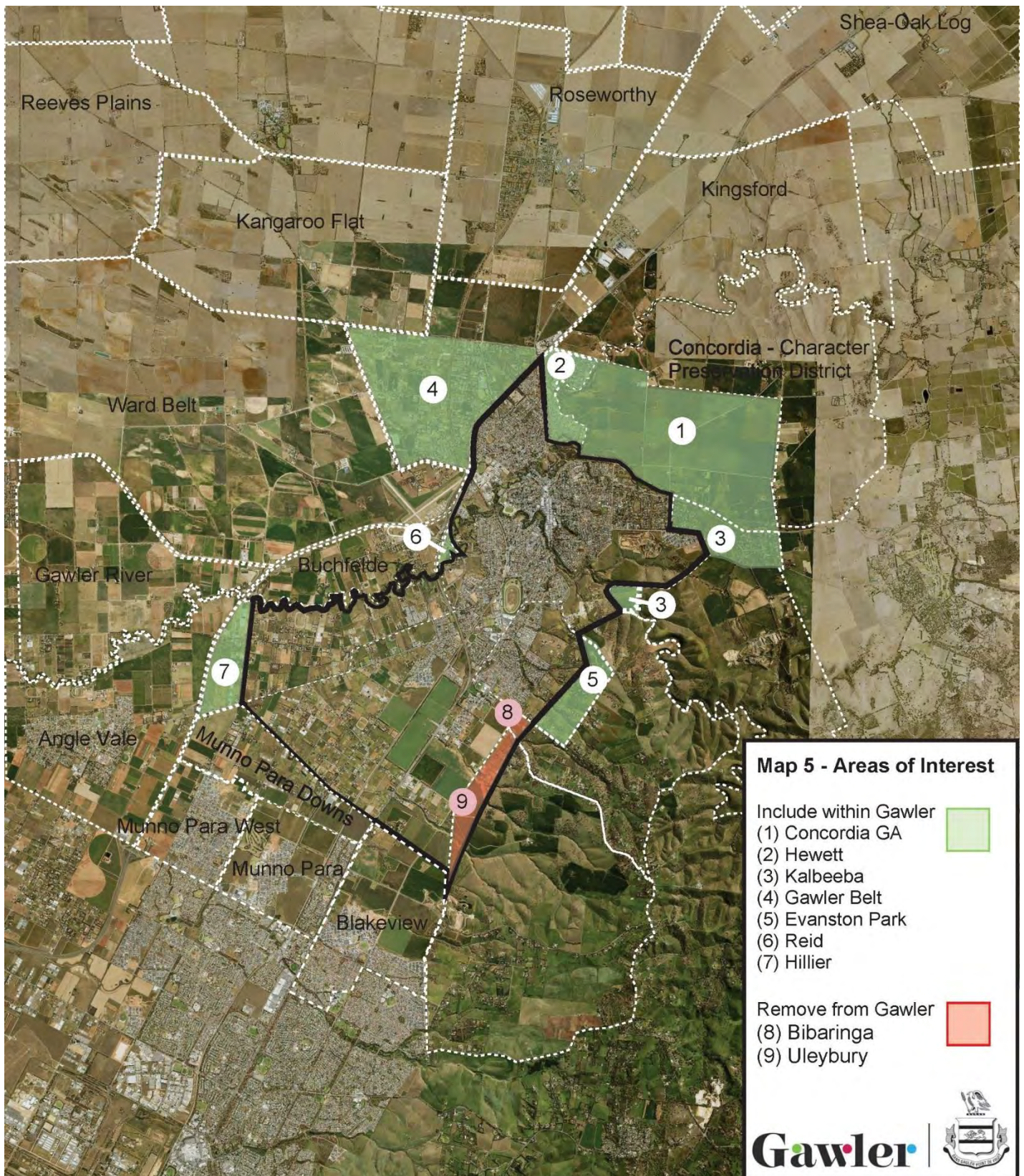


ATTACHMENT 1 – AREAS OF INTEREST SUMMARY MAP AND DETAILED MAPS OF AREAS OF INTEREST



CONCORDIA (AREA 1)

