

## **ATTACHMENT 5 WRITTEN SUBMISSIONS SUMMARY - CONSULTATION**

Summary of Written Submissions received and Questions received during consultation period.					
Response type (Submission/Question)	Response text	Response on website	Responder	User suburb	Council response if question posed through Your Voice Gawler consultation platform
Submission via Your Voice	Gawler Council's first detailed report in Sept 2019 on taking over Hewett from Light said one thing: Spend ZERO dollars more in Hewett charge the residents 15% more on their rates. I am a ratepayer in both Councils and was once broadly supportive of Gawler looking at Hewett. But that very first opportunity to argue it's case ToG chose to present it as what most have seen it as. A cash grab. But a cash grab that would look good on the revenue side with apparently NO idea on what the cost will be to take the assets. Arguing that you might have to fix a kerb because a truck delivering goods to a business damaged it and that someone from outside Gawler might have used that business means you should take over the place that person travelled from is nonsensical in the extreme. Staggeringly so. Arguing someone using a Gawler sports club should be a Gawler resident means "good luck filling your teams". You need them to make these clubs thrive more than they need you. Every person I know from Hewett either drives straight out on to a DPTI road and bypasses Gawler to work or shop because they detest the traffic management of Gawler or they use Gawler infrastructure to engage in commerce or education nothing else. ALL of which earn Gawler plenty of revenue. The waste Gawler Council has overseen in the past three or four years has made me completely reassess my view on Gawler and Hewett. There is no way the residents of Hewett ably looked after by Light Council need to be hit with 15% rate rises following a takeover by ToG simply to allow ToG to continue it's chronic wastefulness and ignorance of it's community's needs and wishes.	No	Shane Bailey	Gawler	
Submission via Your Voice	This is unfair to those in areas that Gawler council have not developed. Light council have turned Hewett into a nice looking place. There is green grass decent roads and decent facilities. Gawler council WILL stuff this up to no end with their idiotic policies and fiscal mismanagement. Gawler council will destroy these nice areas and turn them into the wastelands that is the rest of the town. Redman and Inat need to resign immediately and stop wasting our taxpayers money on ridiculous things like this. I am actually embarrassed to say I live in this town because of the inability of this council to do what they are meant to do instead of wasting money. Once the new development at Roseworthy is built the people of Hewett will no longer waste their time in Gawler hopefully.	No	Ben McLean	Willaston	
Submission via Your Voice	Hello as a resident of Gawler Belt I am concerned about the possible change to Town of Gawler Council. I have tuned into	No	Shane Giles	Other (Outside	[section of comment redacted as it could identify the respondent]

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	<p>some recent meetings of late and found some of the decisions made less than satisfactory and issues with councillors and knowing the Mayor wants to move on to other things also creates alarms for me. It is common knowledge that Gawlers rate in the dollar is quite high and obviously with such a small area covered by the Gawler Council boundary the need for higher rates is obviously to create needed revenue from a smaller than average base. After listening to the council move to increase their rates by 2.5% last night I fear a change in council will inflict an immediate rate rise on us in Gawler Belt. The surveyor General has just increased our value hence our rates but the LRC has not increased our rates due to tough times and the COVID situation. Gawler Council seems to have no compassion in this area. At present we get little from our council our verges are mowed and maintained by residents our green waste is managed by ourselves and we have no stormwater system to maintain. The main council input we have is cleaning up rubbish that people dump in our area. We have no parks no gardens no playgrounds and no facilities other than that of Gawler and surrounding suburbs. But we chose to live outside of Gawler for the fact we can bypass the town. The road network is poor congestive and crowded. And then there's the rusty scrap metal entrance statement that removed trees for an industrial looking barron sculpture with no shrubs flowers or trees replaced. Just like the new development in the Main street centre full of concrete and a weak excuse for landscaping. Was it 2.6 million... wow did someone misread the decimal point location on the quotes for that one when it was approved? Gawler Belt is purely a regional semi rural community and I believe via feedback on our Gawler Belt Facebook page that's the way the locals want it to stay. Unless there is a clear and definite benefit for our area and the Gawler Council can explain exactly what that is why do we need the change at almost certainly an extra cost? To me it would make much more sense to amalgamate councils creating less top heavy positions consuming so much money which could be better spent on the township. With a larger pool of funds to draw on larger projects could be delivered and budgets increased where needed. I also don't agree with the councils plan to change the rates of the Gawler East residents and think it's appalling what your trying to do to the landowners. If the Mayor owned this land would the same ideas be on the table? So in closing I'd like to ask the council what does this mean for us what will the cost to us be and what are the councils plans</p>			Town of Gawler)	

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	for Gawler Belt? With nothing offered it is hard to see any benefits to anyone only the Gawler Councils rate base and increased budget with little to no extra spending on the councils behalf after paying potentially \$300k + for the initial boundary reform. [REDACTED] a survey on [REDACTED] Facebook [REDACTED] asking what people would prefer over the last 19 hours 75 people have voted. 68 want to stay with LRC 4 want to move to TOG and 3 don't really care. I think this speaks for itself. My vote is a No unless TOG can give us a list of reasons why we would be better off what changes will occur how will our costs change and what are the councils long term plans for us as a community. Thanks Shane Giles shane.giles76@outlook.com				
Submission via Your Voice	I request for Hewett to stay with the Light council. The maintenance light council conducts on Hewett is to a higher level then Gawler council conducts on its Communities. I feel very strongly on this matter and would request to be kept informed.	No	Richard Gould	Other (Outside Town of Gawler)	
Submission via Your Voice	I do not wish to be part of the Gawler council because I think you have way too many homes and businesses to look after already and some areas of Gawler are just bad. Look after your Gawler area. We like the Light council in Hewett and we do NOT want to be with Gawler council. Thank you.	No	Kathy Lindsey	Other (Outside Town of Gawler)	
Submission via Your Voice	I currently live in Concordia and don't want to be part of Gawler. I previously lived in Gawler for 15 years and never want to deal with that council they are money wasting blood suckers.	No	Clay Donlon	Other (Outside Town of Gawler)	
Submission via Your Voice	As a resident of Kalbeeba we support the boundary reform as we use daily Gawler infrastructure and rarely use the Barossa or see the Barossa council in our area. We feel Gawler council would service us better.	No	Georgina Walter	Other (Outside Town of Gawler)	
Submission via Your Voice	Town of Gawler's Boundary Reform Proposal As residents of Willaston and Gawler East for over thirty five years we welcome Council's proposal to reform its boundaries. Our arrival in Gawler occurred soon after the last boundary reform and Council was able to commence several new services including the opening of the Gawler Public Library. In our opinion it is well and truly time to ask an impartial body to access the current situation. History shows that Gawler has always been a regional centre and that this has seen many businesses and government services locate within the town to provide for the large	No	Helen Hennessy	Gawler East	[names redacted]

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	community that regularly interacts with Gawler That is quite different to the provision of the large range of community services Council delivers to its rate payers; community services that primarily funded by a limited number of rate-payers. These are used extensively by people living in the neighbouring land developments that over the past thirty five years have been deliberately developed around the boundary of Gawler to give their residents access to the town's facilities. This looks likely to continue with proposed land development at Concordia. This inequitable situation leads to confusion when these non-residents seek to interact with 'their' Council. There have been many times when they contact Gawler Council only to find out that their Council Centre is located at some distance away. It also puts an unfair financial strain on Gawler Council when the Council is already expecting significant demand on its community services. It does not enhance a sense of community with the people who identify with Gawler. We strongly support Council in making the decision to progress to the next stage and see it as a worthwhile investment in Gawler's financial sustainability and community cohesiveness. [REDACTED]				
Written submission – via website	See attached email dated 26 August 2020 ( <b>Attachment A</b> )		David & Angela Barefield		
Written Submission – via email	See attached letter from Light Regional Council dated 31 August 2020 ( <b>Attachment B</b> )		Mayor Bill O'Brien	Light	
Written submission –via website	See attached email dated 13 September 2020 ( <b>Attachment C</b> )		Chris Penfold		
Written Submission – via website	See email dated 15 September 2020 ( <b>Attachment D</b> )		Anna Lobegeiger		
Written submission –via website	See email dated 16 September 2020 ( <b>Attachment E</b> )		Chris Tuckwell		
Written submission – via website	See email dated 17 September 2020 ( <b>Attachment F</b> )		David Baxter		
Written submission –via website	See email dated 17 September ( <b>Attachment G</b> )		Nick Kafkoudas		
Written Submission –via email	See email attached 18 September 2020 ( <b>Attachment H</b> )		Nicolaas Tesselaar		
Written Submission – hand delivery over counter	See letter dated 23 September 2020 ( <b>Attachment I</b> )		Mark Thesigner & Jane Crothers	Gawler/ Playford	
Written submission –via email	See email attached dated 28 September 2020 ( <b>Attachment J</b> )		John Bolton	Gawler	[Invited to attend and speak during Public Forum at the Special Council meeting to be held on the 3 November 2020 – regrettably could not attend due to conflicting commitment].

