around the Tulloch Road/Adelaide Road intersection, Council request staff to report on reinstating Barnet Road as a two way road in the section between Tulloch Road and Para Road, adjacent to Gawler College.

2. In doing so, Council consult with all stake holders and also requests consideration of incorporating a 'kiss and drop' lane on the western side, plus speed reduction, for the periods coinciding with school operating hours.
The GELR project requires the Main North/ Potts Road/Para Road intersection to be upgraded by way of a new signalised intersection with dedicated through and turning traffic lanes to cater for the additional traffic expected to be generated from the Gawler East rezoning. This represents a $12M investment in this locality.

The Tulloch / Main North Road intersection is immediately adjacent (Circa 140m) to the Main North Road/ Potts Road/Para Road intersection. It cannot be considered in isolation of the GELR Project and the broader network of modifications and impacts within the area.

To determine an optimum outcome for this intersection, a ‘network analysis’ strategic approach is required to understand the broader operational and traffic impacts through this section of Main North Road and the surrounding local road network. This will include investigations of Council’s recent motions on this local area in terms of exploring if improvements can be made to the current local road network efficiency, safety and level of service. This will involve close collaboration with the adjoining property owners (Incl. School) to ensure all relevant matters are considered if proposing any changes to the traffic management of this local road network area.

Moving forward, Council staff have commenced discussions with DPTI on the matter emphasising the importance of the interface between Tulloch Road / Main North Road and Main North Road/Potts Rd/Para Road intersections as part of the GELR to ensure traffic management and any proposed solutions are considered and analysed holistically.

**Pedestrian Crossing Improvements**

It should be noted that as a separate but related matter, DPTI are proposing to undertake pedestrian safety upgrades in this local area. These are currently being finalised by Council staff and involve a pedestrian crossing north of the Tulloch Road intersection across Main North Road as well as at another location on Barnet Road in the vicinity of the Gawler & Districts College and Bunnings (i.e. north-east of Tulloch Road). An image of these locations and proposed crossings is located in Figure 2 below.

**FIGURE 2: Pedestrian Improvements Plan - Existing and Proposed**
These pedestrian improvements are being undertaken ahead of the Potts Road/Para Road/Main North Road intersection upgrade on the likelihood that they will not be significantly impacted by the final scope of those works.

**Gawler East Funding Model.**

As previously reported to Council, on 5 October 2016 and in collaboration with DPTI and Springwood Communities, staff met with the Minister for Infrastructure to present its optimum funding model for delivering the preferred GELR alignment (Village Centre on Calton Rd to Potts Rd at the Bentley Road Reserve).

This proposed funding model, which has now received in-principle support from both the Minister for Infrastructure as well as Council, was to provide for the total cost of the preferred GELR within the $55 million allocated in the State Government budget.

In this optimum scenario the State Government would essentially ‘bank roll’ the total cost of the preferred alignment upfront, enabling Council to achieve its preferred long term strategic alignment to the Bentley Road/Tiver Road intersection to the south, without the necessity for Council to borrow funds. This would ultimately save Council approximately $450,000 in interest repayments on an annual basis, as Council’s preferred strategic alignment to Bentley Road/Tiver Road intersection in the south is estimated to cost $5.6 million.

This would also allow Springwood Communities to bring forward the construction of the GELR within their estate in the north, ensuring a connection to Calton Road at the proposed village centre and avoiding the possibility of Springwood Communities either providing a suboptimum connection to Calton Road at Cheek Ave or no connection if facilitated and the State Government withdraws their funding. The cost of this section of the GELR is valued at $4.9 million. However, it is not required until 1000 allotments exist in the Gawler East and Residential Hills Zones, and based on existing demand this will not be required until approximately 2020.

The funding proposition is also considered advantageous to the State Government as it provides for a ‘return on investment’ mechanism back to the State of funding in the order of $8.2 million.

To ensure the preferred GELR alignment can be achieved within the $55 million budget, Council had to ultimately agree to value engineer the scope of the road, defer non-essential infrastructure and achieve significant efficiencies through a collaborative approach to the roads procurement and construction (refer to Council Motion: 2016:10:395). This proposed approach has ultimately achieved significant upfront savings across the entire length of Council’s preferred alignments, to the extent that the total cost of the Alternative Eckerman Alignment for the GELR is within the $55 million allocated by the State Government.

Under this optimum funding model it was also suggested to the Minister that a mechanism to reimburse the State Government for its upfront expenditure on a per allotment basis overtime time would be facilitated by Council in order to provide a return on investment. This payment back to the State Government was put as a non-negotiable element of the proposition by the Minister for Infrastructure. In essence a road that was anticipated to cost the State Government $55 million will now cost less due to the collective and collaborative efforts of Council, DPTI and Springwood Communities, which the State Government will realise overtime as development occurs. The saving in this regard is estimated at $8.2 million.
This reimbursement to the State Government would occur via an Infrastructure Agreement with all developers in the Gawler East and Residential Hills Zones being required to pay a per allotment contribution which is payable upon the creation of each new allotment prior to Section 51 clearance. It is important to note that by applying this contribution before individual allotments are created, the cost is immediately attributed to the developer and not the eventual resident. Likewise, if the land is not subdivided no such contribution would be required to the land owner. This is a true “developer pays principle”.

This would require the use of a Land Management Agreement (LMA) linking the Infrastructure Agreement to the Certificate of Title (Land). These monies would then be passed onto the State Government overtime if and when development occurs, this is consistent with the principles of the new Planning, Development and Infrastructure Act 2016.

As part of this model Council has also provided 'in principle' support for the application of a Separate Rate/s over all land in the Gawler East and Residential Hills Zones as a further layer of security for the State Government, ensuring payments are made as development occurs.

It is intended that this Separate Rate would be set over all land within the Gawler East and Residential Hills Zones but be automatically rebated to $0, such that payment of this Separate Rate would only eventuate should the land be subdivided without the primary legal instrument being established to attract the per allotment contribution, i.e. the Infrastructure Agreement. In essence, the per allotment contribution payable under the Infrastructure Agreement, and or the payment of the Separate Rate, would only occur if and when the land is subdivided. If the land is not divided, no payment would be required by the land owner.

As previously presented to Council, which has now also been approved ‘in principle’, noting that further investigations into the funding models key assumption (yields and costs) is required, Council is proposing to pay back to the State Government a net savings/reimbursement in the order of $8.2 million.

This consists of a contribution in the order of $2,400,000 for the upgrading of Potts Road, of which $2,000,000 is already within the Long Term Financial Plan for upgrading Potts Road. This is regardless of any development occurring in the Gawler East and Residential Hills Zones. In addition, a total of $5,767,000 is to be progressively reimbursed back to State Government over the life of the Gawler East and Residential Hills Zone on a per allotment basis if and when development occurs.

This $5,767,000 includes the full cost of the GELR within the Springwood Communities land of $4,900,000, which Springwood Communities has agreed to pay on a per allotment contribution of $3,267 over the next 1500 allotments. To ensure an equitable approach to developer contributions is provided for the GELR in both the north and south, it is proposed that this same per allotment contribution rate be applied to all other developers, excluding that of the Commissioner of Highways land.

At this stage, and based on a yield of approximately 1000 allotments, $3,267,000 will likely to be generated by all other developers in the area, with $867,000 to be provided back to the State Government for a total of $5,767,000. The remaining $2,400,000 will be retained by Council to cover its initial $400,000 shortfall identified in the Long Term Financial Plan for upgrading Potts Road, and to cover the deferred infrastructure costs (approx. $2,000,000) associated with the section of the GELR through the Commissioner of Highways land.
In addition to the reimbursement back to the State Government there is also the added requirement to further secure an additional per allotment contribution from all other future developers (approximately 1000 allotments) for GELR infrastructure that has been deferred, other traffic interventions and community/social infrastructure. At present total cost of this defer infrastructure is valued at $4,200,000. At this stage the total cost of traffic intervention is $8,210,000 and Community Infrastructure has been valued at $7,918,000. These monies would be held by Council in order to deliver infrastructure in a sequential manner as development occurs along the GELR.

At this stage, Council is anticipating a per allotment contribution rate of between $9,000 - $11,000, which is considered to be sustainable. However, work is continuing to progress on a number of fronts in order to confirm key assumptions within the proposed funding model such as:

- Infrastructure costs (deferred infrastructure, traffic interventions and social/community infrastructure)
- Expected dwelling yields
- Agreement on the Infrastructure Agreement/s
- Application of the Separate Rate/s

### Development (Infrastructure) Deed - Payment Breakdown/Per Allotment Contribution

<table>
<thead>
<tr>
<th>Link Road (Preferred Alignment to Village Centre)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northern Section - Springwood Communities</td>
<td>$4,900,000</td>
</tr>
<tr>
<td>Central Section - Commissioner of Highways (CoH)</td>
<td>N/A</td>
</tr>
<tr>
<td>Southern Section - Council/Other Future Developers (OFD)</td>
<td>$3,267,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$8,167,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Link Road Non-essential Infrastructure (value engineering)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deferred Infrastructure Costs (index in accordance with RBCI)</td>
<td>$4,200,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$4,200,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Traffic Intervention</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potts Rd Upgrade (Lower Section)</td>
<td>$1,600,000</td>
</tr>
<tr>
<td>Cheek Ave Upgrade</td>
<td>$830,000</td>
</tr>
<tr>
<td>Barossa Valley Way/Cheek Ave Intersection Interim</td>
<td>0</td>
</tr>
<tr>
<td>Calton Rd Upgrade (Cheek to project entrance)</td>
<td>$2,740,000</td>
</tr>
<tr>
<td>Calton Rd (Murray St to Cheek Ave) - pavement marking</td>
<td>$260,000</td>
</tr>
<tr>
<td>Calton Rd (Murray St to Cheek Ave) - pavement rehabilitation</td>
<td>0</td>
</tr>
<tr>
<td>Calton Rd Murray St intersection</td>
<td>$180,000</td>
</tr>
<tr>
<td>Calton Rd Link Rd at Hamilton Reserve</td>
<td>$130,000</td>
</tr>
<tr>
<td>Calton Rd and Link Rd at Cheek Ave</td>
<td>$660,000</td>
</tr>
<tr>
<td>Bike Pathway (Calton to Barossa Valley Way)</td>
<td>$220,000</td>
</tr>
<tr>
<td>Calton Rd upgrade project entrance to Balmoral Rd</td>
<td>$730,000</td>
</tr>
<tr>
<td>Link Rd Balmoral Rd Intersection</td>
<td>$660,000</td>
</tr>
<tr>
<td>Frist Street/Fifth/Hill Intersection</td>
<td>$200,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$8,210,000</strong></td>
</tr>
</tbody>
</table>

* It is envisaged that all cost will be index in accordance with RBCI. The traffic intervention cost exclude expenditure that would otherwise be required by Council regardless of future development occurring in Gawler East.
### Development (Infrastructure) Deed - Payment Breakdown/Per Allotment Contribution

<table>
<thead>
<tr>
<th>Community Infrastructure</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 x District Play Space</td>
<td>$1,200,000</td>
</tr>
<tr>
<td>1 x General (junior) Sporting Space</td>
<td>$500,000</td>
</tr>
<tr>
<td>2 x Multi Use Courts</td>
<td>$70,000</td>
</tr>
<tr>
<td>1 x Community Hub</td>
<td>$6,148,000</td>
</tr>
<tr>
<td><em>It is envisaged that all cost will be index in accordance with CPI</em></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$7,918,000</strong></td>
</tr>
</tbody>
</table>

**TOTAL PER ALLOTMENT CONTRIBUTION ACROSS GAWLER EAST AND RESIDENTIAL HILLS ZONES OF APPROXIMATELY** $9,000-11,000

* CoH land will not attract a per allotment contribution for the GELR or deferred Infrastructure components.