LIGHT REGIONAL COUNCIL

GAWLER BELT

WILLASTON

HEWETT

BAROSSA COUNCIL

CONCORDIA

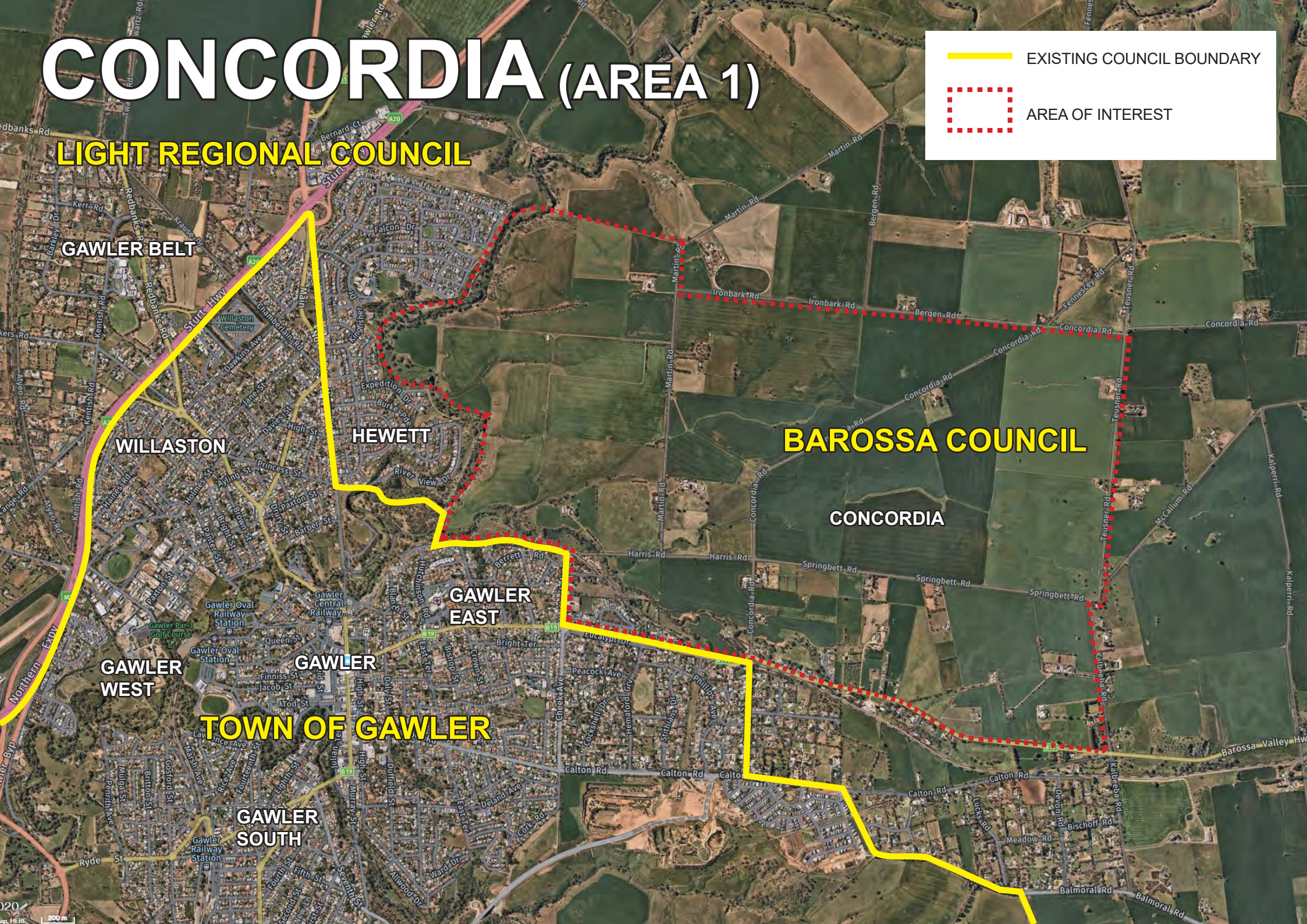
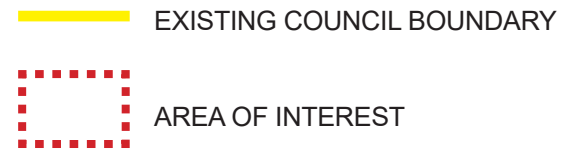
GAWLER EAST