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Written Submission - via Email	See email attached dated 29 September 2020 ( <b>Attachment K</b> )		Gary Iremonger	Gawler	
Written Submission – via email	See letter attached dated 28 September 2020 regarding Concordia Urban Growth Area ( <b>Attachment L</b> )		Warwick Mittiga	Concordia	
Written Submission – via email	See letter attached from The Barossa Council for detail and map of Springwood boundary adjustment development area map for submission to Town of Gawler ( <b>Attachment M</b> )		Mayor Bim Lange	Barossa	
Written Submission – via email	See submission Attached – dated 7 October 2020 ( <b>Attachment N</b> )		A W Moulds		
<b>QUESTIONS RECEIVED</b>					
Question via Your Voice	What are the TOGs plans for Gawler Belt both short and long term? How will our costs and rates be affected? What extra services or community infrastructure would be provided? Will we be required to maintain our verges or will the TOG service them? Will the TOG invest in community infrastructure such as playgrounds and parks and walking/biking trails? What changes should we expect from this boundary reform if any? Why do we need this?	Yes	Shane Giles	Other (Outside Town of Gawler)	<p><b>Q: What are the TOGs plans for Gawler Belt both short and long term?</b> At this stage Council is only proposing that the independent body of the SA Local Government Boundaries Commission investigates if the Gawler Boundary should be adjusted to include the areas of interest (one of which is Gawler Belt). Council is seeking to unite the communities who are strongly connected to Gawler and for all intents and purposes are part of the one community. This would provide an opportunity for representation of the Gawler Belt Community and allow greater input into the services and facilities provided by Town of Gawler. It is important to note that the review process will be a lengthy one and if the Commission and Minister approve any boundary changes it would be expected that there would be a transition period and possibly a staged approach to go through for various changes that have been proposed. <b>Q: How will our costs and rates be affected?</b> <b>What extra services or community infrastructure would be provided?</b> This information is yet to be determined and would only become clear after/during any investigative stage if Council were to proceed to Stage 3. <b>Q: Will we be required to maintain our verges or will the TOG service them?</b> This information again is yet to be determined and would only become clear after/during any investigative stage if Council were to proceed to Stage 3. <b>Q: Will the TOG invest in community infrastructure such as playgrounds and parks and walking/biking trails?</b> Town of Gawler invests regularly in community infrastructure such as playgrounds walking and cycling trails. For example: Currently Council has just completed a new Nature Play Space in Willaston and is upgrading Hemaforde Grove playground in the current financial year. Council has committed and been successful in obtaining funding to connect the Stuart O'Grady Bikeway with The Barossa Trail. The design phase for this project is scheduled for this year with on ground works to occur in the 2021/2022 financial year. <b>Q: What changes should we expect from this boundary reform if any? Why do we need this?</b> Boundary Reform if it occurs will allow greater representation for the Community that forms the greater Gawler area. From a community social economic and</p>

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					<p>environmental perspective, boundary adjustment just makes good sense. The proposed realignment would enable us to provide more comprehensive and competitive services to our community in an economically thriving community where services and amenities are enjoyed by all. The proposed realignment is about making sensible decisions being more efficient in the delivery of services such as managing parks and open spaces roads and waste collection and delivering sustainable business practices. It makes good community and economic sense to adjust the boundaries to future-proof Gawler for generations to come. It is just one opportunity that Council is pursuing to create economic prosperity for the community and region.</p>
Question via Your Voice	<p>I am currently in the Barossa area zoned Rural Living. Will this change if your land grab is accepted? Will I still be able to have animals on my property? Will minimum block sizes change in this area (Kalbeeba)? Will Concordia residents lose their country vehicle registration status? At what point are the residents in the areas of proposed change going to be informed of what is happening? I found out through a friend. Does the Town of Gawler not have a duty to inform them? What is the rate difference between The Barossa Council and Town of Gawler if any?</p>	Yes	Suzanne Cherry	Other (Outside Town of Gawler)	<p>The Gawler Boundary Change proposal is not seen as a land grab from Council's point of view but a genuine effort to connect what we see as one community under one local government structure. The Proposal itself does not include any changes to current zoning of areas. If this boundary realignment is to come to fruition it will take a number of years, and within this time the Planning and Design Code will be introduced effectively removing all Development Plans across the state and replacing them with a consistent State-Wide Code. As a result there is unlikely to be any shift in planning policy.</p> <p><b>Will I still be able to have animals on my property?</b> In line with the zoning requirements – yes.</p> <p><b>Will minimum block sizes change in this area (Kalbeeba)?</b> As previously mentioned there is a new planning code being introduced shortly across the whole of SA and the code will be the same for both Light and Gawler Councils, therefore any change to occur would be the same no matter which local government area you were in.</p> <p><b>Will Concordia residents lose their country vehicle registration status?</b> That would be a matter for the State Government</p> <p><b>At what point are the residents in the areas of proposed change going to be informed of what is happening? I found out through a friend. Does the Town of Gawler not have a duty to inform them?</b> Currently Town of Gawler is in the very early stages although there has been extensive media in the previous 12 months and more recently advertising about the current consultation. At this stage, (Stage 2) of the State Government defined process is for Town of Gawler to advise and consult with its current community. Areas affected by the proposal which are external to our boundaries are contacted directly by the SA Local Government Boundaries Commission and are consulted with by the Commission in Stage 3 of the process if Council proceeds to the investigative stage.</p> <p><b>What is the rate difference between The Barossa Council and Town of Gawler if any?</b></p>

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					Our finance manager is currently reviewing this data however the current rate difference is not truly relevant as the setting of rates is established on an annual basis and is a function of the adopted budget.
Question via Your Voice	With Gawler Belt; Buchfelde (the airstrip) both being outside of the Urban Growth Area and with no documented administration issues why is Gawler Belt of interest and not Buchfeld?	Yes	Alan Moulds		As below.
Question - email	With Gawler Belt & Buchfelde (& the airstrip) both being outside of the Urban Growth Area and with no documented administration issues, why is Gawler Belt of interest and not Buchfeld?	Yes	Alan Moulds		<ul style="list-style-type: none"> <li>The majority of the Buchfelde area is considered larger broad acre farming operations which in Council's opinion fits more appropriately with the Light Regional Council's profile</li> <li>Gawler Belt is more densely populated with much smaller allotment sizes and does not lend itself to large broad acre farming but more urban fringe lifestyle allotments. For this reason the service level expectations are more that of an urban built up environment.</li> <li>The section of Gawler Belt which is predominantly larger broad acre holdings directly north of Redbanks Road has not been included in the proposal for this reason.</li> </ul>

The Barossa Council response in context of the Section 26 Principles for Boundary Change (with regard to the Barossa Council areas only):

	Section 26 Provision	The Barossa Council comment	Town of Gawler comment
1	The resources available to local communities should be used as economically as possible while recognising that desirability of avoiding significant divisions within a community.	Current proposal will have economic impact on ToG and The Barossa Council in terms of revenue, asset maintenance and administrative costs. Further significant analysis is required should the proposal proceed. This will impact short term use	Whilst ToG acknowledge that there will be a significant investment in achieving any boundary realignment through the current process the reality is that ToG is already being impacted economically. With the



		of resources and long term financial changes. There are currently higher and better us of limited resources than pursuing administrative reform.	increasing pressures of urban growth both in and outside of the ToG (particularly in regards to Concordia) a strategic move to realign boundaries to unite the true Gawler Community now rather than in another decade or two when developing communities are already populated and infrastructure is already built is a greater long term risk and would present a more costly exercise.
2	Proposed changes should, wherever practicable, benefit ratepayers.	Still to be determined through broader engagement, again this would need to be undertaken should the proposal proceed past this round of consultation.	To further strengthen a community by uniting it and providing appropriate representation at the local government level will provide benefit to ratepayers. This will be achieved through economies of scale, equity in the community infrastructure being supported by the community members it serves and increased capability to appropriately scale up infrastructure to support the urban growth in the local area.
3	A council should have a sufficient resource base to fulfil its functions fairly, effectively and efficiently.	Linked to 1 above.	
4	A council should offer its community a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis.	No comment, further analysis required.	See point 2 above
5	A council should facilitate effective planning and development within an area, and be constituted with respect to an area that can be promoted on a coherent basis.	Effective planning especially land use planning is considered best linked to the communities of interest. The development of Concordia is a clear target for ToG, however it is argued that the Council best associated with and in support of the Barossa Brand is not the ToG. It is best placed with The Barossa Council to ensure a collaborative and appropriate development within the GI boundary and with a buffer to Gawler.	The Barossa GI Zone is an area defined on a map by a subcommittee of an industry body (wine industry) used specifically to identify a product region for one specific industry. It extends into the Gawler LGA and comprises a significantly large portion of the Light Regional Council area extending to Templers and Freeling (location of the Light Regional Council's Freeling Offices Planning office and Works Depot site). It bears no relevance on community connections, service delivery, community and cultural activities or community infrastructure etc.

			<p>The Vision positioning the Concordia development does not represent a strong connection to the Barossa region, but emphasizes the connection to Gawler: “...to create for Concordia, a master planned, resilient community with an urban form and morphology that captures and preserves the verdant, natural character of the Gawler hills, <u>blended with the unique, historic and community identity of the existing Gawler Township.</u>”</p>
6	A council should be in a position to facilitate sustainable development, the protection of the environment and the integration of land use schemes.	Linked to 5 above.	
7	A council should reflect communities of interest of an economic, recreational, social, regional or other kind and be consistent with community structures, values, expectations and aspirations.	Clearly the areas of Kalbeeba (excluding the Springwood development area) and Concordia are associated with the southern Barossa and the GI, separated by distance and the south Para. The economic basis of the area for now and the foreseeable 10+ years is clearly associated with the Barossa.	Linked to 5 above. Boundary Reform is a long goal vision – looking strategically at the future impacts of the urban growth and long term sustainability of developments in the urban growth areas around the northern boundary. ToG has been master planning for the future of the Council facilities and would be deficient in its planning if it did not review its long term sustainability to provide services for communities nestled along its current LGA boundaries.
8	A council area should incorporate or promote an accessible centre (or centres) for local administration and services.	Agreed and this can be achieved through collaborative models rather than expensive and divisive ToG strategy.	Collaborative models could be developed however for the long term planning of the Gawler Area collaborative models could fall short. Deficiencies can arise from the necessity to continually assess and renegotiate such agreements as competing strategic priorities present themselves over the long term and Administrations resourcing changes impact the long term outcomes.

9	The importance within the scheme of local government to ensure that local communities within large council areas can participate effectively in decisions about local matter.	It remains to be understood how this will be achieved in the ToG proposal. The Barossa Council model sees all Councillors supporting the whole of community rather than sections thereof.	ToG model for representation sees all Councillors supporting the whole of the community rather than sections thereof. Currently however a portion of the extended community do not have voting rights to elect representation to assist in shaping the Community of Gawler that they are a part of due to being in another council LGA.
10	Residents should receive adequate and fair representation within the local government system, while overrepresentation in comparison with councils of a similar size and type should be avoided (at least in the longer term).	See point 9.	
11	A scheme that provides for the performance of functions and delivery of services in relation to 2 or more councils (for example, a scheme for regional governance) may improve councils' capacity to deliver services on a regional basis and therefore offer a viable and appropriate alternative to structural change.	Agreed see point 8.	
12	The extent and frequency of previous changes affecting the council or councils under this chapter or the repealed act.	Not applicable.	

**From:** [REDACTED]  
**To:** [Council \(E-mail\)](#)  
**Subject:** Boundary Reform Registration and Feedback  
**Date:** Wednesday, 26 August 2020 07:24:35 PM

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**Name:** David & Angela Barefield

**Area of Interest**  
(please select all that apply): Gawler Belt

**Address:** [REDACTED]

**Phone:** [REDACTED]

**Email:** [REDACTED]

**Clarification of Request:** I am seeking clarification on proposed changes for my area of interest

**Comments:** As a resident of Gawler Belt for 30 years we are strongly against the proposed boundary change from Light council into Gawler council. Light council has managed this area very well for many years and it should stay with Light council.