### STATE GOVERNMENT PROPOSITION

- **Potts Road Upgrade** – Upfront contribution on completion of GELR: $2,400,000
- **Per Allotment reimbursement to State Government**: $5,767,000

**TOTAL NET SAVINGS/REIMBURSEMENT TO STATE GOVERNMENT**: $8,167,000

In order to progress deliberations associated with the Developer (Infrastructure) Per Allotment Contributions Scheme, staff need to finalise all infrastructure costs and an expected per hectare dwelling yield. However all of the above factors including the application of the separate rate and infrastructure agreements will have a direct impact on the success of the proposed funding model, in particular the financial contribution required to be obtaining from each new allotment created in the future.

### Infrastructure Costs

As discussed in more detail above staff are continuing to refine both the design and scope of the GELR, following the adoption of the Alternative Eckerman Alignment as Council’s preferred alignment, in order to further reduce costs.

Now that the Alternative Eckerman Alignment is Council’s preferred alignment, and that the GELR essentially skirts around the edge of planned urban development within the Gawler East Zone, it provides a further opportunity to reduce the scope of the deferred infrastructure and costs more generally. As the GELR will abut a rural living zone the opportunity has been created to consider the potential removal of a dedicated turning lane, elements of street lighting and a section of footpath to further reduce Council’s over financial exposure.

### Traffic Interventions

As detailed earlier in this report a number of local traffic interventions have been identified, which need to be undertaken as development with the Gawler East and Residential Hills Zones occurs. Staff have commenced a review of these local traffic interventions to confirm they are still required and how all associated costs are to be apportioned.
Community Infrastructure

As previously reported to Council, and based on various strategic investigations (Gawler Open Space, Sport and Recreation Plan, draft Gawler Social Infrastructure and Services Study and Gawler East Community Infrastructure Case Study) the following “base level” community infrastructure is required to be provided within the mandatory 12.5% usable open space provided by developers.

This list of base community infrastructure has been designed to service the local community that will be created in the entire Gawler East area over the coming decade and is to be created in a sequential manner in order to meet community needs based on agreed triggers.

<table>
<thead>
<tr>
<th><strong>Base Infrastructure Requirements for Gawler East Zone</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Infrastructure</strong></td>
</tr>
</tbody>
</table>
| **Local Play Space** | • Minimum of 0.2 hectares in size  
  • Caters to residents within walking distance (about 300 metres)  
  • Centrally located within a residential area, close to schools and shops  
  • Typically includes: Play equipment, seating, bins, irrigation, grassed areas, landscaping and share paths | 5 |
| **Neighbourhood Play space** | • Minimum of 0.5 hectares in size (As stated in the Development Plan)  
  • Caters to residents within walking distance (about 500 metres)  
  • Centrally located within a residential area, close to schools and shops  
  • Typically includes: Play equipment, seating, bins, shelters, irrigation, tables, BBQs, grassed areas, lighting, landscaping and share paths | 3 |
| **District Play space** | • Minimum of 3 hectares in size (As stated in the Development Plan)  
  • District Open Space considers the wider community and areas that people deliberately visit for the purpose of a specific activity. They are generally used for multi-use activities and often contain sports fields, courts and other sports infrastructure (goals, nets, etc).  
  • Typically includes: Play equipment, seating, bins, shelters, irrigation, grassed areas, lighting, landscaping, shared paths, BBQ, Car Parking, toilets. | 1 |
| **General (junior) Sporting Space** | 15,000sqm general play fields, top soil, sandy loam, turf, irrigation and sports equipment | 1 |
| **Multi Use Courts** | Netball/Basketball/Tennis courts with associated infrastructure to be located within the district play space. | 2 |
**Base Infrastructure Requirements for Gawler East Zone**

<table>
<thead>
<tr>
<th>Community Hub</th>
<th>1500sqm multipurpose community centre facility/meeting facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A single facility or group of facilities co-located together. A community hub provides a broad range of services to the community based on three main functions:</td>
</tr>
<tr>
<td></td>
<td>• Provide key services to meet local needs. Program activity responds to the needs of the local community and involves providers of social, health, employment and/or business services.</td>
</tr>
<tr>
<td></td>
<td>• Provide accessible community space. The space is open to the public and common areas are available for both formal and unstructured programming.</td>
</tr>
<tr>
<td></td>
<td>• Build networks through the co-location of different service providers. The scale and focus of services creates a critical mass that improves overall accessibility for clients and creates synergies for co-locating tenants. Informal social networks among.</td>
</tr>
</tbody>
</table>

The provision of this community infrastructure has been broken down into two categories, conventional and non-conventional community infrastructure.

<table>
<thead>
<tr>
<th>Conventional Community Infrastructure</th>
<th>Non-Conventional Community Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure expected to be included as part of the provision of a developer's 12.5% open space contribution prior it being vested into Council ownership.</td>
<td>Infrastructure required to support a community, but considered over and above that expected by a developer as part of their mandatory 12.5% contribution.</td>
</tr>
<tr>
<td>Local Play Space</td>
<td>Community Hub</td>
</tr>
<tr>
<td>Neighbourhood Play Space</td>
<td>Sporting Hub – Sporting Infrastructure</td>
</tr>
<tr>
<td>Pedestrian and Shared Use Pathways</td>
<td>District Play Space</td>
</tr>
<tr>
<td>Landscaping – tress, gardens, lawn.</td>
<td>Public Toilets</td>
</tr>
<tr>
<td>General Activity Greenspace</td>
<td>Multi Use Courts</td>
</tr>
<tr>
<td>Irrigation</td>
<td>Barbeque</td>
</tr>
<tr>
<td>Park Benches</td>
<td>Car Parking</td>
</tr>
<tr>
<td>Tables and Seating</td>
<td>Specialised Infrastructure:</td>
</tr>
<tr>
<td></td>
<td>• Skate Park, BMX Track</td>
</tr>
<tr>
<td></td>
<td>• Community Garden</td>
</tr>
<tr>
<td></td>
<td>• Nature Play Areas</td>
</tr>
</tbody>
</table>

It is envisaged that this Community Infrastructure will be delivered sequentially over the next 10+ years, as the Gawler East community grows. As a result, and based on existing market conditions, the provision of this community infrastructure has been broken down into years 0-5 and years 6-10+, and categorised as either conventional or non-conventional.
### Base Infrastructure Requirements for Gawler East Zone

<table>
<thead>
<tr>
<th>Implementation</th>
<th>Infrastructure</th>
<th>Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-5 years</td>
<td>2 x Local Play Space</td>
<td>Conventional</td>
</tr>
<tr>
<td>Population 5,000</td>
<td>1 x Neighbourhood play space</td>
<td>Conventional</td>
</tr>
<tr>
<td></td>
<td>1 x district play space</td>
<td>Non-conventional</td>
</tr>
<tr>
<td>6-10+ years</td>
<td>3 x Local Play Space</td>
<td>Conventional</td>
</tr>
<tr>
<td>Population 10,000</td>
<td>2 x Neighbourhood play space</td>
<td>Conventional</td>
</tr>
<tr>
<td></td>
<td>1 x General (junior) Sporting space</td>
<td>Non-conventional</td>
</tr>
<tr>
<td></td>
<td>2 x Multi Use Courts</td>
<td>Non-conventional</td>
</tr>
<tr>
<td></td>
<td>1 x Community Hub</td>
<td>Non-conventional</td>
</tr>
</tbody>
</table>

All conventional community infrastructure will be provided by developers as part of their mandatory 12.5% useable open space. All non-conventional community infrastructure has been costed for the purpose of generating a Community Infrastructure Contribution Rate to be paid by developers on the creation of each new allotment in order to fund this necessary Community Infrastructure. The per sqm costs suggested by Rider Levett Bucknall in their original order of cost estimate has been applied in order to generate these cost estimates. These costs are now the subject of further investigation and refinement.

Community Infrastructure to be funded via proposed per allotment contribution scheme.

### Non-Conventional Infrastructure Requirements and Associated Costs

<table>
<thead>
<tr>
<th>Implementation</th>
<th>Infrastructure</th>
<th>Rate</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Years 0-5</td>
<td>1 x district play space</td>
<td>$40 per sqm</td>
<td>$1,200,000</td>
</tr>
<tr>
<td>Population 5,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Years 6-10+</td>
<td>1 x General (junior) Sporting space</td>
<td>$34 per sqm</td>
<td>$500,000</td>
</tr>
<tr>
<td>Population 10,000</td>
<td>2 x Multi Use Courts</td>
<td>$35,000 per court</td>
<td>$70,000</td>
</tr>
<tr>
<td></td>
<td>1 x Community Hub</td>
<td>$2,800 per sqm + preliminaries, builders margin, furniture, fittings, 20% contingency and professional fees</td>
<td>$6,148,000</td>
</tr>
</tbody>
</table>

At this stage the total cost of this non-conventional Community Infrastructure is estimated at approximately $8,000,000. When the cost of this Community Infrastructure is amortised over the life of the Gawler East and Residential Hills Zones (expected future residential yield of 3500 allotments) a per allotment contribution rate of approximately $2,300 is required in order to fund the necessary Community Infrastructure. It is also worth noting that by Council agreeing to the overarching GELR funding model, it provides the opportunities to obtain developer contributions for Community Infrastructure that may not have otherwise been achievable.

