

**South Australian Local Government Boundaries Commission**  
**Town of Gawler General Proposal – Outline of matters to be investigated**

The following five areas will form the basis of the inquiry;

1. Financial matters
2. Land use and planning matters
3. Council employee matters
4. Representation matters
5. Community and service matters

The Commission must also design and deliver an engagement plan in accordance with Guideline 9 as part of the inquiry. The engagement plan will take the five above mentioned area into consideration to ensure that the affected councils and communities are provided with the opportunity to make their views known on all relevant matters.

**1. Financial Matters**

Item number	Requirement	Reference in the Act/ Guideline	Matters that the investigation must cover
1	Financial implications	S 31(3)(b)(i)	<ul style="list-style-type: none"> <li>• Potential impact on operating revenue for affected councils, analysing impact on: <ul style="list-style-type: none"> <li>○ general rates</li> <li>○ service charges</li> <li>○ other fees and charges</li> <li>○ grants (particularly Financial Assistance Grants).</li> <li>○ any other relevant operating revenue</li> </ul> </li> <li>• Potential impact on operating expenses for all affected councils. Greater detail required for; <ul style="list-style-type: none"> <li>○ Future financial impacts (short and long term) on all affected councils operating budget if a boundary change was implemented.</li> </ul> </li> <li>• Analyses of estimated total revenue against estimated total expenditure for affected councils</li> </ul>

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2	Division of assets and liabilities: land and buildings, plant & equipment, cash, investments, interests in any 'business activities', debtors	Guideline 4	<ul style="list-style-type: none"> <li>• Identification of all council owned assets and liabilities affected by this proposal</li> <li>• Identify impacts that the division/loss of these assets may have both financially and in service provision for the affected councils</li> <li>• Identify any issues for the affected the communities that would remain as a result of the division/loss of assets</li> <li>• Identify any impacts of the transfer of these assets on affected councils, including operating budgets / asset management</li> </ul>
3	Impact of any significant contracts (e.g. waste management)	Guideline 4	<ul style="list-style-type: none"> <li>• Identify all significant contracts held by the affected councils that may be affected by this proposal, and any impacts of the proposal on them</li> </ul>
4	Assessment of any significant differences in rating policies of the councils involved, the impacts on ratepayers and how these are to be addressed in both the short and longer term.	Guideline 4	<ul style="list-style-type: none"> <li>• Identify changes in rates that may apply to rateable properties within the affected areas based on the affected councils' current rating policy</li> <li>• Identify any impact of rating changes on ratepayers, and any suitable measures to address impacts in the short to medium term if necessary</li> </ul>
5	Assessment of any significant differences in fees and charges of the councils	Guideline 4	<ul style="list-style-type: none"> <li>• Identify all fees and charges currently in place for affected councils, and the impact on councils and ratepayers from any necessary changes to these</li> </ul>
6	Existing grant arrangements relevant to affected area (including both Financial Assistance Grants and specific grants)	General Refer 31 (3)(b)i	<ul style="list-style-type: none"> <li>• Identify any existing grant agreements that would be affected by this proposal</li> <li>• Identify any infrastructure or general projects that have received grant funding and are not yet completed, and propose measures to transfer acquittal or reporting requirements if necessary.</li> </ul>
7	Impact on any property based service (eg CWMS)	General Refer 31 (3)(b)i	<ul style="list-style-type: none"> <li>• Identify property based services offered by affected councils, and the impact that a boundary change may have on the management of these services (including consideration of any applicable service charge or rate).</li> </ul>
8	Assessment of any significant differences in service levels provided by the councils	Guideline 4	<ul style="list-style-type: none"> <li>• Assess the service levels provided by affected Councils and identify any impact that a boundary change may have on the delivery of services to ratepayers and councils.</li> <li>• Propose any measures to address differences in service provision across affected areas in the short to medium term</li> </ul>

**2. Land use and planning matters**

Item number	Matter	Reference in the Act/ Guideline	Required output/investigation
1	Potential conflicts that may arise from existing patterns of land use if the proposal was implemented.	Guideline 4	<ul style="list-style-type: none"> <li>• Identify any significant conflicts in in land use patterns, including any potential interface issues with future or existing growth areas</li> <li>• Identify any land management issues that may arise with a transfer of areas– eg open space, storm water, significant easements</li> <li>• Review and identify any significant differences in planning policies between the affected Councils</li> <li>• Identify any variances in development controls that may impact on development/growth if a council boundary change was implemented.</li> <li>• Identify current or previous planning studies and outcomes that are relevant to the affected councils / areas, including demographic, growth projections, infrastructure needs/demands</li> <li>• Identify any existing or potential environmental impacts that should be considered</li> <li>• Assess the capacity of the affected councils to manage significant future growth areas</li> <li>• Identify any existing infrastructure deeds that may be affected by a boundary change</li> <li>• Assess whether the affected councils could facilitate effective and sustainable planning and development and the protection of the environment if a boundary change was implemented.</li> </ul>