Doc ID: 439559



31 August 2020

Mayor Karen Redman  
Town of Gawler  
PO Box 130  
GAWLER SA 5118

Email [light@light.sa.gov.au](mailto:light@light.sa.gov.au)  
Post PO Box 72, Kapunda SA 5373  
Phone 08 8525 3200  
Web [light.sa.gov.au](http://light.sa.gov.au)

**Principal Office**  
93 Main Street  
Kapunda SA 5373

**Kapunda Public Library  
and Visitor Information Centre**  
51-53 Main Street  
Kapunda SA 5373

**Freeling Public Library  
and Customer Service Centre**  
7 Hanson Street  
Freeling SA 5372

**Planning and  
Development Services**  
12 Hanson Street  
Freeling SA 5372

**Operations Centre**  
11 Stephenson Street  
Freeling SA 5372

Dear Mayor Redman,

### **Boundary Reform**

Thank you for your letter dated 5 August 2020 with respect to the abovementioned matter.

I note that the Town of Gawler's public consultation on its Boundary Change Proposals commenced on 26 August 2020.

I advise that your letter and Boundary Reform more generally was considered by Council at its meeting held on 25 August 2020 where the following was resolved:

*That Council:*

1. *Receives and notes this report;*
2. *Acknowledges correspondence received from the Town of Gawler via Mayor Redman dated 5 August 2020 advising of the Town of Gawler's recent resolution with respect to its boundary change proposals and scheduled public consultation;*
3. *Authorises the Mayor and Chief Executive Officer to provide a response to the Town of Gawler:*
  - a. *acknowledging the Town of Gawler's correspondence and recognises its intention to engage with its community on the question of its nominated boundary changes;*
  - b. *Advising that if the Town of Gawler's proposal is successful, it is Light Regional Council's view that this would have the effect of making Light Regional Council unsustainable, to the*

*detriment of this Council's ratepayers, its service delivery capacity and its genuine regional aspirations; and*

- c. Requests that the Town of Gawler includes in any subsequent 'general proposal' submission it may make to the Boundaries Commission, a request that the Commission gives detailed consideration to service requirements (social, recreation, economic, regional) for the communities spanning the Town of Gawler, Adelaide Plains Council, Light Regional Council, The Barossa Council and (part) City of Playford areas (interpreted as being a part of the Town of Gawler's nominated region featuring "110,000 persons") and how these may best be met when factoring in present supply of facilities, forecast projects, current population levels and forecast population growth expectations (adjusted for trending including any COVID-19 pandemic related considerations).*
- 4. Postpones consultation and surveying of the opinions of Hewett, Reid and Gawler Belt residents at this time, noting that the Town of Gawler is presently engaging with its community to investigate whether to submit a 'general proposal' to the Boundaries Commission and if it decides to undertake this subsequent action, the Commission will design a suitable engagement process involving the affected communities as a part of the Commission's detailed Inquiry with respect to such a proposal.*

I would be obliged if you would consider this correspondence and in particular part 3 of the abovementioned resolution, to be Light Regional Council's submission to the current consultation phase on the Town of Gawler's Boundary Change Proposal.

Yours sincerely,



**Mayor Bill O'Brien**

**From:** [REDACTED]  
**To:** [Council \(E-mail\)](#)  
**Subject:** Boundary reform  
**Date:** Sunday, 13 September 2020 07:06:44 PM

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Dear Sir/Madam,

The council is to be congratulated on undertaking the task of long-awaited boundary reform. I have nothing further to add to the justification for proceeding with this undertaking, aside from that provided in the information leaflet.

While it is unlikely to generate friends from our neighbouring councils, it is ethically the right thing to do, so I wish those well who will be driving this work.

Best wishes,

Chris Penfold



**From:** [REDACTED]  
**To:** [Council \(E-mail\)](#)  
**Subject:** Boundary Reform Registration and Feedback  
**Date:** Tuesday, 15 September 2020 07:33:51 PM

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**Name:** Anna Lobegeiger

**Area of Interest**  
(please select all that apply):  
Kalbeeba

**Address:** [REDACTED]

**Phone:** [REDACTED]

**Email:** [REDACTED]

**Clarification of Request:** I am seeking clarification on proposed changes for my area of interest

**Comments:** Please do not amalgamate Meadow Rd, Kalbeeba into the Gawler Council area. I have lived here nearly all my life and value the 2.5 acre block we are able to raise our children on. I would not like to see Kalbeeba be divided into small blocks with colourbond fences, as has sprawled out this way, through the Springwood development. We live in the Barossa and our children go to school in the Barossa. Changing the boundary may inhibit their ability to access our preferred Barossa high school. Our children also play sport and music in the Barossa. While we may use some facilities in Gawler, none of the Gawler supermarkets can compare with Nuriootpa Foodland for space, range and community atmosphere. We used to purchase 'The Bunyip' religiously, but now decline this due to every edition having a dedicated article relating to the nature of the bickering of the Gawler council members. This is not a council area we have chosen to live in. We also choose to actively avoid using petrol stations in Gawler, whenever possible, as the prices are rarely comparable to nearby regions. Financially, we are renting, but have heard that the Gawler Council rates are greater than the Barossa Council's, which will impact our landlord and rent. Additionally, I also believe that our dog registration is also cheaper in the Barossa than Gawler. There are many great things about Gawler, but we have chosen to be in the Barossa, and so please leave us with our Barossa identity in tact.



**From:** [REDACTED]  
**To:** [Council \(E-mail\)](#)  
**Subject:** Boundary reform  
**Date:** Wednesday, 16 September 2020 10:02:54 AM

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The Gawler Council,

I strongly oppose the expansion of the Gawler Council.

From my long term observations, the Gawler council is, and has been for an extended period, hamstrung by personal agendas and infighting that make it an ineffective organisation that creates an escalating lack of confidence by rate payers and associated ever decreasing support of rate payers.


Issues including the extremely poor management of the bypass road, seemingly ongoing legal costs, an exorbitant CEO salary and a lack of real consultation with rate payers when necessary. Even when some consultation is undertaken there is an obvious unpreparedness to consider rate payer views when they differ from the council view.

In my opinion, rate payers in the existing Gawler council area would be better served with more cost effective and pragmatic administration if the Gawler council was disbanded and rate payers absorbed into the Light Regional Council and Playford Council.

Sincerely

Chris Tuckwell

[REDACTED]

**From:**   
**To:** [Council \(E-mail\)](#)  
**Subject:** Boundary Reform  
**Date:** Thursday, 17 September 2020 04:43:30 PM

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Dear Sir/Madam,

I am writing to lodge my strong opposition to the referenced proposal.

Although I believe the act requires the Town of Gawler to consult with impacted parties, the Town of Gawler has made no contact with the Hewett residents to date and based on their reputation I suspect any contact will be minimal and any input ultimately ignored.

I note that the significant increase in rates that the Hewett ratepayers would incur (which would amount to approximately 13%) was brushed over as “premature” to discuss. This increase will amount to several hundred dollars annually for each property and for people on fixed incomes such as myself, will impose unnecessary hardship with no **actual** benefit to the Hewett residents.

I believe the first test in any boundary change must be a benefit to the ratepayers, either financial or in facilities. This proposal fails this test in both cases.

The proposal cites all the usual “benefits” which may as well be taken straight from a generic template. The following being some of these.

Public Libraries – Minimal to no use by Hewett residents and as the name would describe – already available to all of the public.

Roads and infrastructure – Equally available to all vehicle owners and pedestrians who visit the Town of Gawler.

Parks, Gardens, Bike tracks and Playgrounds – Already well provided and maintained by Light Regional Council.

Sporting Precincts – Generally used via sporting clubs which pay for the use.

Hewett residents frequent Gawler, along with Munno Para, Elizabeth, Tanunda and Nuriootpa (all located in other council areas) to patronise shops, restaurants, hotels and other commercial businesses, none of which are facilitated by the Town of Gawler.

The real reason that the Town of Gawler has proposed to annex Hewett is obvious to even someone with very limited intelligence. This is to redirect the in excess of \$2,000,000.00 in potential rate revenue from Light Regional Council to themselves. However this doesn't appear to be highlighted in their proposal. This loss of existing revenue to Light Regional Council would severely disadvantage the other areas within Light Regional Council and probably cause a significant rate increase for other rate payers. Again not meeting the “benefit to ratepayers” test.

The Town of Gawler has gained a reputation as having a dysfunctional council with constant bickering, infighting and waste of funds on code of conduct investigations, consultant reports that it ignores, infrastructure decision backflips, budget overruns and other follies.

The Light Regional Council has invested in and developed the Hewett area over some 20 years

which is now in a mature maintenance phase with minimal new investment required. For the Town of Gawler to propose annexing this mature area having made no investment in it, is little more than theft.

Yours Faithfully,

David Baxter

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Council \(E-mail\)](#)  
**Subject:** Boundary reform  
**Date:** Thursday, 17 September 2020 05:17:27 PM

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Well it's about time , I've lived in Gawler belt for the last 20 years and always use Gawler as our town for every thing . It's only right that you get our rates for the service you provide .

GET IT DONE

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Council \(E-mail\)](#)  
**Subject:** Boundary reform  
**Date:** Friday, 18 September 2020 09:24:38 AM

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Sent from [Mail](#) for Windows 10

Boundary Reform Committee

Why does Gawler Council wants the areas around it?

Answer It need more money for all its excess expenditure on lawyers fees, and the way they want to leave its footprint for the next generations to come, at a huge cost, like fantastic looking footpaths, but can you afford it A well needed renovation for the council chambers, with lots of rooms for hire, but community organisations

Can not afford them. A functional Walkers Place, but council wanted to spent to leave its footprint at a huge cost. Was it nesserserly? And now community organisations have to pay to use it for a function at great cost, or council will have to foot the bill

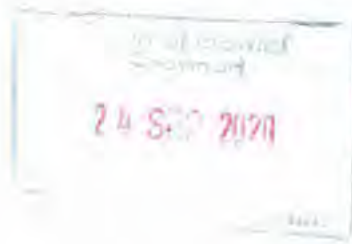
Council rates for Gawler are 0.005161 cent in the \$. While our Barossa rates are 0.003489cent in the \$, which is about one third more in Gawler and the rubbish collection is \$229 in Gawler and \$173 in the Barossa, which has a lot greater distance to travel as the townships are greater apart as are the rural blocks in the country side.