Working is continuing to progress in relation to both the list of community infrastructure, and the cost apportioned to each element.
Expected Dwelling Yields

In 2010 when the Minister for Urban Development and Planning rezoned the 400 hectares of land in Gawler East to support a new community of approximately 10,000 people, resulting in approximately new 4,200 dwellings based on an average dwelling occupancy of 2.4 people.

At a high level it was anticipated that the land owned by Lend Lease (now Springwood Communities) would generate approximately 2,000 – 2,500 dwellings, with circa 1,000 to be created on land owned by the Commissioner of Highways and a further 1,000 on land by all other land owners.

It should be noted that a number of factors will ultimately determine the actual yield to be achieved within the Gawler East and Residential Hills Zones such as:

- Development Plan policy (minimum and maximum size allotments)
- Provision of open space
- Areas of native fauna and flora
- Topography (slope)
- Natural and manmade features (Watercourses and Quarry)
- Market conditions (demand and house products)

An initial desktop study has identified that the allotment sizes already created in the Gawler East Zone range from 120sqm to 1000 sqm, achieving a gross density of approximately 13.5 dwelling per hectare. In relation to the existing Residential Hills Zone allotments these range from 300sqm to 1000sqm and have achieved a gross density of 12.5 dwellings per ha. Woodvale stages 1 and 2 have achieved a gross per ha dwelling rate of 13.5, and stages 3-5 has achieved 11.6 dwellings per ha.

As a result, and for the purpose of generating an initial ‘estimated’ dwelling yield for land owned by the Commissioner of highways and all other developers, excluding Springwood Communities who have suggested a further 1500 allotment will be created within their development, a dwelling per ha rate of 12.5 has been applied.

This supports the initial assumption that approximately 1000 dwellings will likely be created on land owned by the Commissioner of Highways and approximately 1,000 on land owned by all other developers excluding Springwood Communities.

However, Urban and Regional Planning Solution (URPS), via specialist input from surveyors Alexander and Symonds, have been engaged to critically assess these yield assumptions for the purpose of generating a per allotment contribution rate. It is anticipated that this independent yield analyse for land owned by Springwood Communities, Commissioner of Highways and all other land owners within the Gawler East and Residential hills Zones will be presented to Council early in the New Year.

It is also important to note that since the land was rezoned in 2010 approximately 300 new dwelling allotments have been created, 200 within Springwood Communities and 100 within Woodvale. As the proposed funded model is based on the ‘developer pays’ principle it is not envisaged that either the per-allotment contribution and or a separate rate/s would apply retrospectively to allotments already approved. It is however important to note that at present Council has a number of land division applications under assessment (totalling 96 allotments). Staff have commenced discussions with these developers about contributions. In addition, the Urban Development Institute of Australia (UDIA) have committed to presenting to all developers in the Gawler East and Residential Hills Zones about the benefits of the proposed infrastructure scheme, and a coordinated approach to infrastructure provision more generally.
As a result, it should be acknowledged that the ‘expected dwelling yield’ verses ‘actual dwelling yield’ and the creation of allotments prior to application of the separate rate or suitable infrastructure agreements will directly impact on the viability of the funding model and Council’s overall financial exposure, refer to table below:

**Separate Rate**

As part of the suite of various recommendations adopted at the 25 October 2016 meeting relative to the Gawler East Link Road, Council resolved as follows:

Moved by Cr A Shackley  
Seconded by Deputy Mayor D Hughes  
Motion No: 2016:10:398

*That Council notes that a Development Deed infrastructure contribution scheme is proposed to be based upon the ‘beneficiary pays’ principle and will be comprised of a legally-binding Deed and the application of a separate rate on rateable land and/or other appropriate mechanism as a means of financial security with an appropriate relief policy, with the full detail of the mechanism to be formulated / developed and subject to a further report to the Council.*

Moved by Deputy Mayor D Hughes  
Seconded by Cr A Shackley  
Motion No: 2016:10:399

*That Council notes that the Development Deed infrastructure contribution scheme is predicated on the following parameters, namely:*

a) **Funding or in-kind Contributions** being made by developers at the time that land division occurs and prior to Section 51 Clearance being provided by the Council;  
b) **Contributions from developers** being secured through a Deed in the first instance;  
c) **The separate rate and/or other appropriate mechanism** as a secondary security mechanism to the Deed to secure the funding or in-kind contributions from developers; and  
d) **As far as reasonably possible, that the scheme achieves equitable infrastructure contributions across the Gawler East and Residential Hills Zones on a ‘beneficiary pays’ basis.**

Moved by Cr A Shackley  
Seconded by Cr B Gidman  
Motion No: 2016:10:400

*That Council provides ‘in principle’ support for a Development Deed infrastructure contribution scheme, including the use of a separate rate being levied against the relevant land of the developer as a means of providing, if necessary, for the provision of a portion of physical and social infrastructure costs arising from development in Gawler East and Residential Hills Zone and acknowledges that investigations into this matter will now commence and the outcomes, including the undertaking of community consultation in respect of the proposed separate rate and/or other appropriate mechanism, will be the subject of a further report to the Council for consideration in due course.*
The application of the Separate Rate would be in accordance with Section 154 of the Local Government Act 1999, which prescribes:

Sec 154 (1): A council may declare a separate rate on rateable land within a part of the area of the council for the purpose of planning, carrying out, making available, supporting, maintaining or improving an activity that is, or is intended to be, of particular benefit to the land, or the occupiers of the land, within that part of the area, or to visitors to that part of the area.

Consequently, the key element relating to a Separate Rate is that it can only be levied against a part of the Council area (i.e. unlike General rates which are applied against the whole Council area). Further, the part of the Council area that incurs a Separate Rate is levied the tax on the basis that such properties are to receive a particular benefit from the purpose for which the Separate Rate is established. Pursuant to Section 154(5)(b), a Separate Rate can be applied for a period exceeding one year.

Consistent with the resolutions from the 25 October 2016 meeting, the funding mechanism for the GELR and other community/social infrastructure to be provided within the Gawler East and Residential Hills Zone is predicated on future funding contributions being sourced from property developers via a per allotment contribution which is payable upon the creation of each new allotment prior to Section 51 clearance being provided, consistent with the basis of a true “developer pays principle”. Further, that the establishment of a Separate Rate is only applied as a measure of financial security for the Council, to ensure developer contributions are received as development occurs. On this basis, provided developer contributions are received (as property development occurs) in accordance with the infrastructure deeds, then the Separate Rate applied will be effectively rebated in full.

In this context, the Separate Rate would appear on future individual rate notices for properties captured by the Separate Rate, but the quantum contribution will be postponed (and then rebated in full upon payment of funds being received by the primary Developer Deed regime).

Section 151 of the Local Government Act 1999 outlines the procedural processes that must be followed by Council prior to the establishment of a new Separate Rate. Section 151 prescribes that:

(5) Before a council—

(a) changes the basis of the rating of any land (including by imposing differential rates on land that has not been differentially rated in the preceding financial year, or by no longer imposing differential rates on land that has been differentially rated in the preceding financial year); or

(b) changes the basis on which land is valued for the purposes of rating; or

(c) changes the imposition of rates on land by declaring or imposing a separate rate, service rate or service charge on any land, the council must—

(d) prepare a report on the proposed change; and

(e) follow the relevant steps set out in its public consultation policy.
(6) A report prepared for the purposes of subsection (5)(d) must address the following:

(a) the reasons for the proposed change;

(b) the relationship of the proposed change to the council’s overall rates structure and policies;

(c) in so far as may be reasonably practicable, the likely impact of the proposed change on ratepayers (using such assumptions, rate modelling and levels of detail as the council thinks fit);

(d) issues concerning equity within the community, and may address other issues considered relevant by the council.

(7) A public consultation policy for the purposes of subsection (5)(e) must at least provide for—

(a) the publication in a newspaper circulating within the area of the council a notice describing the proposed change, informing the public of the preparation of the report required under subsection (5)(d), and inviting interested persons—

(i) to attend a public meeting in relation to the matter to be held on a date (which must be at least 21 days after the publication of the notice) stated in the notice; or

(ii) to make written submissions in relation to the matter within a period (which must be at least 21 days) stated in the notice; and

(b) the council to organise the public meeting contemplated by paragraph (a)(i) and the consideration by the council of any submissions made at that meeting or in response to the invitation under paragraph (a)(ii).

(8) The council must ensure that copies of the report required under subsection (5)(d) are available at the meeting held under subsection (7)(a)(i), and for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council at least 21 days before the end of the period for public consultation.

(8a) Subject to complying with the requirements of this section—

(a) a report required under subsection (5)(d) may form part of the council’s draft annual business plan (and that plan as adopted); and

(b) the public consultation required under subsection (7) may be undertaken as part of the public consultation required with respect to the council’s draft annual business plan.

As outlined in Section 151(8a) above, the report and public consultation required may form part of the associated reports and consultation undertaken by Council relative to its Annual Budget/Business Plan.
Accordingly, it is envisaged that the report and public consultation required prior to the consideration of the establishment of a Gawler East and Residential Hills Zone Separate Rate, will be incorporated within the 2017/18 Annual Budget/Business Plan timetable adopted by Council at the 25 October 2016 meeting.

In this regard, public consultation on the Separate rate would occur during May 2017, as part of the Annual Budget/Business Plan consultation, leading up to adoption of the 2017/18 Budget (incorporating the provision of a Separate Rate) at the 27 June 2017 Council meeting.

The Proposed Infrastructure Deeds

Following the decision of Council on its preferred GELR alignment, and “in principle” support for funding model, staff have meet with Springwood Communities, DTPI and The Barossa Council in regard to the structure of the various Infrastructure agreements between the parties for the required infrastructure.

As a result, the agreed Infrastructure Deed structure comprises the following:

<table>
<thead>
<tr>
<th>No</th>
<th>Infrastructure</th>
<th>Parties/Signatories</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Gawler East Link Road</td>
<td>Minister of Infrastructure and Town of Gawler</td>
</tr>
<tr>
<td>2</td>
<td>Gawler East Link Road, including deferred infrastructure</td>
<td>Springwood Communities / other developers, the Barossa Council and Town of Gawler</td>
</tr>
<tr>
<td>3</td>
<td>Traffic Interventions</td>
<td>Springwood Communities / other developers, The Barossa Council, Commissioner for Highways and Town of Gawler</td>
</tr>
<tr>
<td>4</td>
<td>Social Infrastructure</td>
<td>Springwood Communities / other developers, Commissioner of Highways, The Barossa Council and Town of Gawler</td>
</tr>
</tbody>
</table>

It is intended that Draft Deeds will be presented to Council early in the New Year for consideration and that all deed would be signed at once.