GAWLER WEST

GAWLER

TOWN OF GAWLER

GAWLER SOUTH



HEWETT (AREA 2)

LIGHT REGIONAL COUNCIL

LIGHT REGIONAL COUNCIL

BAROSSA COUNCIL

TOWN OF GAWLER



AREA OF INTEREST



EXISTING COUNCIL BOUNDARY



KALBEEBA (AREA 3A)

BAROSSA COUNCIL

TOWN OF GAWLER



AREA OF INTEREST



EXISTING COUNCIL BOUNDARY

KALBEEBA (AREA 3B)

TOWN OF GAWLER

BAROSSA COUNCIL



AREA OF INTEREST



EXISTING COUNCIL BOUNDARY



GAWLER BELT (AREA 4)

LIGHT REGIONAL COUNCIL

TOWN OF GAWLER

LIGHT REGIONAL COUNCIL



AREA OF INTEREST

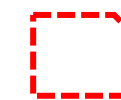


EXISTING COUNCIL BOUNDARY

EVANSTON PARK (AREA 5)

TOWN OF GAWLER

CITY OF PLAYFORD



AREA OF INTEREST



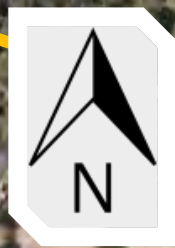
EXISTING COUNCIL BOUNDARY



REID (AREA 6)

LIGHT REGIONAL COUNCIL

TOWN OF GAWLER



AREA OF INTEREST



EXISTING COUNCIL BOUNDARY

HILLIER (AREA 7)

LIGHT REGIONAL COUNCIL

CITY OF PLAYFORD

TOWN OF GAWLER



AREA OF INTEREST



EXISTING COUNCIL BOUNDARY



BIBARINGA (AREA 8)

TOWN OF GAWLER

CITY OF PLAYFORD



AREA OF INTEREST



EXISTING COUNCIL BOUNDARY



ULEYBURY (AREA 9)

TOWN OF GAWLER

CITY OF PLAYFORD

CITY OF PLAYFORD



AREA OF INTEREST



EXISTING COUNCIL BOUNDARY



ATTACHMENT 2 – HIGH LEVEL FINANCIAL ANALYSIS – AREAS OF INTEREST

The Table below outlines the indicative 'high-level' operating financial analysis, inclusive of a provision for variable, fixed, and semi-fixed costs, in three years' time. It is conservatively modelled on the communities of interest incurring indexed General Rates based upon their existing Council rates structure.

Table 1. – Indicative 'high-level' Operating analysis from date of Boundary adjustment

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

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

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

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

A further point of consideration is that Council's existing Long Term Financial Plan is particularly predicated on capping future capital works expenditure to an indexed \$6.3m, such that Council will have the capacity to materially reduce its debt over coming years so that it can incrementally increase its future borrowing capacity for its next iconic asset investment (in this regard, earlier this calendar year Council recognised its next iconic projects as being the Karbeethan Reserve redevelopment and a regional Aquatic Centre). It is noted that Council's Corporate and Community Services Committee at its meeting on 13 November 2019 received update reports on both the Karbeethan Reserve Master Plan and Essex Park Master Plan.

The existing Long Term Financial Plan forecasts that, all else being equal, and with enshrined financial discipline, Council will be able to reduce its debt by over \$7m between 2020/21 and 2024/25 and, over the same period, reduce its Net Financial Liabilities Ratio from 90% to 57%. Should such targets be realised, the existing Town of Gawler would have accumulated new loan borrowing capacity of approximately \$12m as at 30 June 2025 (based on maintaining the Net Financial Liabilities Ratio at 90%, which is within Council's existing maximum policy position of 100%).

However, in the event of various material infrastructure backlogs being acquired from the Communities of Interest, an expanded Town of Gawler could face emerging challenges relative to its capital works program priorities.