40 Years ago we bought our land to start an agriculture enterprise, which later became not viable, but we have established our home on the 1 HA of land and now as retirees it will be more difficult for us to keep Gawler Council public service and its vision of leaving its footprint for the next generations

Nic Tesselaar

Attachment I

Ms Kirsty Dudley  
Special Projects Officer  
Town of Gawler  
43 High Street  
Gawler East SA 5118



Mark Thesinger & Jane Crothers

23<sup>rd</sup> September 2020

Dear Ms Dudley,

Thank you for recently spending some time discussing the Town of Gawler Boundary Change Proposal as it relates to our property and more generally. After consideration of the proposal, and with our understanding of how it may affect us, we would like to submit to the Town of Gawler Council a proposal for consideration alongside and in conjunction with the Town of Gawler Boundary Change Proposal. This follows additional discussions with a Gawler Council Town Planner. We hope that the Council will see fit to give our proposal serious attention.

Firstly, Jane and I are fully supportive of the proposed boundary changes. They make a great deal of sense on many levels. We believe that any revision of boundaries as proposed could only result in improvements not only for those residents affected, but the community of Gawler more broadly. We would be directly impacted by proposed changes and believe that resulting outcomes would be positive and significant.

Our property is currently transected by the Gawler/Playford council boundary. This also happens to be the Hills Face zonal boundary. The majority of our land sits within the Playford Council and is deemed 'Hills Face'. Proposed changes to boundary alignment would place our property entirely within the Town of Gawler, a move that we would very much look forward to. It makes clear sense to us, that as a family who spends much of its time using Gawler services and facilities, we be aligned to the Town and support the Council in providing those services. It pains me that rates are currently paid to a Council with which we have little connection.

The proposal that we wish would be considered by Council relates less to the council boundary changes (which we support) but more to the Zoning issues we face. Part of the allotment lies within the Hills Face zone whilst another part is zoned Rural Living. Should proposed council boundary changes be accepted, our property would be entirely within the town of Gawler but be divided into 2 zones. It would seem an opportune time to consider a change to the Hills Face Boundary. I am not sure whether planning to date has given consideration to a situation such as ours, and any consequences to zoning that might result from proposed boundary changes going ahead.

We propose that the Council and any other relevant Authority, give careful consideration to an adjustment to the current 'Hills Face' boundary to bring it in line with established roads, Potts and Gawler One Tree Hill Roads, in conjunction with proposed boundary changes. We recognise that the Hills Face Zone is a valuable asset to the South Australian community and is strongly protected; however, the portion of our land currently designated 'Hills Face' is limited by the Gawler One Tree Hill Road to the north, Potts road to the south east and has smaller neighbouring allotments of 5 or 10 acres to the north west and south west. The Woodvale development, the new Bentley on Riggs subdivision (with blocks as small as 334m<sup>2</sup>) and of course the Gawler East Link Road Project are all within close proximity to our parcel of land.

Given our unique position, the proposed boundary changes, current neighbouring zoning and surrounding recent, current and future developments close to our property, we would ask that the Council pursue changes to the Hills Face boundary as it pertains to the property at 266 Gawler One Tree Hill, Road Evanston Park, concurrently alongside or as part of the Boundary Change Proposal. It seems logical, given the information provided, that the entire property be zoned 'Rural Living' and sit entirely within the Town of Gawler. This would circumvent existing complexities of living firstly within two very diverse councils, but also the difficulties that result from living on a property split between two very different council zones.

We look forward to hearing from the Council and in the meantime, should you have any queries, please do not hesitate to contact us. We can be contacted as follows:

Mail:  
Email:  
Mobile:



Respectfully yours,

A handwritten signature in black ink, appearing to read 'Mark Thesinger'.

**Mark Thesinger**

A handwritten signature in black ink, appearing to read 'Jane Crothers'.

**Jane Crothers**

**From:** [REDACTED]  
**To:** [Council \(E-mail\)](#)  
**Subject:** Town of Gawler Boundary reform submission to Council  
**Date:** Monday, 28 September 2020 01:53:03 PM  
**Attachments:** [2012 04 24 Public Council Minutes - attachment under separate cover "Greater Gawler - Gawler 2013" from John B.pdf](#)

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Dear Gawler Council

I make my submission in support of The Town of Gawler proposal for boundary reform for the reasons set out in my previous presentation to Council and which can be found as an annexure to Council Minutes of the Council meeting. 24th April 2012

I re-submit my submission as I wish it to be part of the current process. It will be evidence to the Boundary Commission that Gawler citizens have been pursuing boundary reform of this nature and discussing it for some time. The local newspaper, The Bunyip reported on this a number of times over the years before the current proposal.. Indeed it was a well discussed local government election issue.

My submission was also provided by way of formal service at the time (April 2012) to the District Council of Light and to the Barossa Council where it caused something of a furore - but they cannot deny substantial, many years, prior warning of the proposal..

I seek leave to be heard by Council when next it further considers the matter In Council Meeting.

John Bolton  
Barrister, Solicitor, Public Notary,  
Resident of Gawler Town Centre  
and formerly of Gawler Belt, Kalbeeba and Concordia

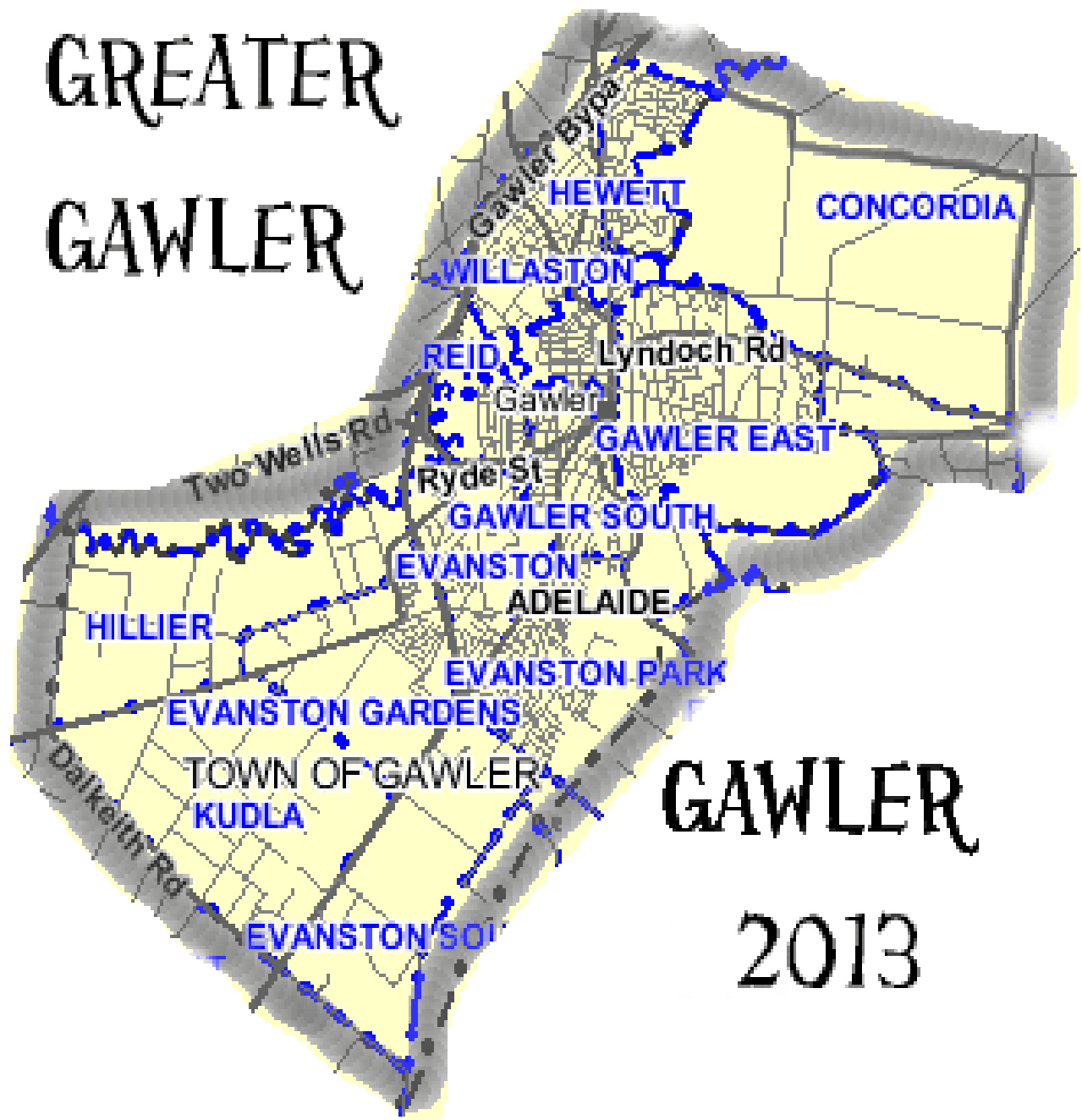
[REDACTED]



Virus-free. [www.avg.com](http://www.avg.com)



# GREATER GAWLER



A Proposal that  
the external boundary of The Town of Gawler be altered  
to include Hewett and (part of) Concordia

*Note:*

*I do assert copyright but give specific consent for circulation to all Gawler Council members and employees and for circulation for the purpose of their original drawing. - but not to cutting and pasting for the purpose of creation of new or amended documents nor to members of the public who may wish to make their own submissions either to Gawler or to other Councils.*

*John Bolton*

**A Proposal that  
the external boundary of The Town of Gawler be altered  
to include Hewett and (part of) Concordia**

The objective of this document is to persuade the Town of Gawler Council that it should support a submission to The Boundary Adjustment Facilitation Panel that the external boundary of The Town of Gawler be altered to include Hewett and (part of) Concordia

Two submissions to The Boundary Adjustment Facilitation Panel are required as there are two adjacent Councils that are affected.

The submissions should be submitted concurrently with a request to the Boundary Adjustment Facilitation Panel (BAFP) that they be inquired into and heard together.