Note that the deed to be applicable to all land areas / developers in the Gawler East area.

Development Plan Amendment

Over the last 12-18 months Council has undertaken a number of investigations and studies designed to guide the development of the Gawler East and Residential Hills Zones.

Council had previously engaged Urban and Regional Planning Solutions (URPS) to spatially represent the outcomes of deliberations associated with the preferred alignment of the GELR and other critical infrastructure identified by these investigations (stormwater, open space, community infrastructure etc.).

Now that the preferred alignment of the GELR has been adopted by Council, URPS have recommenced their initial undertaking to prepare an updated Gawler East Structure Plan. It is envisaged that this updated Structure Plan once completed will be inserted into the Gawler Development Plan via a Development Plan Amendment. This will also provide an opportunity to refine any other policies pertaining the Gawler East and Residential Hills Zones that specifically relate to this structure plan.
As a result, and in accordance with Council Motion 2016:10:408, URPS have also prepared a Statement of Interest (SOI) that seeks the agreement of the Minister for commencing a DPA (Refer to Report in this agenda). The purpose of this DPA is to update existing Development Plan policies generally affecting the Residential (Gawler East), Residential (Hills), Rural Living Zone and Open Space Zones in the Gawler East locality, by introducing plans and supporting policies that create a clear nexus between the creation of new allotments and the coordinated development of road, stormwater, public lighting, pedestrian and bicycle and community infrastructure.

The process of undertaking a Development Plan Amendment (DPA) is legislated by the Development Act 1993, and can only be initiated/conducted by either a Council or the Minister responsible for the Development Act. As this particular DPA will be initiated by Council, agreement needs to be reached with the Minister for Planning on a Statement of Intent. This is essentially a document that details the scope, relevant strategic/policy considerations, nature of investigations to be carried out, the consultation process and timeframes to be followed in preparing the DPA.

Refer to separate agenda item for further information in respect to this matter.

**Request for Review of Council Decision – Gawler East Link Road Project Road Alignment**

On 21 November 2016, Council received an application under Section 270 of the Local Government Act 1999, to Review Council’s decision regarding the preferred alignment of the Gawler East Link Road Project (Motion No. 2016:11:435). *(Attachment 1)*

The process in undertaking the internal review requires that all the information and the material that was before the Council at the time it made its decision be considered as well as any additional or new information that is available. As the decision to which the application relates is a decision that was made by the elected body, the decision will need to be reviewed by the elected body.

Norman Waterhouse Lawyers have been engaged to carry out an independent review of the information and material presented to Council and produce a report and recommendation back for the elected body’s consideration.

It is expected that this report will be presented at January/February 2017 Council meeting.

**COMMUNICATION (INTERNAL TO COUNCIL)**

Chief Executive Officer  
Manager Infrastructure and Engineering Services  
Manager Finance & Corporate Services  
Acting Manager Economic Development, Regulatory Services and Communications  
Senior Projects Manager
CONSULTATION (EXTERNAL TO COUNCIL)

Extensive consultation has occurred in respect to this project over the past two years. Council has established a dedicated webpage on the Town of Gawler website for the Gawler East Link Road, which contained a range of useful material for the community including:

1. Council Reports
2. Council Motions
3. PowerPoint Presentations
4. Technical Reports, Investigations and Studies
5. Concept Plans
6. Link to State Government undertaken alignment investigations

The Community Engagement that has been undertaken has conformed to the requirements of the Council’s Community Consultation Policy.

POLICY IMPLICATIONS

The eventual outcome of the proposed SOI and DPA will have an impact upon Council’s Gawler (CT) Development Plan and its policies pertaining to the development of the Gawler East area.

STATUTORY REQUIREMENTS

It is important to note that all progress by the Council to date has not been required by any legislation specifically. The investigations, consultation and assessment process to date have, and will in the future, inform various legislative matters that will be triggered depending on the Council’s decision on a preferred GELR alignment.

The statutory requirements relating to all DPAs including the Town Character DPA are outlined in Section 25 of the Development Act 1993.

FINANCIAL/BUDGET IMPLICATIONS

As per Council Motion 2016:10:406 a further allocation of $140,000 has been included in the 2016/17 Budget costs associated with continued progression of the Gawler East Link Road matter, including $30,000 for a Gawler East and Residential Hills Zone Development Plan.

COMMUNITY PLAN

Objective 2.1: Physical and social infrastructure to match population growth
Objective 2.3: Urban growth to be sustainably managed
Item Number 8.2
Title COMMUNITY PLAN 2014 - 2024 REVIEW
Date 13 December 2016
Author(s) Ryan Viney, Acting Manager Economic Development, Regulator Services and Communications
David Petruzzella, Land Use Policy Officer
Reference CC13/340; CR16/59999; CR16/60097; CR16/60772; CR16/63337; CR16/58300
Previous Motion NIL
Attachment/s Under Separate Cover Attachment 1 - Gawler Community Plan 2014-2024
Attachment 2 - Picture This Discussion Paper
Attachment 3 - Strategic Maps
Attachment 4 - Strategic Workshop - Summary Report

OFFICER’S RECOMMENDATION
Item 8.2 – Community Plan 2014 - 2024 Review (CC13/340)

That Council pursuant to Section 122 of the Local Government Act 1999 commences a review of the Gawler Community Plan 2014-2024 to ensure it reflects community aspirations.

BACKGROUND

At its meeting on 26 August 2014 Council endorsed the Gawler Community Plan 2014–2024 following an extensive 12 month community engagement and consultation process. Refer to Attachment 1 for a copy of the Community Plan 2014-2024.

The Gawler Community Plan 2014-2024 is Council’s principal strategic document and is used to guide the future allocation of resources, infrastructure provision and service delivery, for the community. It also identifies the role Council will play in advocating for infrastructure and service provision by other spheres of government, non-government organisations and the private sector.

It is important to note that the Community Plan 2014-2024 was not only developed in relation to the local context but within that of the wider region and broader State, with the South Australian Strategic Plan and the State Planning Strategy (30-Year Plan for Greater Adelaide) playing key roles in the formulation of our various goals, objectives and strategies.

In 2013 Council resolved to review its Strategic Plan 2010-2018, which was formally endorsed by Council in August 2010. As a result, Council launched the “Picture This” initiative.

This project involved a comprehensive community engagement process to capture the community’s aspirations for Gawler over the ensuing decade.
This community engagement process included:
1. five community workshops;
2. an online survey;
3. call for public submissions; and
4. the release of a thought provoking discussion paper entitled ‘Picture This’. Refer to Attachment 2 for a copy of this discussion paper.

The ‘Picture This’ discussion paper was structured around five key themes – Identity, Growth, Environment, Community and Leadership.

In addition to the more conventional methods of community consultation (public notifications, flyers and media articles), and following Elected Member feedback, a list of key community stakeholders containing over 100 community organisations, committees, groups, clubs and service providers was created.

This list of key community stakeholders was used to invite these stakeholders to provide input into the development of the Community Plan 2014–2024. As a result over 100 people representing approximately 60 different community committees/groups/organisations/clubs provided written submissions, completed the online survey and/or attended one or more of the five community workshops held.

At the end of this public consultation period a report summarising community feedback was presented to Council along with a draft Community Plan 2014-2024, which was later released for public consultation. As a result, Council received a number of further submissions which were considered as part of the documents finalisation.

Section 122 of the Local Government Act 1999 requires the development of a number of specific Strategic Management Plans, the Community Plan forms a key overarching document within this Strategic Management Plan framework. This document has historically been referred to as the Strategic Plan, which makes reference to these more specific Strategic Management Plans by highlighting their key aims, objectives, strategies and outcomes.

Council’s Strategic Management Plan Framework comprises as follows: 

[Diagram]

In recent times there has been a shift away from referring to this document as Council’s Strategic Plan, with most Local Government Authorities now referring to it as a Community Plan. It is considered that this more accurately reflects how this type of document should be viewed within the community. The Community Plan thereby represents the community aspirations. The Council as an administrative body then responds by detailing its Annual Business Plans and associated documents to realise the aspirations, objectives and targets within the Community Plan 2014 -2024.
As part of the wider suite of management plans Council must also assess its financial sustainability, level of service delivery, provision of infrastructure and any anticipated demographic or developmental change. In providing an assessment against these matters Council must develop a Long Term Financial Plan and Infrastructure and Asset Management Plan covering a period of ten years. Council must also outline any strategic planning issues or priority land use policies for the implementation of the State Government Planning Strategy.

As mentioned, and pursuant to Section 122 of the Local Government Act 1999, Council must develop and adopt plans for the management of its Council area. It must also review its Community Plan within 2 years of a Local Government Election. As a result, the Town of Gawler is due to review its Community Plan 2014-2024 to ensure it is consistent with community aspirations.

COMMENTS/DISCUSSION

In preparation of the Community Plan’s review, staff have generated a number of strategic maps (Attachment 3) to provide a visual and easily comprehensible representation of all major projects, policy initiatives and activities undertaken by Council over the last three years since the adoption of the Community Plan 2014-2014.

The purpose of these maps is to not only demonstrate how Council has been working to achieve the vision of “a liveable, cohesive, active, innovative and sustainable community” by implementing various strategies from the Community Plan, but to also identify areas requiring further action by Council.

These plans are intended to play a key role in the current review of the Community Plan. It is hoped that the plans will assist the community and stakeholders to engage with Council on specific areas of interest and generate discussion and feedback as an updated Community Plan is prepared.

In addition, Council engaged the services of Accru Harris Orchard to assist Council in its review Council’s strategy framework, and provide a ‘systems approach’ to identifying current and future opportunities and priorities.

As a result, two workshops were held with elected members (Tuesday 19 July 2016 and Monday 29 August 2016), at which the strategic maps were firstly employed to undertake a gap analysis to identify any areas in need of further consideration. Meeting one was dedicated to discussing and considering the future strategic direction of Council, and meeting two was utilised to review what Council had achieved to date, future opportunities and challenges, as well as what challenges are considered priorities for future deliberation.

Further to the gap analysis undertaken, the workshops also reviewed the Community Plan’s five key pillars which are at the forefront of any decision made at the Town of Gawler:

1. Identity
2. Growth
3. Community
4. Environment
5. Leadership
The Strategic Workshops were facilitated by Steve Nayda who is a professional facilitator and the head of Management consulting at Accru Harris Orchard.