**3. Council Employee Matters**

Item number	Matter	Reference in the Act/ Guideline	Required output/investigation
1	The impact on the various rights and interests of any council employees affected by the general proposal	Section 31(3)(b)(v)	<ul style="list-style-type: none"> <li>Identify the rights and interests of council employees affected by the proposal</li> <li>Identify any significant difference in any work place agreements or conditions such as an enterprise bargaining agreement</li> <li>Propose arrangements that may need to put in place in the short to medium term to manage any impact on employees</li> </ul>
2	Implications for council employees, including any proposed transfer of staff and conditions of employment	Guideline 4 Refer 31(3)(b)(v)	<ul style="list-style-type: none"> <li>Identify any workforce or human resourcing issues that may result from a boundary change, including any need for transfer of staff</li> <li>Assess conditions of employment in affected councils, identify any impact of a boundary change and propose any arrangements that may be necessary to manage this.</li> </ul>

**4. Representation Matters**

Item number	Matter	Reference in the Act/ Guideline	Required output/investigation
1	Impact on internal structure and representation of councils, and how this will be dealt with in the short and longer term	Guideline 4	<ul style="list-style-type: none"> <li>Identify the current representation for all areas impacted by the proposal</li> <li>Recommend the future of representation of all areas that may be affected by a boundary change, with particular attention to any impact on ward quotas within affected councils</li> <li>Consider any previous structural changes relating to the affected councils, and whether these have any impact or relevance to potential change arising from this Proposal.</li> </ul>

**5. Community and Services**

Item number	Matter	Reference in the Act/ Guideline	Required output/investigation
1	Community of interest	S 26(vii) and related s 26 principles	<ul style="list-style-type: none"> <li>• Advise on community members' identification as members of a particular local and/or regional community</li> <li>• Identify any economic communities of interest that may be affected if a boundary change was implemented and what impact this might have</li> <li>• Assess whether a council boundary change would result in a significant division within an existing community</li> </ul>
2	Ability of communities to access council services and relevant communication issues between councils and communities	Guideline 4	<ul style="list-style-type: none"> <li>• Assess how community members in affected areas access and use services and facilities provided by their own or nearby councils</li> <li>• Identify any impact on this access that may arise from a boundary change</li> <li>• Assess current activities and engagement between affected communities and councils, including participation in local decision making, and identify any impact that a boundary change may have on these relationships</li> <li>• Identify existing relationships between affected councils and social, recreational and sporting groups, and the impact that a boundary change may have on this relationship or the operation of the group.</li> <li>• Determine if all affected councils would be in a position to offer its communities a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis if a boundary change was implemented</li> </ul>

### **Engagement requirements**

The Commission must undertake engagement into the inquiry to meet both the requirements of the Act and Guideline 9.

### **Legislative and Guideline requirements**

Section 31(3)(b) of the Act requires the Commission to consider –

- The extent of support for the general proposal within the affected community
- The extent of support for the general proposal of any council affected by the general proposal

Section (27(3)(b) requires that the Commission's guidelines must specify requirements relating to consultation that must be undertaken for the purposes of inquiries, including consultation with the community, councils affected by the proposal and entities that represent the interest of council employees affected by the proposal.

Accordingly, the Commission's Guideline 9 outlines the Commission's approach to consultation and engagement. This requires the Commission to design an Engagement Plan aligning with the engagement principles in the Guideline, and that is tailored to the engagement necessary to each Proposal.

### **Requirements for the inquiry**

To meet the Commission's requirements, it is proposed that an investigator will be appointed - to

1. Design an Engagement Plan for the Commission's approval for the Town of Gawler's proposal. This Engagement Plan must be in accordance with Section 31(3) of the Act and Guideline 9. This will be designed in consultation with affected councils and based on the four Engagement Principles.
2. Deliver the approved Engagement Plan and provide a report to the Commission, in accordance with s 31(4)(b).