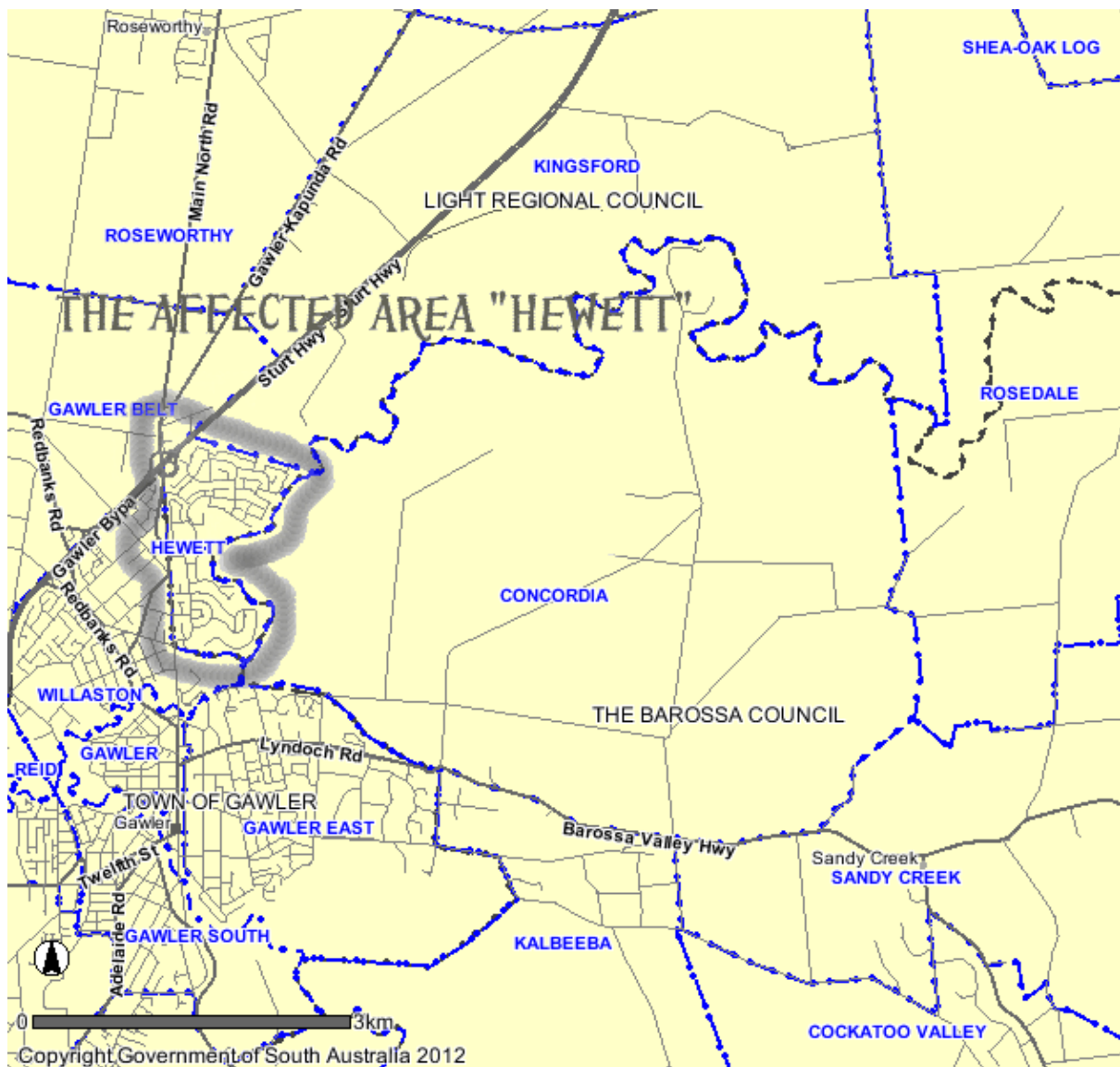
The areas are identified in the maps attached. The cover map shows the new Greater Gawler boundary of the Town of Gawler. The enclosed maps show the two affected areas.

Each of the submissions to the BAFP are drafted and attached. They need only to be completed with 20 electors names and addresses which should include 5 electors from each of the affected areas.

All that Council needs to do is to support the proposal.

1. The 30 year plan for Greater Adelaide, identifies Gawler as including both of the affected areas of Concordia and Hewett identically to this proposal.
2. Therefore, this proposal should not unduly spoil relationships between the Gawler Council and the relinquishing Councils because this is not Council's idea. It is a ratepayer proposal for something already included in the State's Plan.
3. A Local Government is not able to make an application for a boundary adjustment unless the all affected Councils agree. It seems from press reports that agreement is unlikely.
4. Ratepayers may make a submission to the Boundary Assessment Panel, in this case the application is for no more than a commencement of the implementation of the 30 year plan to include Hewett and part of Concordia in Gawler local government area.

5. The Town of Gawler has a deficit of rates relative to the population that it services. Gawler provides for residents of Hewett, Gawler Belt and Concordia but receives no rates from them.
6. The Town of Gawler has had to accept developments on its outskirts without having any planning powers relative to those developments.
7. The Town of Gawler, by necessity provides much of the social and town infrastructure for those adjacent populated areas.
8. The 30 year plan identifies further areas for urban growth at Concordia, adjacent to Gawler but in the Barossa Council.
9. The area of Hewett is now an integral part of Gawler in every aspect except being in the Town of Gawler for local government.
10. If Hewett and the 30 year plan development area of Concordia are included in the Town of Gawler Council area then Gawler can target an integrated plan for development and management which will benefit the Town and the Region.



## Some aspects of the submissions

**These applications are not complaints against the relinquishing Councils . Statements are made for the purpose of supporting the submission that the objects of the Local Government Act and the designated functions of Local Government will be best achieved for the affected area, and the region, if the proposals are achieved.**

The electors in the affected areas will be closer geographically to their centre of local government the administration offices of which are more closely associated with their centres of business, social, recreational, educational and health providers rather than the relinquishing councils centres from which they are geographically, topographically and socially separated by many kilometres, watercourses, hills and non-settled areas which intrinsically separate the communities associated with Gawler from those of the Light and the Barossa

*On any observable measure or method of analysis the affected area of Hewett is indistinguishable from Gawler. It is associated strongly with Gawler by its geography, it is on the same side of the North Para River as Gawler's Willaston area, It is on the same side of the Sturt Highway as Gawler, a major national route as which is a very ready barrier between Gawler/Hewett and the District of Light. Social support organisations, are with rare exceptions, sought by Hewett residents within Gawler, not Kapunda Light.*

**The affected community already turns to Gawler for senior schooling, library facilities, sporting clubs, swimming pool, recreation centres and leisure and restaurants, shopping, police station and patrol services and the provision of business and services, mechanical repairs and so on. It can be reasonably asserted that the Town of Gawler already offers the community of the affected area a reasonable range of infrastructure and will most likely be able to efficiently expand its services to the area.**

In addition it will provide the town of Gawler with the income rate base from the development that it will, in any event, be providing the infrastructure for.

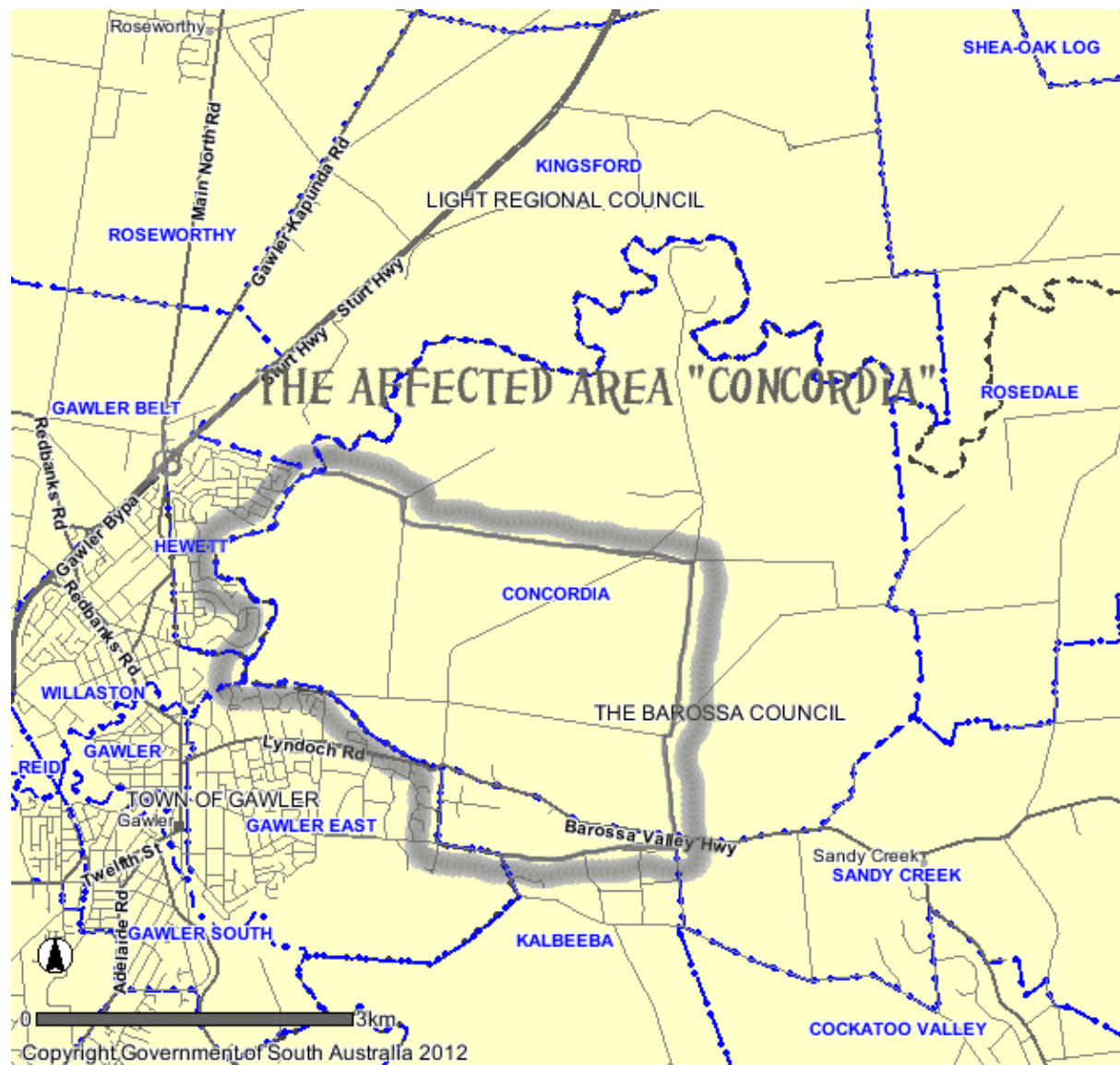
The affected area of Concordia is already identified in the 30 year plan as part of the urbanised area of Gawler. **If Gawler is inevitably to have adjacent development as set out in the 30 year plan then it should not be urban sprawl**, by which the writer means generally un-co-ordinated ad-hoc expansion of urbanisation..