Mr Nayda has since produced a summary report from these workshops (Attachment 4) and identifies the key benefits of the review and eventual redesign of plan to be:

1. Strengthening Elected Members and the Executive’s shared understanding of the strategic plans of the Town of Gawler.
2. Working together to co-design the optimal strategy model for the future.
3. Clearly identifying the strategic priorities and how key projects contribute to those priorities.

The report provides a summary of its recommendations as follows:

<table>
<thead>
<tr>
<th>Recommendations</th>
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<tbody>
<tr>
<td><strong>High Level Strategy</strong></td>
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<td>1.</td>
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<tr>
<td><strong>Identity – marketing and branding</strong></td>
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<td><strong>Growth – economic development</strong></td>
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<tr>
<td></td>
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<td><strong>Community – social inclusion</strong></td>
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</tbody>
</table>

Council administration supports the recommendations provided in the summary report provided by Accru Harris Orchard, and that this report should be used as a guiding document in the preparation of an updated Community Plan 2014-2024.
Based on the recommendation of the Accru Harris Orchard Report, and the two Elected Member Workshops, it is anticipated that Council staff will present a draft updated Community Plan to Council in February 2017 with the intention of releasing it to the public for community consultation in March 2017. It is anticipated that the draft updated Community Plan will be released at the same time that Council’s Long Term Financial Plan is also released for public consultation in anticipation of Council then preparing its 2017/2018 budget.

COMMUNICATION (INTERNAL TO COUNCIL)

Workshops with the Executive Management Team and Elected Members were held on Tuesday 19 July 2016 and Monday 29 August 2016. It is anticipated wider staff consultation will occur in February 2017.

CONSULTATION (EXTERNAL TO COUNCIL)

A public consultation process will be formulated and presented to Council in the new year for endorsement. It is anticipated that a draft updated community Plan will be formulated by Elected Members and staff to then be revealed for public consultation. The Strategic Maps as presented will be used as a tool to assist and encourage community and stakeholder consultation.

POLICY IMPLICATIONS

The Community Plan 2014-2024 will be used to guide future policy development and is considered to be Council’s principal overarching strategic document, one which reflects community aspirations and will be used to guide decision-making.

STATUTORY REQUIREMENTS

Pursuant to Section 122 of the Local Government Act 1999, Council must develop and adopt plans for the management of its Council area. It must also review it Community Plan within 2 years of a Local Government Election.

FINANCIAL/BUDGET IMPLICATIONS

The review of the Community Plan 2014-2024 will be undertaken within existing staff resources and budget allocations.

COMMUNITY PLAN

5.1 Support and encourage community teamwork
5.2 Be recognised as a ‘best practise’ local government organisation
5.3 Deliver ongoing effective and efficient services, including support for regional collaboration.
5.4 Create and support community partnerships that contribute to the implementation of this plan.
REPORTS BY OFFICERS

<table>
<thead>
<tr>
<th>Item Number</th>
<th>8.3</th>
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<tbody>
<tr>
<td>Title</td>
<td>TOUR DOWN UNDER 2018</td>
</tr>
<tr>
<td>Date</td>
<td>13 December 2016</td>
</tr>
<tr>
<td>Author(s)</td>
<td>Ryan Viney, A/Manager, Economic Development, Regulatory Services and Communication.</td>
</tr>
<tr>
<td>Reference</td>
<td>CC16/309; CR16/57523; CR16/6410; CR16/57517</td>
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<td>Previous Motion</td>
<td>CCS, 02/02/2016, Motion No. 2016:02:09</td>
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OFFICER’S RECOMMENDATION

**Item 8.3 – Tour Down Under 2018 (CC16/309)**

That Council:-
1. Approves staff to submit an Expression of Interest to host a finish as part of a stage in the Tour Down Under in 2018.
2. Acknowledges that should it be successful in being accepted to hold a finish to a Tour race that a corresponding budget allocation in the order of $200,000 will be required to cover all associated costs in hosting the event.

Or

That Council not submit an Expression of Interest to host a finish as part of a stage in the Tour Down Under in 2018.

BACKGROUND

The Tour Down Under, outside of the Tour de France, attracts the biggest crowds in the world for cycling events. In 2013, it attracted more than 760,400 people to Adelaide and regional South Australia across eight days, including 40,000 interstate and international visitors who travelled there specifically for the event.

Gawler has been involved in the Tour Down Under on a number of occasions hosting starts in 2002 and 2010 and having the event traverse parts of the Council on numerous other occasions, most recently 2011. During the 2011 event the riders travelled along Potts Road onto Main North Road, along Murray Street to Calton Road, onto Cheek Avenue and then onto Barossa Valley Highway.

The Corporate and Community Services Committee at its meeting held 2 February 2016, resolved the following:

Moved by: Cr A Shackley
Seconded: Cr P Koch
Motion No: CCS:2016:02:09
That:-
The Corporate and Community Services Committee requests the Mayor and CEO to write a letter to the Tour Down Under organisers indicating support for Gawler to be included as part of a stage (not a start or finish) in 2017.

At the Council meeting held 23 February 2016, the following motion was also resolved:

Moved by: Cr I Tooley
Seconded: Cr K Fischer
Motion No: CCS:2016:02:51

That Council investigate the potential for it to host a leg of the 2018 Tour Down Under with such considerations including possible links with complementary events, commitment from the Gawler Business Development Group and other such relevant matters. A report be presented to Council on this matter.

COMMENTS/DISCUSSION

Further to the above Council resolutions, the South Australian Tourism Commission (SATC) has requested interested Councils submit an Expression of Interest (EOI) to be considered as a host Council for the 2018 Tour Down Under. The EOI (Attachment 2) is to be submitted prior to 6 February 2017. It should be noted that submitting an EOI does not guarantee or commit Council to host a stage in 2018. Once the EOI has closed, applicant information will be assessed by SATC, race routes designed and then councils will be contacted to advise if they have been successful or unsuccessful.

Further information will then be submitted to SATC from successful councils to determine if their infrastructure is capable of hosting the race event.

The SATC Host Fee for the 2018 Tour Down Under* are:

<table>
<thead>
<tr>
<th>Stage Type</th>
<th>Fee (ex GST)</th>
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<tr>
<td>Start</td>
<td>$15,000</td>
</tr>
<tr>
<td>Finish</td>
<td>$20,000</td>
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<tr>
<td>Bupa Challenge Start or Finish</td>
<td>$25,000</td>
</tr>
<tr>
<td>Start and Finish (whole stage)</td>
<td>POA</td>
</tr>
</tbody>
</table>

* Prices are correct as of 1 November 2016, however the SATC reserves the right to review these costs in February 2017.

The following additional costs, estimated to be in the vicinity of $150,000 to $200,000, are also the responsibility of the host Council:

a) Implementation of any required road closures and parking restrictions.
b) Removal of any traffic obstacles that affect the race, including traffic islands/round-a-bouts. Murray Street would require significant mediation in order to facilitate a start and/or finish should Murray Street be identified as a potential route for the event.
c) SATC Host Fee or the event management resources.
d) Associated Community event(s) to be held.

It should be noted that due to the redevelopment of Murray Street from 2010, there were concerns from the SATC in 2010 regarding Council’s capacity to accommodate a Tour Down Under stage. Council staff have recently made contact with Mike Turtur, Director of SATC, to discuss Gawler’s potential to host part of the race in 2018.
Mr Turtur advised that due to the infrastructure in Gawler, there would be a greater chance of being successful in hosting part of the race, if a start or finish stage was requested. Should Council wish to pursue to be part of the 2018 Tour, to ensure the maximum community and economic benefits are achieved than a Finish to a race day should be pursued.

In 2010, Council’s contribution to host a start/finish leg of the event was approximately $25,000. This figure does not include the SATC Host Fee or the event management resources provided by Town of Gawler staff.

The following economic data is sourced from the report which was provided to Council following the 2010 Tour Down Under where the Town of Gawler hosted the start of Stage 2:

a) 27,328 Estimated total number of interstate and overseas visitors who attended Stage 2 – Gawler to Hahndorf.

b) 106,021 Stage 2 Gawler to Hahndorf attendance.

c) 3,882 Number of Town of Gawler residents aged 18 plus who attended and/or were involved in the Tour Down Under.

d) $4,438,305 PR value of media coverage (Gawler specific) including radio, print, television and online.

If Council was to lodge an Expression of Interest to host a start or finish as part of a stage in the Tour Down Under in 2018, it is recommended that Council seek to host a finish in order to maximum the economic benefit of hosting a stage.

The planning and potential hosting of for the Town of Gawler’s involvement in the 2018 Tour will require significant time and resources to be allocated.

COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer
Acting Manager, Economic Development, Regulatory Services and Communications
Manager, Library and Community Services
Team Leader, Recreation and Community

CONSULTATION (EXTERNAL TO COUNCIL)

Mike Turtur, Director, South Australian Tourism Commission
Gawler Business Development Group

POLICY IMPLICATIONS

Nil

STATUTORY REQUIREMENTS

Nil

FINANCIAL/BUDGET IMPLICATIONS

The cost to Council will be approximately $200,000. The funding would need to be sourced from the Sundry Projects Fund or considered as a budget bid for the 2017/18 Financial Year.
Given the annual budget allocation of the Sundry Projects Fund has been $200,000, if the funding was to be sourced from the Fund then it would naturally entirely exhaust the Fund – thereby leaving no capacity in 2017/18 for co-contribution funding for which the Fund was predominantly established.

It is also important to note that the annual allocation of funds towards the Sundry Projects Fund is at the total discretion of Council. In this context, financial parameters and thresholds guiding future budget considerations may warrant that the allocation of funding to the Sundry Projects Fund be significantly reduced or removed in its entirety.

COMMUNITY PLAN

Objective 1.2: Build a local community that is proud of Gawler
Objective 1.4: Create a vibrant and active, event filled council area
Objective 2.6: 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
OFFICER’S RECOMMENDATION

Item 8.4 – Gawler River Floodplain Management Authority Annual Report 2015/16 (CC16/10)

That the Gawler River Floodplain Management Authority Annual Report 2015/16 be noted.

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 on 22 August 2002. The Constituent Councils are the Adelaide Hills Council, The Barossa Council, The Town of Gawler, Light Regional Council, District Council of Mallala and the City of Playford.

As a Section 43 Subsidiary of Council, in accordance with the Local Government Act 1999 and their Charter, the Gawler River Floodplain Management Authority is required to produce an Annual Report each year.