Such challenges may be further exacerbated by the potential need for capital investment in flood mitigation infrastructure within the Gawler Belt area.

ATTACHMENT 3 – CONSULTATION AND COMMUNICATIONS PLAN – ACTION PLAN

Council adopted a Consultation and Communications Plan to assist undertaking the project and community consultation aspects required under the Guidelines for Boundary Change.

In regard to the community consultation phase the following excerpt is of the action plan section of the Consultation and Communication Plan provides an overview of the extensive work undertaken to ensure that the Community and Stakeholders were aware of the consultation and Council's Boundary Change Proposal.

August – October 2020	Your Voice All stakeholders	<ul style="list-style-type: none"> Your Voice Gawler (website consultation platform) consultation page published and linked to boundary reform webpage). Survey released online via Your Voice Gawler and available in hard copy at Council's Customer Service counters Submissions – submitted electronically via Your Voice Gawler and Email, or hardcopy via Post or in person at Council's Customer Service counters. 	Staff time and minimal printing only
August 2020	Local press: Bunyip Leader Herald	<ul style="list-style-type: none"> Advertisements Detail for inclusion in editorial if available Media release Boundary Reform Video Series <p>Communication of open forums and survey</p>	<p>\$1,000 per full page advertisement</p> <p>Mayor Redman and staff time</p>
August 2020 September 2020 October 2020	Website Social Media Murray St bin signs	<ul style="list-style-type: none"> Latest News post Update dedicated webpage Social media post Coreflute advertising survey on bins <p>Communication of open forums and survey. Multiple social media and latest news updates</p>	<p>Mayor Redman and staff time only</p> <p>Corflute cost \$1000</p>
September 2020 (distributed early September) - timing changed due to August	Rates Notice	<p>Brochure to include:</p> <ul style="list-style-type: none"> Council is preparing a General Proposal Areas being considered and why Details on Open Forums 	\$1,500

2020 Budget Adoption		<ul style="list-style-type: none"> • Survey link details 	
End September 2020	Community noticeboards	<ul style="list-style-type: none"> • Advertisement of Open forums and survey 	Internal resources to be used
–August - October 2020	Gawler Connected Community app	<ul style="list-style-type: none"> • Open Forum advertisement (Sept - Oct) • Survey link (Sept-Nov) 	Staff time only
–August to October 2020	Electronic Notice Boards	<ul style="list-style-type: none"> • Advertising Open Forums and survey 	Staff time only
–August – September 2020	Council networks	<ul style="list-style-type: none"> • Council Staff to distribute Open Forum invitation and survey link to networks (e.g. service clubs, community groups, sporting groups, etc) 	Staff time only
August/September 2020	Radio	<ul style="list-style-type: none"> • Mayor Redman to speak with Radio stations regarding boundary reform and upcoming consultation 	Mayor Redman and staff time only
August 2020	Targeted letters	<ul style="list-style-type: none"> • MPs • Subsidiaries • State Government agencies • Developers <p>Communication of boundary reform proposal, open forums and survey. Invitation to meet to discuss further.</p>	Staff time and postage
September 2020	Gawler Business Development Group and RDA Barossa	<ul style="list-style-type: none"> • Distribution of invitation to open forum to relevant businesses 	Staff time only
August – October 2020	All stakeholders	<p>Open forums in accordance with Resolution 2019:05:COU207. Will include discussion on:</p> <ul style="list-style-type: none"> • Overview of the boundary reform process • Why we are proposing boundary adjustments • Seek feedback on key issues <p>Open forums to be held as follows:</p> <p>Gawler</p>	Independent facilitator may be engaged for forums estimated \$5,000

		<p>Proposed location (Gawler Civic Centre)</p> <p>Hillier, Reid & Evanston Park, Kalbeeba (inc. Springwood), Concordia, Bibaringa & Uleybury Proposed location Gawler Civic Centre – Due to Covid Social Distancing requirements</p>	
November 2020	Website	<ul style="list-style-type: none"> • Update dedicated webpage with Council agenda and minutes etc. • Latest news post 	Staff time only