*There is a real risk of urban sprawl around Gawler as the area to be urbanised while actually an extension of Gawler is currently in three separate local government areas.*

This proposal will provide that **the development areas already marked out in the 30 year plan by the State Government Planners will be brought in to the planning sphere of the Town of Gawler. It is much more likely that a single Council as planning authority will avoid urban sprawl and develop a more coherent and well planned urbanisation of greater Gawler.**

The “freezing” of development under the Barossa Valley Protection Area of the balance of the Concordia area means that there will be no further expansion to the east, towards the Barossa Urban Areas.

This must have the effect of further isolating the affected area from any association with the Barossa Council and substantially increasing its association with Gawler



**The town of Gawler is already expanding eastwards. Early inclusion of the Concordia development area will assist coherent development. Under this proposal the receiving Council will become the planning authority for the already identified urban development area .**

*Local Government Act 1999*

**PUBLIC INITIATED STRUCTURAL REFORM PROPOSAL  
FOR**

**The alteration of boundaries of Council areas between the  
TOWN OF GAWLER**

**AND  
THE BAROSSA COUNCIL**

**Submission is made to the  
THE TOWN OF GAWLER**

**AND  
THE BAROSSA COUNCIL**

for consideration and response

**and to  
The Boundary Adjustment Facilitation Panel**

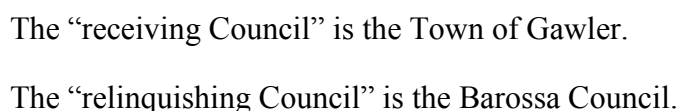
**On the .....day of.....2012**

**Ten weeks hence being**

**The .....day of.....2012**

It is proposed that an area of about 20 square kilometres used for limited agricultural activities and rural living as described and delineated in the projected urban development under the State's 30 year plan for the Town of Gawler and contiguous thereto be relinquished by the Barossa council to the Town of Gawler.

An area of 20 square kilometres used for limited agricultural activities and rural living as described and delineated in the projected urban development under the State's 30 year plan for the Town of Gawler and contiguous thereto.





This “public initiated submission” to alter the external boundaries of the said Councils is made by not less than “20 eligible electors” whose names are set out in the schedule attached hereto each of whom have completed and signed the prescribed declaration.

The five people nominated in this submission to represent the interests of those who would be directly affected by any proposal in this submission are electors from the affected area and set out in the schedule attached hereto and headed “Nominated Representatives”

### **Grounds for making the submission**

The objects of the *Local Government Act 1999* are—

- (a) *to promote the continuance of a system of local government in South Australia under which elected local government bodies are constituted for the better governance of the State in a manner that is consistent with the provisions of Part 2A of the Constitution Act 1934; and*

In pursuit of that objective the proposal will mean that:

the electors in the affected area will be closer geographically to their centre of local government the administration offices of which are more closely associated with their centres of business, social, recreational, educational and health providers.

the area set aside by the State Government for urban development which is contiguous to Gawler urban areas will be included in the Town of Gawler for planning purposes, rather than Barossa Council from which it is geographically, topographically and socially separated by many kilometres, watercourses, hills and non-settled areas which intrinsically separate the communities associated with Gawler from those of the Barossa.

- (b) *to encourage the participation of local communities in the affairs of local government and to provide local communities, through their councils, with sufficient autonomy to manage the local affairs of their area; and*

In furtherance of that objective this proposal will mean that:

the electors in the affected area will be encouraged to participate in the affairs of the local government which is closer to them in geographical distance, fewer natural topographic inhibitors and the continuity of greater social and community connection with the receiving council than the relinquishing council

- (c) *to provide a legislative framework for an effective, efficient and accountable system of local government in South Australia; and*

- (d) *to ensure the accountability of councils to the community; and*

In pursuit of that objective this proposal will mean that:

due to the substantial distance between the meeting places and council chambers of the relinquishing council there are natural communication barriers and inhibitors for electors in the affected area to attend frequently at council meetings or to attend in person to pursue their interests or to ensure accountability from the Barossa Council. The administration offices of the receiving Council are relatively much closer to the affected area and are in the Gawler township which is the urban area containing most of the social infrastructure utilised by the affected area community. This will promote a natural tendency to have greater involvement with and ensure greater accountability from the receiving council.

- (e) *to improve the capacity of the local government system to plan for, develop and manage local areas and to enhance the capacity of councils to act within their local areas as participants in the Australian system of representative government; and*

The proposal will achieve this objective because:

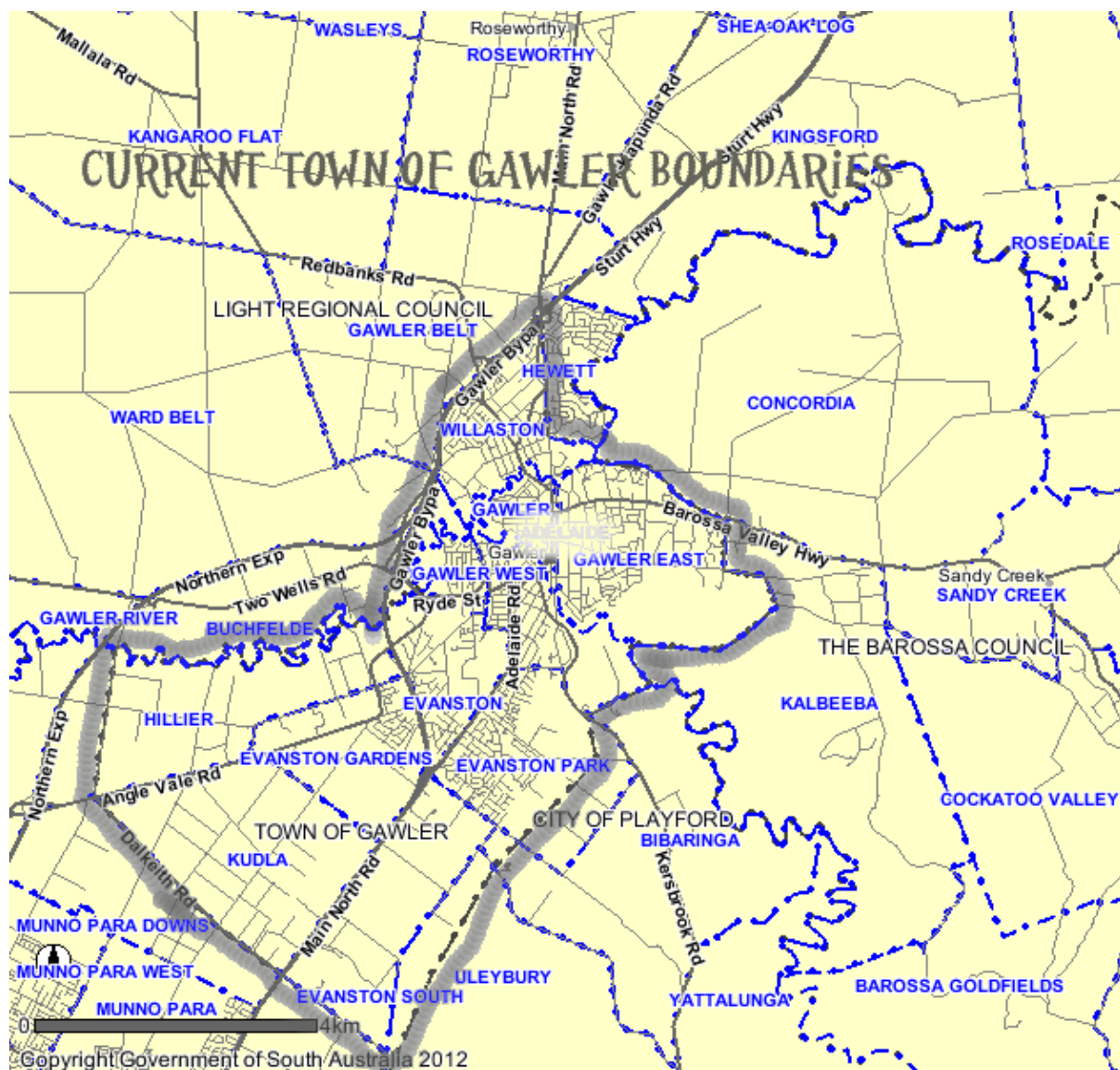
The affected area is the area contiguous to the Gawler urban area which has already been set down for urban development during the ensuing 30 years. Receiving the affected area will improve the capacity of the receiving local government to plan for, develop and manage the affected area. The affected area is physically local to Gawler, the receipt of the affected area by the Town of Gawler will enhance local governments capacity to act locally.

- (f) to encourage local government to provide appropriate services and facilities to meet the present and future needs of local communities; and

The proposal will achieve that objective because:

The affected area is clearly an “outlying area” to the relinquishing Barossa Council. All except a few roads are unsealed and many of those are unmade tracks.

The identified approved 30 year development area contiguous to Gawler and outlying to Barossa will need urban facilities. It is self evident that an extension of the facilities provided by Gawler to its current urban areas will more obviously be a local community provider than management from Barossa central.



This application recognises that obvious minimum future need and projects the need for the future provision of appropriate services and facilities to meet the affected area's local communities needs. *The Local Government Act 1999* requires a projection to meet such future needs.

- (g) *to encourage local government to manage the natural and built environment in an ecologically sustainable manner; and*
- (h) *to define the powers of local government and the roles of council members and officials.*

The proposal will do this :

- by analysing, planning and managing the built environment from the perspective of the local community to which it will adhere, and
- by ensuring an examination of the ecology which will be affected by the community most affected: i.e. the downstream community.

There is already upstream impact by residential, commercial, agricultural and viticultural practises on the major and minor water courses that flow through the affected area. There is great concern expressed that over the last 40 years the health of the North Para river system has deteriorated rapidly and substantially due to these up-stream practises. The whole of the affected Concordia area is a catchment area for the North and South Para River system whose confluence is in the town of Gawler.

The transfer of the whole of the land set out in this proposal will give the receiving council the opportunity to manage the built environment with the ecological environment to ensure that they not only manage the more intensely urbanised areas of Gawler central but are strongly encouraged to properly manage the upstream catchment area that they will inherit water flow from to ensure whole area is ecologically sustainable.

### **The principles set out in Section 26 of the *Local Government Act 1999***

- (1) *The Panel should, in arriving at recommendations for the purposes of this Chapter (but taking into account the nature of the proposal under consideration), have regard to—*
  - (a) *the objects of this Act; and*

This proposal has addressed the objects of the *Act* – above.