The purpose of this report is to present the GRFMA Annual Report for 2015/16 to the Council.

COMMENTS/DISCUSSION

The Annual Report provides an update on the GRFMA business functions, performance review and financial statements for 2015/16.

A copy of the Gawler River Floodplain Management Authority Annual Report for 2015/16 is contained in Attachment 1.

The key output from the 2015/16 Financial Year by the GRFMA was continued works on finalising the Flood Mitigation Options Findings Paper for the Gawler Rivers system.
Within the scope of the Paper was a review of the hydrological model for the catchment, a revision of the floodplain modelling and the consideration of both structural and non-structural options for improved flood protection for properties affected by the 1 in 100 year flood. A key aspect of that report was the preparation of revised Floodplain Mapping which was adopted by the GRFMA at its meeting held on 19 August 2015. This revised mapping has now been distributed to the member Council’s and is being used to assist in assessment of development applications where relevant and inform planning policy changes accordingly.

The other aspect of the report relating to flood mitigation options was not finalised during the 2015/16 financial year.

**September 2016 Flood Event**

A major flood event flow occurred in late September 2016 on the North Para River, South Para River and consequently the Gawler River downstream. The upstream catchment areas of North and South Para Rivers’ received intense rainfall from this storm event whereas the local Gawler area received modest rainfall. In comparing the existing flood mapping modelling issued by the GRFMA to site observations of the September 2016 flood event, resulted in an alignment of a 1 in 20 event extent.

Regionally both upstream and downstream, the flood event had far more severe consequences than those experienced in Gawler. From a GRFMA perspective, the Gawler River lead to significant flooding occurring on the lower plains where flood waters breached the river embankments and caused substantial damage to both horticultural crops and public and private infrastructure.

The GRFMA have responded to this event and is actively engaging with both State Government representatives and the community in regards to opportunities to support further flood mitigation works occurring in the lower reaches of the Gawler River. A Lower Gawler River Reference Group has now been formed made up of property owners, growers industry representatives, State Government Department representatives and the GRFMA Chairman and Executive Officer. This group is assisting the GRFMA Technical Assessment Panel in its consideration of a recent GRFMA motion at its 10 November meeting. This motion is listed below.

**Lower Gawler River Mitigation Review**

Moved: Mr Mavrinac Seconded: Mr Hemmerling

That it is recommended to the Board that Australian Water Environments be engaged to:

1. Carry out a hydrological review of the 2016 Flood, with rainfall and streamflow data from across the Gawler River, North Para and South Para catchments to be collated and summarised so that a description of the flood can be developed and its magnitude characterised at key locations across the catchment
2. Evaluate floodplain model performance by utilising the results for the hydrological review and feed these into the floodplain model so that its performance could be evaluated against the recorded flood extent information for the 2016 flood
3. Review options for mitigation in Lower Gawler River, in association with the Technical Assessment Panel and other co-opted stakeholders
4. Preliminary Report to be received by 14 December 2016.

CARRIED
This Lower Gawler River Mitigation Review work is yet to be completed however initial results on flood hydrology at Gawler are as follows:

- a) The peak inflow to the Bruce Eastick North Para Flood Mitigation Dam was just over 200 m³/s whilst the peak outflows from the dam was reduced to 85 m³/s.
- b) The flood peak from the South Para (approximately 75 m³/s) was caused by the local catchment downstream of the South Para Reservoir. The second peak associated with spills from the South Para was substantially less.
- c) The flows along the North Para and South Para in 2016 flood event were both comparable to a 1 in 20 year ARI flood event.
- d) Had the Bruce Eastick North Para Flood Mitigation Dam not been built, the flood peak at Gawler would have been in vicinity of 260 m³/s, whereas the estimated actual peak was around 125 m³/s.

A review of potential flood mitigation option strategies for the lower Gawler River (i.e. downstream of Bakers Road) are currently being considered and will be reported back to the GRFMA at its board meeting to be held on 8 December 2016, after this Agenda has been finalised.

COMMUNICATION (INTERNAL TO COUNCIL)

Councillor Adrian Shackley and Sam Dilena, Manager Infrastructure & Engineering Services represent the Council on the Authority as Board Members. Cr Paul Koch and Scott Reid, Team Leader Engineering Services, act as Deputy Board Members.

Board meetings are held bi monthly and are attended by the Council’s nominated Board representatives.

CONSULTATION (EXTERNAL TO COUNCIL)

- a. Adelaide and Mount Lofty Ranges Natural Resources Management Board
- b. Adelaide Hills Council
- c. The Barossa Council
- d. Town of Gawler
- e. Light Regional Council
- f. Adelaide Plains Council (previously District Council of Mallala)
- g. City of Playford

POLICY IMPLICATIONS

The GRFMA has been established for the following purposes:

1. To co-ordinate the construction, operation and maintenance of flood mitigation infrastructure in the Gawler River area (the Floodplain);
2. To raise finance for the purpose of developing, managing and operating and maintaining flood mitigation works within the Floodplain;
3. 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 flood mitigation within the Floodplain;
4. To enter into agreements with Constituent Councils for the purpose of managing and developing the Floodplain.
STATUTORY REQUIREMENTS

Local Government Act 1999

FINANCIAL/BUDGET IMPLICATIONS

As a regional subsidiary of Council, (jointly shared with five other Councils) the financial performance of the GRFMA needs to be consolidated into the financial accounts of the Town of Gawler.

Council's percentage equity share of the GRFMA's operations is one sixth or approximately 17.27%.

On this basis, the Council's share of the operating deficit recorded by the GRFMA for the 2015/16 financial year (deficit of $241,853) is $41,768. This deficit is carried by the GRFMA and funded through its cash reserves and has no material impact on the Council's operating position.

The GRFMA recorded deficit has been consolidated in Council's 2015/16 financial statements.

COMMUNITY PLAN

Objective 2.4: The local environment to be respected
Objective 3.7: Create a safe community environment
Objective 4.1: Create and maintain a riverine environment that reflects the social, cultural and landscape values of the river corridor
Objective 4.3: Protect environmentally significant areas of native vegetation for present and future generations
REPORTS BY OFFICERS

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<th>Item Number</th>
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<td>Title</td>
<td>14 OVERWAY BRIDGE ROAD, GAWLER WEST – PROPOSED REVOCATION OF COMMUNITY LAND STATUS</td>
</tr>
<tr>
<td>Date</td>
<td>13 December 2016</td>
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<tr>
<td>Author(s)</td>
<td>Derek Lawson, Property Support Officer</td>
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<tr>
<td>Reference</td>
<td>CC13/601; CR16/59637; CR16/63459</td>
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<tr>
<td>Previous Reference/Motion</td>
<td>NIL</td>
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<td>Attachment</td>
<td>Attachment 1 – Overway Bridge Road Site Map</td>
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OFFICER’S RECOMMENDATION

Item 8.5 – 14 Overway Bridge Road, Gawler West – Proposed Revocation of Community Land Status (CC13/601)

That Council:
1. Authorises staff to complete the administrative and legislative requirements to revoke the Community Land Status of 14 Overway Bridge Road, Gawler West (Allotment 14, Volume 5960, Folio 832 Deposited Plan 69827).
2. Receives a future report outlining the outcome of the legislative and administrative revocation process and proposed divestment strategy for consideration.

BACKGROUND

The proposed revocation of the community land status of 14 Overway Bridge Road, Gawler West was considered at the 27 September 2016 Council Meeting and the following was resolved:

Moved by Cr K Fischer  
Seconded by Cr A Shackley  
Motion No: 2016:09:369

That:-
1. Council authorises staff to commence the public consultation requirements as detailed in this report seeking to revoke the Community Land Status of 14 Overway Bridge Road, Gawler West (Allotment 14, Volume 5960, Folio 832 Deposited Plan 69827) within the Hundred of Mudla Wirra.
2. Following the public consultation process, a report be presented to Council to further consider its options regarding the future of 14 Overway Bridge Road, Gawler West.
Subject Land

The subject land is a vacant 585 m² undeveloped reserve located at 14 Overway Bridge Road, Gawler West (CT 5960/832, Deposited Plan 69827). The Subject Land has a street frontage on Overway Bridge Road of approximately 115 metres, on the eastern boundary 35 metres and approximately 22 metres on the southern boundary.

The Subject Land is roughly triangular in configuration with a narrow battle axe handle running adjacent Overway Bridge Road. Any pedestrian access to the Subject Land is via the elongated Overway Bridge Road frontage, which is approximately 2m in width, however there is no evidence of regular pedestrian access through the site. There is no formal vehicular access to the site, with the only possible road access being via Dean Street to the south.

The topography is relatively flat adjacent Overway Bridge Road; however there is a steep slope rising along the north/west boundary due to the Overway Bridge that crosses over the rail corridor linking Gawler South and Gawler West. Vegetation on the site is limited to some small trees. There are no regulated or significant trees on the site.

There is an easement listed on the Certificate of Title for sewerage purposes as provided for by Section 223LG(1) of the *Real Property Act 1886*.

The Subject Land, which was designated as Community Land under the requirements of the *Local Government Act 1999*, comprises undeveloped land with no improvements, other than post & wire rural fencing.

The Subject Land is Community Land, however not specifically identified within Council’s Community Land Management Plans. The Certificate of Title indicates the Subject Land is classified as a “Reserve”. A review of Council’s Community Land Management Plans indicates that the current Community Land Management Plan - Passive Reserves, best describes the Subject Land.

The proposed divestment of the Subject Land has not been considered in the past and this may be attributed to the obscurity of the Subject Land and its limited value to Council as a current or future open space and operational requirements. Its proximity to the rail corridor and the Overway Bridge Road overpass also significantly limits any current or future Council use of the site.

The identification of the Subject Land as an opportune site for divestment is attributed to a Development Application (490/129/2015) which was lodged on the 4 March 2015 by Dean Place Pty Ltd, and presented to Council’s Development Assessment Panel in December 2015 proposing the construction of three (3) Residential Flat Buildings consisting of fifty-five (55) dwellings with associated landscaping, car parking and fencing.

The Development Application received approval, with conditions in November 2015. The developers (Dean St Pty Ltd) are seeking to utilise the Council owned battle axe handle portion which fronts Overway Bridge Road as an area for a footpath and landscaping. The remaining triangular portion is proposed to be used as open space for the benefits of the residents within the development.

The proposed development is adjacent to the Subject Land and contained within Allotment 15 within Deposited Plan 69827 (Certificate of Title Volume 5960, Folio 831). The proposed development is within the Residential Historic (Conservation) Zone and more specifically within the Gawler South Policy Area.
The Subject Land is currently vacant and not utilised in any form by the community. Council undertakes no scheduled site maintenance other than waste collection as required resulting from unauthorised dumping. The Subject Land is underutilised in its current state.

COMMENTS/DISCUSSION

As the Subject Land is Community Land, Council is required to manage the land accordingly. Whilst the site remains as community land, it cannot be sold by the Council and must be managed in accordance with the *Local Government Act 1999*.

In order for Council to consider divestment of the Subject Land the community land status must be revoked. Council undertook public consultation, in accordance with its Public Consultation Policy and Section 194 of the *Local Government Act 1999* by way of a report, being the Proposed Revocation of Community Land Status - Public Consultation Report – 14 Overway Bridge Road, which outlined the background of the Subject Land, Council’s proposed intentions for the Subject Land and Council’s intent to divest the Subject Land, including how funds received from the sale may be utilised.

The Proposed Revocation of Community Land Status - Public Consultation Report was provided for public consultation through the provision of a Public Notice in the Bunyip, Council’s website and the availability of hard copies at:

i. Council Offices & Library located at 89 Murray Street, Gawler;

ii. Visitor Information Centre, 2 Lyndoch Road, Gawler; and

iii. Evanston Gardens Community Centre, 65 Angle Vale Road, Evanston Gardens.

The public consultation process concluded on the 4 November 2016 with no submissions received.

With the completion of the public consultation requirements Council is now in a position to commence the legislative process to seek approval from the Minister for Local Government to revoke the community land status and thus declaring the Subject Land as operational land and suitable for divestment. Where the Minister grants approval of the revocation, Council may then consider the divestment opportunities of the Subject Land – in accordance with its Disposal of Land and Assets Policy. This process first requires Council to resolve to seek the Ministers approval by way of a written application to the Minister to consider the revocation of the land.

Divestment options as part of the decision to divest include:

a. Independent valuation;

b. Consultation with adjacent property owners to establish interest;

c. Consultation and/or open market approaches through Expressions of Interest;

d. Future market value capacity and the immediate and long-term implications of divestment of the property on Council’s Long Term Financial Plan; and

e. Any current / future planning and development opportunities and the relationship of those opportunities with the strategic direction of Council.

A future report detailing the outcome of the legislative and administrative revocation outcome and proposed divestment strategy and opportunities will be presented to Council for consideration.
COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer
Manager Infrastructure & Engineering Services
Manager Finance & Corporate Services
Team Leader Property & Procurement
Team Leader Strategy & Policy
Team Leader Recreational Services
Senior Planner
Senior Development Assessment Planner
Land Use Policy Officer

CONSULTATION (EXTERNAL TO COUNCIL)

Town of Gawler Community
Minister for Local Government

POLICY IMPLICATIONS

Public Consultation
Disposal of Land and Assets

STATUTORY REQUIREMENTS

Section 194, Local Government Act 1999 – Revocation of Classification of Land as Community Land
Section 195, Local Government Act 1999 – Effect of Revocation of Classification
Section 201, Local Government Act 1999 – Disposal of Local Government Land

FINANCIAL/BUDGET IMPLICATIONS

McGees Property conducted a site valuation of the Subject Land on the 24 August 2016 providing a market valuation of $160 per sqm at 585 sqm with a site value of $93,000 exclusive of GST. McGees Property indicated that it may be appropriate to apply up to an 80% discount based on the location of the Subject Land and its divestment potential on the open market.

The updated draft Long Term Financial Plan (2015/2016 – 2024/2025), has a reduced reliance on the sale of surplus assets to part fund Council’s various capital works programs. The Plan provides for $500k from the sale of surplus property assets in the 2016/17, 2017/18, and 2018/19 financial years.

Should possible sale proceeds funding not be realised, Council will need to revisit and reduce the scope and value of its capital works programs and/or increase its debt borrowings. It is important to note, however, that given major capital projects to be delivered in the next few years, Council will have considerably reduced loan borrowing capacity.

COMMUNITY PLAN

Outcome 1.2: Well presented Gawler assets
Outcome 2.3: A local government that is financially viable
Outcome 4.3: Sustainable asset management
Outcome 5.1: Sustainable financial management
REPORTS BY OFFICERS

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<tr>
<td>Author(s)</td>
<td>Derek Lawson, Property Support Officer</td>
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OFFICER’S RECOMMENDATION

Item 8.6 – Krieg Reserve – Proposed Revocation of Community Land Status (CC13/601)

That Council:
1. Authorises staff to complete the administrative and legislative requirements to revoke the Community Land Status of Krieg Reserve (Allotment 500, Volume 5166, Folio 75 Deposited Plan 6799).
2. Receives a future report outlining the outcome of the legislative and administrative revocation process and proposed divestment strategy for consideration.

BACKGROUND

The proposed revocation of the community land status of Krieg Reserve, Evanston Park was considered at the 24 May 2016 Council Meeting and the following was resolved:

Moved by Deputy Mayor D Hughes
Seconded by Cr R Symes
Motion No: 2016:05:190

That:-
1. Council authorises staff to commence a public consultation as detailed in this report seeking to revoke the Community Land status of Krieg Reserve (Allotment 500, Volume 5166, Folio 75 Deposited Plan 6799).
2. Following the public consultation process, a further report is provided to Council to further consider its options with respect to the future of Krieg Reserve.

Subject Land

Krieg Reserve is a vacant 1,394m2 passive reserve located at the Corner of Krieg Road & Trim Crescent, Evanston Park (CT 5166/75, Deposited Plan 6799) (Attachment 1). The reserve is zoned Residential and is within Policy Area 5 – Evanston/Evanston Park Residential. The reserve is currently titled Community Land and falls within the scope of Community Land Management Plan – Passive Reserves.
The property does not currently act or perform any particular Council function and the reserve is undeveloped. Its zoning is appropriate for residential development activity should the community land status be revoked.

**COMMENTS/DISCUSSION**

As the Subject Land is Community Land, Council is required to manage the land accordingly. Whilst the site remains as community land, it cannot be sold by the Council and must be managed in accordance with the *Local Government Act 1999*.

In order for Council to consider divestment of the Subject Land the community land status must be revoked. Council undertook public consultation, in accordance with its *Public Consultation Policy* and *Section 194 of the Local Government Act 1999* by way of a report, being the Proposed Revocation of Community Land Status - Public Consultation Report – Krieg Reserve, which outlined the background of the Subject Land, Council’s proposed intentions for the Subject Land and Council’s intent to divest the Subject Land, including how any funds received from the sale may be utilised.

The Proposed Revocation of Community Land Status - Public Consultation Report was provided for public consultation through the provision of a Public Notice in the Bunyip, Council’s website and the availability of hard copies at:

1. Council Offices & Library located at 89 Murray Street, Gawler;
2. Visitor Information Centre, 2 Lyndoch Road, Gawler; and
3. Evanston Gardens Community Centre, 65 Angle Vale Road, Evanston Gardens.

The public consultation process concluded on the 7 October 2016 with no written or verbal enquiries received relating to the proposed revocation of community land status.

With the completion of the public consultation requirements Council is now in a position to commence the legislative process to seek approval from the Minister for Local Government to revoke the community land status and thus declaring the Subject Land as operational land and suitable for divestment. Where the Minister grants approval of the revocation, Council may then consider the divestment opportunities of the Subject Land – in accordance with its *Disposal of Land and Assets Policy*.

Divestment options as part of the decision to divest include:

- Independent valuation;
- Consultation with adjacent property owners to establish interest;
- Consultation and/or open market approaches through Expressions of Interest;
- Future market value capacity and the immediate and long-term implications of divestment of the property on Council’s Long Term Financial Plan; and
- Any current / future planning and development opportunities and the relationship of those opportunities with the strategic direction of Council.

A future report detailing the outcome of the legislative and administrative revocation outcome and proposed divestment strategy and opportunities will be presented to Council for consideration.

**COMMUNICATION (INTERNAL TO COUNCIL)**

Chief Executive Officer
Manager Infrastructure & Engineering Services
Manager Finance & Corporate Services
Team Leader Property & Procurement
Team Leader Strategy & Policy
CONSULTATION (EXTERNAL TO COUNCIL)

Town of Gawler Community
Minister for Local Government

POLICY IMPLICATIONS

Public Consultation
Disposal of Land and Assets

STATUTORY REQUIREMENTS

Section 194, Local Government Act 1999 – Revocation of Classification of Land as Community Land
Section 195, Local Government Act 1999 – Effect of Revocation of Classification
Section 201, Local Government Act 1999 – Disposal of Local Government Land

FINANCIAL/BUDGET IMPLICATIONS

The 2015 Strategic Property Divestment (Fyfe) Report noted that the Valuer-General Valuation of $80,000 for the property is very modest based on the zoning. The Fyfe Report noted that in the event of revocation of the community land status, the property would likely achieve a significantly higher value. While a formal independent valuation has not been completed on the Subject Land a review of land sales in the area indicates that twenty-four (24) property (land only) sales have occurred since 2003 with an average return of $213.50 per square metre this could provide a divestment return of approximately $297,000 to Council. It is recommended that following a successful revocation process that a current independent valuation.

The updated draft Long Term Financial Plan (2015/2016 – 2024/2025), has a reduced reliance on the sale of surplus assets to part fund Council’s various capital works programs. The Plan provides for $500k from the sale of surplus property assets in the 2016/17, 2017/18, and 2018/19 financial years.

Should possible sale proceeds funding not be realised, Council will need to revisit and reduce the scope and value of its capital works programs and/or increase its debt borrowings. It is important to note, however, that given major capital projects to be delivered in the next few years, Council will have considerably reduced loan borrowing capacity.

COMMUNITY PLAN

Outcome 1.2: Well presented Gawler assets
Outcome 2.3: A local government that is financially viable
Outcome 4.3: Sustainable asset management
Outcome 5.1: Sustainable financial management
OFFICER’S RECOMMENDATION

Item 8.7 – Monthly Finance Report – November 2016 (CC16/960)

That the Monthly Finance Report as at 30 November 2016 be noted.

BACKGROUND

The purpose of this report is to present the Monthly Finance Report in accordance with Clause 4.1.4.6 of Council’s Budget Management Policy.

COMMENTS/DISCUSSION

As at the end of November, Council is reporting a favourable operating variance of $31K. Disclosures will be made within the 2nd Qtr. Budget Review as at the 31 January for any material favourable/unfavourable variances.