- (c) *the roles, functions and objectives of councils under this Act; and*

These roles, functions and objectives of councils are largely set out in Sections 6,7 and 8 of the *Act*

### **Principal role of a council. Section 6 *Local Government Act 1999***

*A council is, under the system of local government established by this Act, established to provide for the government and management of its area at the local level and, in particular—*

- (a) *to act as a representative, informed and responsible decision-maker in the interests of its community; and*

The proposers of this submission are of the view that the receiving Council physical proximity will promote a greater likelihood of more informed, representative and responsible decision making. For example, , the Barossa Council asserted in a recent proposal to the State Government regarding an inclusion of the whole of Concordia (with the exception of the 30 year plan area) in the Barossa protected area that they had consulted with all stakeholders. Many major landholders complain that they were not so consulted and in addition the boundaries of the Barossa Council's recommended area map attached to the Barossa Councils initial discussion paper were changed very substantially, and without any notice to ratepayers, in the said Council's final submission to government.

- (b) *to provide and co-ordinate various public services and facilities and to develop its community and resources in a socially just and ecologically sustainable manner; and*

To avoid repetition we refer to submissions above on proximity, extension of urban services from adjacent rather than remote areas and the better attention to ecological management of upstream built and natural environment by the downstream community. Residents in the area look to the receiving council for the promotion of the provision for Youth activities, and the promotion of the extension of public transport, aged care, hospital and health services from the responsible tiers of government.

- (c) *to encourage and develop initiatives within its community for improving the quality of life of the community; and*

Gawler is reputedly the second fastest urban growth area in the State. The reception of the affected area will give the Town of Gawler the opportunity to develop initiatives for the future and enable it to take into account in its future planning sufficient geographical area. The Town of Gawler is receiving impact from urban communities on its fringes, such as the Light Council's Development of Hewett which it has not been responsible for planning and development of.

It is a better alternative to permit the Town Council which will necessarily have to provide the infrastructure, to also be able to plan the development of the affected area. This will improve the quality of life of Gawler focussed residents because central and outlying infrastructure will be planned under the initiatives of the central Council. It will encourage active planning rather than re-active planning.

- (d) *to represent the interests of its community to the wider community; and*
- (e) *to exercise, perform and discharge the powers, functions and duties of local government under this and other Acts in relation to the area for which it is constituted.*

These objectives are addressed above and not re-iterated here.

### **Functions of a council. Section 7 *Local Government Act 1999***

*The functions of a council include—*

- (a) *to plan at the local and regional level for the development and future requirements of its area;*

These particular functions of a council are congruent with objectives of the *Act* and have been addressed under that heading above.

- (b) *to provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area (including general public services or facilities (including electricity, gas and water services, and waste collection, control or disposal services or facilities), health, welfare or community services or facilities, and cultural or recreational services or facilities);*

The affected area is largely rural and rural living with the limited Council services associated with non-urban living. The State 30 year plan provides for development adjacent to Gawler but in the current Barossa Council and remote from central Barossa. It would be most efficient to extend urban services from Gawler. The inclusion of the affected area will permit the expansion of appropriate selected services within the Gawler Council area for the affected area.

The affected area already is serviced by Gawler for all of urban town centre facilities and services in paragraph (b) (above) except for very limited rural provisions and utilities.

- (c) *to provide for the welfare, well-being and interests of individuals and groups within its community;*
- (d) *to take measures to protect its area from natural and other hazards and to mitigate the effects of such hazards;*
- (e) *to manage, develop, protect, restore, enhance and conserve the environment in an ecologically sustainable manner, and to improve amenity;*

- (f) *to provide infrastructure for its community and for development within its area (including infrastructure that helps to protect any part of the local or broader community from any hazard or other event, or that assists in the management of any area);*

These particular functions of a council are congruent with objectives of the *Act* and have been addressed above.

- (g) *to promote its area and to provide an attractive climate and locations for the development of business, commerce, industry and tourism;*
- (h) *to establish or support organisations or programs that benefit people in its area or local government generally;*
- (i) *to manage and, if appropriate, develop, public areas vested in, or occupied by, the council;*
- (j) *to manage, improve and develop resources available to the council;*
- (k) *to undertake other functions and activities conferred by or under an Act.*

These particular functions of a council are not being pursued by the relinquishing council (the RC) with respect to the affected area (the area).

The affected area is not being promoted by the RC. The RC has recommended to the State that all development in the area immediately adjacent to the affected area be frozen. The development freeze in the area is beneficial to Barossa central's development of tourism as it gives them a clear central set of destinations and focus.

Local Government and electors in the affected area must look to the future. The RC has a demonstrable record of not prioritising the area in pursuit of the objectives of the *Act*.

It appears that there has been little or no promotion of the area, there has been little or no attempt to provide an attractive climate or locations for the development of business, commerce, industry and tourism in the affected area, little or no attempt to establish or support organisations or programs that benefit people in the affected area, little or no development of public areas vested in, or occupied by the council

In conflict with the principles of the *Act*, it appears that with respect to the affected area there has been little or no attempts to manage, improve and develop resources available to the council or to undertake anything other than the bare minimum basic functions and activities conferred by or under any Act.

The proponent electors in the area are of the view that the area is part of the community of interest associated with Gawler and the statutory objects of local government will more likely be pursued if the proposal is accepted.

## **Objectives of a council. Section 8 *Local Government Act 1999***

*A council must, in the performance of its roles and functions—*

- (a) *provide open, responsive and accountable government;*
- (b) *be responsive to the needs, interests and aspirations of individuals and groups within its community;*
- (c) *participate with other councils, and with State and national governments, in setting public policy and achieving regional, State and national objectives;*
- (d) *give due weight, in all its plans, policies and activities, to regional, State and national objectives and strategies concerning the economic, social, physical and environmental development and management of the community;*
- (e) *seek to co-ordinate with State and national government in the planning and delivery of services in which those governments have an interest;*

- (f) *seek to facilitate sustainable development and the protection of the environment and to ensure a proper balance within its community between economic, social, environmental and cultural considerations;*
- (g) *manage its operations and affairs in a manner that emphasises the importance of service to the community;*
- (h) *seek to ensure that council resources are used fairly, effectively and efficiently;*
- (i) *seek to provide services, facilities and programs that are adequate and appropriate and seek to ensure equitable access to its services, facilities and programs.*

The Proponents do not set out to make broad criticism of the relinquishing council as to the pursuit of its statutory objectives for what is widely recognised as the Barossa Central area.

There is a clear history of the affected area being marginalised from the Barossa Central Area and therefore their current Local Government.

One method of redressing this could be for electors in the area to adopt a higher profile within the Barossa Council and to ensure election of an area elector on Council. This method sounds well in principle but neglects decades of history, the practical realities of geography, the disproportionate distribution of electors between the central townships of the Barossa and the sparsely populated Concordia area, specially where no wards exist, and the very distinct difference of interests that the affected area has compared to Barossa central.

This is not a general complaint against the Barossa Council . The statements are made for the purpose of supporting the submission that in all aspects addressed the objects of the Local Government Act and the designated functions of Local Government will be best achieved for the affected area, and the region, if the proposal is achieved.

The proposers do not have the resources of the *Boundary Adjustment Facilitation Panel*. The proposers do not have all of the facts and details of issues available to them. They are by legal necessity under the provisions of *The Local Government Act 1991* a local interest group and therefore without substantial resources.

The proponents take the view that affected area is justifiably proposed. Notwithstanding the justification for the inclusion of the area it is an objective of the proposers that the BAFP use its capacity to gather further data for its consideration..

## **Section 26 . PRINCIPLES FOR THE BOUNDARY ADJUSTMENT FACILITATION PANEL**

- (i) *the resources available to local communities should be used as economically as possible while recognising the desirability of avoiding significant divisions within a community;*

The affected area is best described as largely undeveloped rural farming land that has been identified by the State Government for urban development. The affected area is, by every assessment and measure best described as contiguous to the Urban areas of the existing Gawler and remote from any other existing urban area.

The proposal does no more than recognise the existing community of interest and provides for the movement of that community to the Council community that it already significantly relates to. By way of examples the postcode of Concordia is the same as the postcode for Gawler and the telephone numbers of Concordia commence with the same telephone numbers as in Gawler and the Gawler Golf Course is at Sandy Creek!

The economics of providing for the projected urban development adjacent to the east of Gawler by the Gawler Council which already provides urban facilities and the opportunity to plan for their further provision in the future to the projected area have been addressed above and contrasted with the provision by the more remote and retarding effect of the development approach to the affected area by the current local government provider.

*(ii) proposed changes should, wherever practicable, benefit ratepayers*

The State Government has determined that the affected area is appropriate for Urban Development. It seems that, like the Hewett Development, future urban residents will look to Gawler for urban infrastructure and social identity.

It is practical and appropriate that the rates payable, and the development fees be paid to and the planning process be performed by the Town of Gawler and that the ratepayers of Gawler benefit from the provision of such services to the affected area which is adjacent to them and would otherwise be burdensome on them.

Efficiency of provision of services and proximity to the council offices and the associated prospect of more inclusive development are factors that should be included. In addition the social attachment to the Local Council area is more likely to promote voluntary social services such as member of community groups and service clubs;

*(iii) a council should have a sufficient resource base to fulfil its functions fairly, effectively and efficiently;*

If Gawler is inevitably to have adjacent development as set out in the 30 year plan then it should not be sprawl. This proposal will provide that the development will be brought in to the planning sphere of the Town of Gawler and will provide the town of Gawler with the income rate base from the development that it will be providing the infrastructure for.