COMMUNICATION (INTERNAL TO COUNCIL)

Department Managers and Team Leaders

CONSULTATION (EXTERNAL TO COUNCIL)

Nil

POLICY IMPLICATIONS

Policy 6.1: Budget Management Policy

STATUTORY REQUIREMENTS

Nil
FINANCIAL/BUDGET IMPLICATIONS

The cost of preparing the Monthly Finance Report is accommodated within the Employee Costs budget for the Financial Services Team.

The preparation of the report promotes financial accountability and transparency of the Council’s financial operations.

COMMUNITY PLAN

Objective 5.2: Be recognised as a ‘best practice’ Local Government organisation.
GAWLER HERITAGE COLLECTION COMMITTEE - RECOMMENDATIONS

It has come to the attention of the Governance Team that Gawler Heritage Collection Committee motions in January 2016 have not been presented to Council for consideration.

Note: Motion No. GHCC:2016:01:02 was dealt with at the Council meeting held on 23 February 2016 (Motion No. 2016:02:48).

9.1 Site Visit Debrief

That Council adopts the recommendation from the Gawler Heritage Collection Committee made at item 7.1 of the meeting of that Committee meeting held on 18 January 2016, being:

Motion No: GHCC:2016:01:03
That the Gawler Heritage Collection Committee recommends to Council that Paul Barnet, Paul Koch and Judy Gillett-Ferguson select and annotate photos from recent site visits with input from Denise Schumann.

9.2 Gawler Connect Schedule

That Council adopts the recommendation from the Gawler Heritage Collection Committee made at item 7.2 of the meeting of that Committee meeting held on 18 January 2016, being:

Motion No: GHCC:2016:01:04
That the Gawler Heritage Collection Committee recommends to Council that Denise Schumann be approached for assistance in developing prioritised exhibition concept proposals in preparation for the opening of Gawler Connect and in the following 12-18 months.
9.3 Gawler Connect Schedule

That Council notes the recommendation from the Gawler Heritage Collection Committee made at item 7.2 of the meeting of that Committee meeting held on 18 January 2016, being:

Motion No: GHCC:2016:01:05
That the Gawler Heritage Collection Committee recommends to Council that the following be added to the agenda for the next meeting of the Gawler Heritage Collection Committee; and that Mayor Redman and Helen Hennessy work with staff to identify these items:
1. Identify any key furniture items to be reused and preferred locations
2. Identify any items preferred to be stored on-site as a priority, noting space constraints may necessitate certain items be stored off-site;
3. Identify any items requiring specific storage needs (i.e. climatic conditions); provide input on likely storage volume/capacity required.

9.4 Items Offered for Accession

That Council adopts the recommendation from the Gawler Heritage Collection Committee made at item 7.3 of the meeting of that Committee meeting held on 18 January 2016, being:

Motion No: GHCC:2016:01:06
That the Gawler Heritage Collection Committee recommends to Council that private sponsorship of the restoration of the Gawler Heritage Collection be considered.

9.5 Portrait of James Martin

That Council adopts the recommendation from the Gawler Heritage Collection Committee made at item 5.1 of the meeting of that Committee meeting held on 18 January 2016, being:

Motion No: GHCC:2016:01:07
That the Gawler Heritage Collection Committee recommends to Council that:
1. It approves in principle the acceptance of the offer from the Lodge of Fidelity to acquire the portrait, restore the portrait and display it acknowledging the generosity of the Lodge.
2. Denise Schumann be asked to:
   a) Secure one or two additional quotations for the restoration of the portrait and
   b) Offer advice towards frame restoration or securing a new frame and costings.
Note: Motion No. GHCC:2016:11:33 was dealt with at the Council meeting held on 22 November 2016 (Motion No. 2016:11:483).

9.6 Item 5.1 – Gawler Heritage Collection Relocation and Storage

That Council adopts the recommendation from the Gawler Heritage Collection Committee made at item 5.1 of the meeting of that Committee meeting held on 17 November 2016, being:

Motion No: GHCC:2016:11:34
That the Gawler Heritage Collection Committee recommends to Council that:
1. There needs to be further consideration on Cultural Heritage Services/Heritage Collection/Cultural Heritage Gallery as part of Gawler Connect future planning and management.
2. The Committee requests further information from Maz McGann and Denise Schumann on a process for the Gawler Heritage Collection Committee to be in a position to advise Council on how Cultural Heritage will fit into Council’s future management.
3. Given that the Gawler Heritage Collection Committee have only received this information today, the Committee requests Council to provide time for the Committee to further consider these issues.
4. The Gawler Heritage Collection Committee propose to meet prior to Council’s 20 December meeting to review the information available in the next 2 weeks or so.

9.7 Item 5.1 – Gawler Heritage Collection Relocation and Storage

That Council adopts the recommendation from the Gawler Heritage Collection Committee made at item 5.1 of the meeting of that Committee meeting held on 17 November 2016, being:

Motion No: GHCC:2016:11:35
That the Gawler Heritage Collection Committee recommends to Council that:
1. With input from the Gawler Heritage Consultant & staff review and update the accession and deaccessioning policies as it relates to Heritage Collection to be brought back to this Committee for review.
2. Staff Contact the Gawler Masonic Lodge and accept the donation of the James Martin portrait pending point (a) having been resolved.
3. The James Martin portrait be further assessed for restoration by an independent assessor.
4. The matter be discussed at a future Gawler Heritage Collection Committee meeting.
9.8  Item 4.1 Business Arising from Minutes

That Council adopts the recommendation from the Gawler Heritage Collection Committee made at item 4.1 of the meeting of that Committee meeting held on 1 December 2016, being:

Motion No: GHCC:2016:12:39
That the Gawler Heritage Collection Committee recommends to Council that the Committee will prepare a draft organisational model that reflects their commitment to Cultural Heritage for discussion.

9.9  Item 4.1 Business Arising from Minutes

That Council adopts the recommendation from the Gawler Heritage Collection Committee made at item 4.1 of the meeting of that Committee meeting held on 1 December 2016, being:

Motion No: GHCC:2016:12:40
That the Gawler Heritage Collection Committee recommends to Council that as arising from the last meeting, the Committee requests the motion 2016:11:35 GHCC be tabled to the 13 December Council Meeting.

ELDERLY CENTRE ADVISORY COMMITTEE - RECOMMENDATIONS

There were no Committee recommendations from the meeting held on 2 December 2016 requiring the adoption by Council.

GAWLER YOUTH ADVISORY COMMITTEE - RECOMMENDATIONS

9.10  Item 5.2 – Appointment of Chairperson and Deputy Chairperson to Gawler Youth Advisory Committee

That Council adopts the recommendation from the Gawler Youth Advisory Committee made at item 5.2 of the meeting of that Committee meeting held on 5 December 2016, being:

Motion No: GYAC: 2016:12:22
That the Gawler Youth Advisory Committee recommends to Council that Jade Kirby be appointed to the position of Chairperson and that Daniel Niutta be appointed to the position of Deputy Chairperson both for a term of one year.
9.11 Item 5.3 – Appointment of Members to the Gawler Youth Advisory Committee

That Council adopts the recommendation from the Gawler Youth Advisory Committee made at item 5.3 of the meeting of that Committee meeting held on 5 December 2016, being:

Motion No: GYAC: 2016:12:23
That the Gawler Youth Advisory Committee received expressions of interest from Stefan Anesbury and Vinh Nguyen for membership on this Committee.

That having considered the nominations of the candidates for the two vacant Committee positions, the Gawler Youth Advisory Committee recommends to Council that:
1. Stefan Anesbury
2. Vinh Nguyen
be appointed to the Gawler Youth Advisory Committee for a period of two years.

9.12 Item 5.4 – Youth Development Report

That Council adopts the recommendation from the Gawler Youth Advisory Committee made at item 5.4 of the meeting of that Committee meeting held on 5 December 2016, being:

Motion No: GYAC: 2016:12:24
That the Gawler Youth Advisory Committee recommends to Council that the following Gawler Youth Advisory Committee members were allocated to write articles for inclusion in The Bunyip Generation Now column:
  a) Madison Kennewell – 1 February 2017
  b) Angus Millikan – 1 March 2017
  c) Daniel Niutta – 5 April 2017
  d) Stefan Anesbury – 3 May 2017
  e) Andrew Welch – 7 June 2017

9.13 7. Items Listed for Discussion

That Council adopts the recommendation from the Gawler Youth Advisory Committee made at item 7 of the meeting of that Committee meeting held on 5 December 2016, being:

Motion No: GYAC: 2016:12:25
That Council thank outgoing Deputy Chairperson Ashlee Littleford for her contribution to the Gawler Youth Advisory Committee.

Note the Minutes of the Infrastructure and Environmental Services Committee meeting held on 6 December 2016 will be presented to the Council meeting in January 2017 for consideration.
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**

**Item 15.1 – Peter Kittle Motor Company Pty Ltd Information Update (CC16/282)**

That:

1. Pursuant to Sections 90(2) and 90(3)(m) of the Local Government Act 1999 (the Act), the Council orders that the public be excluded from attendance at that part of this meeting relating to Item 15.1, excepting the following persons:
   - Chief Executive Officer
   - Acting Manager Economic Development, Regulatory Services & Communications
   - Manager Infrastructure & Engineering Services
   - Manager Library & Community Services
   - Manager Finance & Corporate Services
   - Minute Taker

   to enable the Council to consider Item 15.1 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 15.1:

   (m) information relating to a proposed amendment to a Development Plan under the Development Act 1993 before a Plan Amendment Report relating to the amendment is released for public consultation under that Act;

   Specifically, the present matter relates to feasibility investigations into vacant land in Kudla.
2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.
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

Item 15.2 – Gawler East Structure Plan Development Plan Amendment (CC16/1403)

That:

1. Pursuant to Sections 90(2) and 90(3)(m) of the Local Government Act 1999 (the Act), the Council orders that the public be excluded from attendance at that part of this meeting relating to Item 15.2, excepting the following persons:
   - Chief Executive Officer
   - Acting Manager Economic Development, Regulatory Services & Communications
   - Manager Infrastructure & Engineering Services
   - Manager Library & Community Services
   - Manager Finance & Corporate Services
   - Minute Taker

   to enable the Council to consider Item 15.2 in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Item 15.2:

   (m) information relating to a proposed amendment to a Development Plan under the Development Act 1993 before a Plan Amendment Report relating to the amendment is released for public consultation under that Act;

Specifically, the present matter relates to the amendment of Structure Plans in the Gawler Development Plan relating to the Gawler East Area.
2. Accordingly, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.