*(iv) a council should offer its community a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis;*

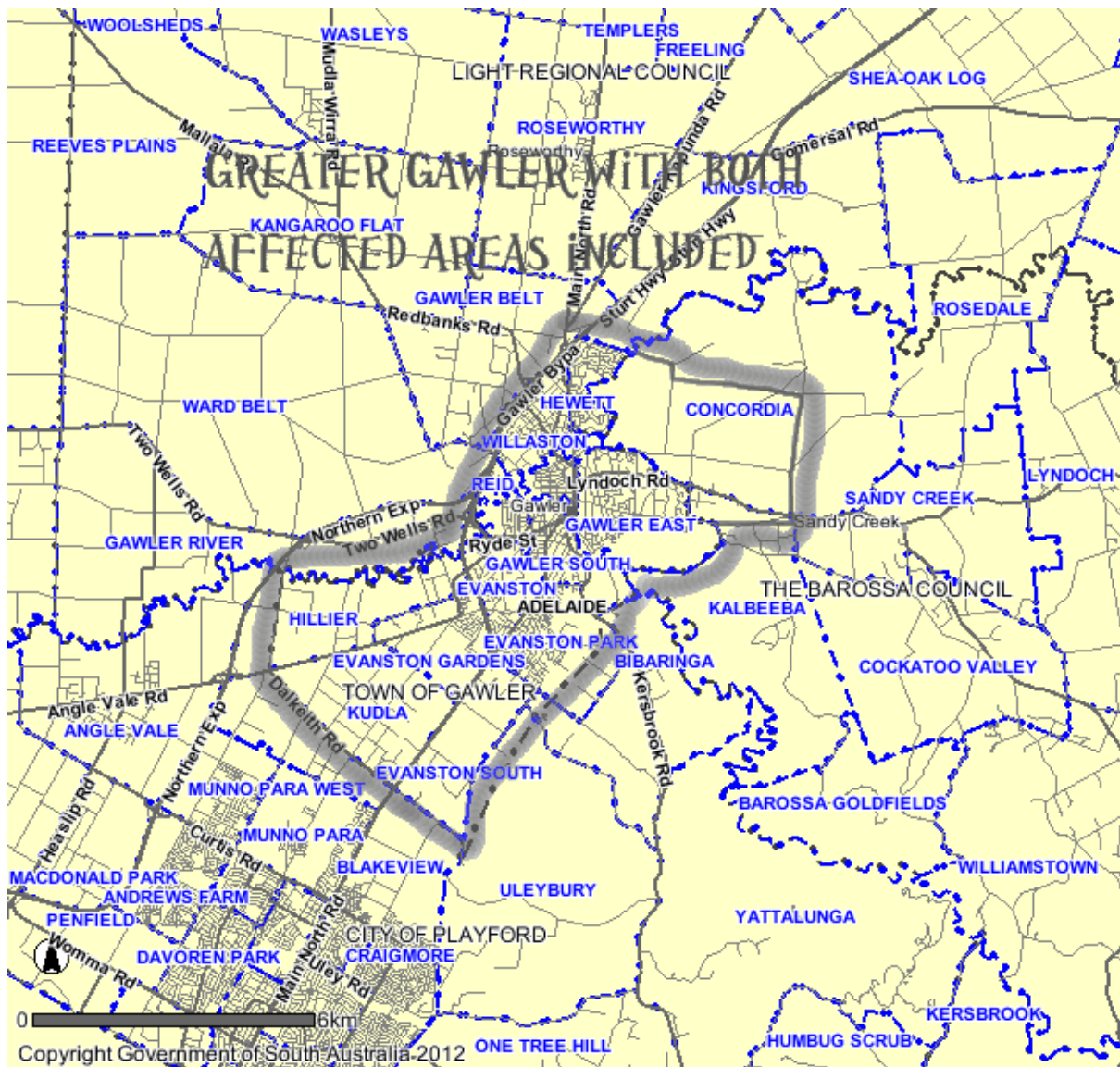
The services provided by the relinquishing Council have been discussed above. The affected community already turns to Gawler for schooling, library facilities, sporting clubs, swimming pool, recreation centres and leisure and restaurants, shopping and the provision of business and services, mechanical repairs and so on. That is not to say the central Barossa is not utilised as a destination but it is not generally speaking regular community usage, more of a visit. It can be reasonably asserted that the Town of Gawler already offers the community of the affected area a reasonable range of infrastructure and will most likely be able to efficiently expand its services to the adjacent area.

*(v) a council should facilitate effective planning and development within an area, and be constituted with respect to an area that can be promoted on a coherent basis;*

These issues have been addressed above and are summarised here as: The relinquishing council has passively for decades sought lack of development and diversity in rural or urban development of the affected area. The RC has actively pursued the restriction of the development of further diversity by successfully submitting to the State, without any or adequate consultation with the electors of the affected area that the whole of the balance of the Concordia area should be frozen out of substantial types of development.

**The town of Gawler is already expanding eastwards. Early inclusion of the Concordia development area will assist coherent development. Under this proposal the receiving Council will become the planning authority for the already identified urban development area .**





*(vi) a council should be in a position to facilitate sustainable development, the protection of the environment and the integration of land use schemes;*

These issues have been addressed above and are summarised here as: The relinquishing Council is criticised for permitting activities which have caused the deterioration of the catchment area of the para river system. There is no intrinsic self interest component for the central Barossa to plan for the environmental protection of the catchment area as it flows away from them and the detriments to the system impact out of their sight. The Town of Gawler has a substantial self interest component in ensuring that planning upstream in the affected area is sustainable and protects the environment.

*(vii) a council should reflect communities of interest of an economic, recreational, social, regional or other kind, and be consistent with community structures, values, expectations and aspirations;*

These issues have been addressed above and are summarised here



The relinquishing council, quite properly prides itself on its heritage and seeks to protect the identity of the communities of interest that it has created. It is asserted that it does not, for the reasons set out above, reflect the community of the affected area and certainly does not have as its objectives for the area the same aspirations as the electors, and perhaps more importantly those future residents of the urban areas which will be associated with the adjacent Gawler. The current residents recreational, social and economic interests are not met by the relinquishing council. Future needs will be best met by the adjacent Gawler Council which already provides for most of these needs and if the proposal is accepted it will have the opportunity to plan properly to provide further by being the coherent planning authority for the developing area

*(viii) a council area should incorporate or promote an accessible centre (or centres) for local administration and services;*

These issues have been addressed above and are summarised here

The administration centre of the relinquishing council is not easily accessible. This is due to the tyranny of distance and the topography, the roads to the Barossa central area where administration takes place are winding and undulating with large gum trees in very close proximity to the carriageways making travel time from the affected area to Council offices some 20 plus minutes. It is no surprise that when on the telephone to the administration centre, residents of Concordia are asked “where is that”.

The administration centre of the receiving Council is accessed by a relatively straight bitumenised main road and is only some 2 minutes away from the closest point of the affected area. This is a significant and not exaggerated difference specially when special trips need to be made for the purpose of council business such as dog registration when they are the opposite direction to that normally and regularly travelled for accessing most other urban services

*(ix) the importance within the scheme of local government to ensure that local communities within large council areas can participate effectively in decisions about local matters;*

These issues have been addressed above

*(x) in considering boundary reform, it is advantageous (but not essential) to amalgamate whole areas of councils (with associated boundary changes, if necessary), and to avoid significant dislocations within the community;*

Current residents of the affected area already look to Gawler for community. With the freezing of urban development to the east of the affected area future residents will also do so. The reception of the affected area by the Town of Gawler has no associated dislocation. The proposed boundary reform merely recognises the reality of current and future community locus.

*(xi) residents should receive adequate and fair representation within the local government system, while over-representation in comparison with councils of a similar size and type should be avoided (at least in the longer term);*

These issues have largely been addressed above. While on the periphery of the Barossa Council in terms of marginal connection to the main social and economic features pursued there, electors in the affected area believe that due to their proximity in geographic and social terms they will receive adequate and fair representation within the Town of Gawler. Future residents should have the same reasonable expectations.

*(xii) the importance within the scheme of local government that a council be able to co-operate with other councils and provide an effective form of government to the community;*

*(xiii) a scheme that provides for the integration or sharing of staff and resources between two or more councils may offer a community or communities a viable and appropriate alternative to structural change options; and*

It is understood that as adjacent Councils the relinquishing and receiving Councils co-operate on many levels and would of necessity do so in the new urban areas if they remained within the Barossa area but physically annexed to Gawler Town.

This has to be seen as second best practise to the alternative which is proposed, that is to say, having the Town of Gawler providing for its own planning and development of, and provision of services to, those areas more associated with it, in all the varied economic and social manners discussed herein.

*(c) the extent and frequency of previous changes affecting the council or councils under this Chapter or the repealed Act.*

It is hoped that inquiries reveal further details.

*(2) The Panel should, so far as is relevant, give preference to structural changes that enhance the capacity of local government to play a significant role in the future of an area or region from a strategic perspective.*

The Town of Gawler and associated region is the second largest growing area in the State but the Town of Gawler is confined to planning within its current urban boundaries with no intrinsic power to plan for the towns peripheral development. This has seen an industrial area to the north of the town being planned by an adjacent council without Gawler having any statutory planning input (The District Council of Light) . Similarly, it has seen a rural living area develop to its west (Gawler Belt) and an urban development annexed to its north eastern area of a very substantial nature (Hewett), each of these without any intrinsic statutory input or any strategic Gawler area plan..

It cannot be known whether a co-ordinated strategic plan for the development of Gawler and environs would have placed these areas where they are with the mix that they have. The Town of Gawler has had to plan to provide the central township infrastructure for these adjacent areas. It could be said that this re-active planning is has resulted in such things as grid locked traffic in and around the main street of Gawler and the inadequacy of funds for development of infrastructure due to the imposed necessary provision of facilities by the Town for an adjacent population from which it does not receive the rate base.

The Town of Gawler has not been able to play any significant strategic role in the future of the area and, without the affected area of Concordia being relinquished to it, that impotence will continue.

By receiving the affected area the Town of Gawler will have its capacity enhanced to plan strategically for the area and be given the opportunity to play a significant role in the areas development.

The “freezing” of development in the Barossa Valley Protection Area of the balance of the Concordia area means that there will be no further eastward urban expansion, towards the Barossa Urban Areas.

This must have the effect of further isolating the Concordia affected area from any association with the Barossa Council and substantially increasing its association with Gawler

WE the undersigned declare that we are each an eligible elector in terms of section 28 (1) of the Local Government Act 1999, and that we support a public initiated submission being made to the .....

[Insert name of the affected council(s)]

proposing that.....

[Insert a brief outline in 1 or 2 sentences of the intent of the proposal being submitted]

WE further declare that we agree to the nomination of.....

[Insert the names of five persons who are willing to represent the interests of persons who would be directly affected by the proposal set out in the submission]

[illegible]

Turn Over

[illegible]

**PUBLIC INITIATED STRUCTURAL REFORM PROPOSAL  
FOR**

**The alteration of boundaries of Council areas between the  
TOWN OF GAWLER**

**AND**

**THE LIGHT REGIONAL COUNCIL**

**Submission is made to the**

**THE TOWN OF GAWLER**

**AND**

**THE LIGHT REGIONAL COUNCIL**

for consideration and response

**and to**

**The Boundary Adjustment Facilitation Panel**

**On the .....day of.....2012**

**Ten weeks hence being**

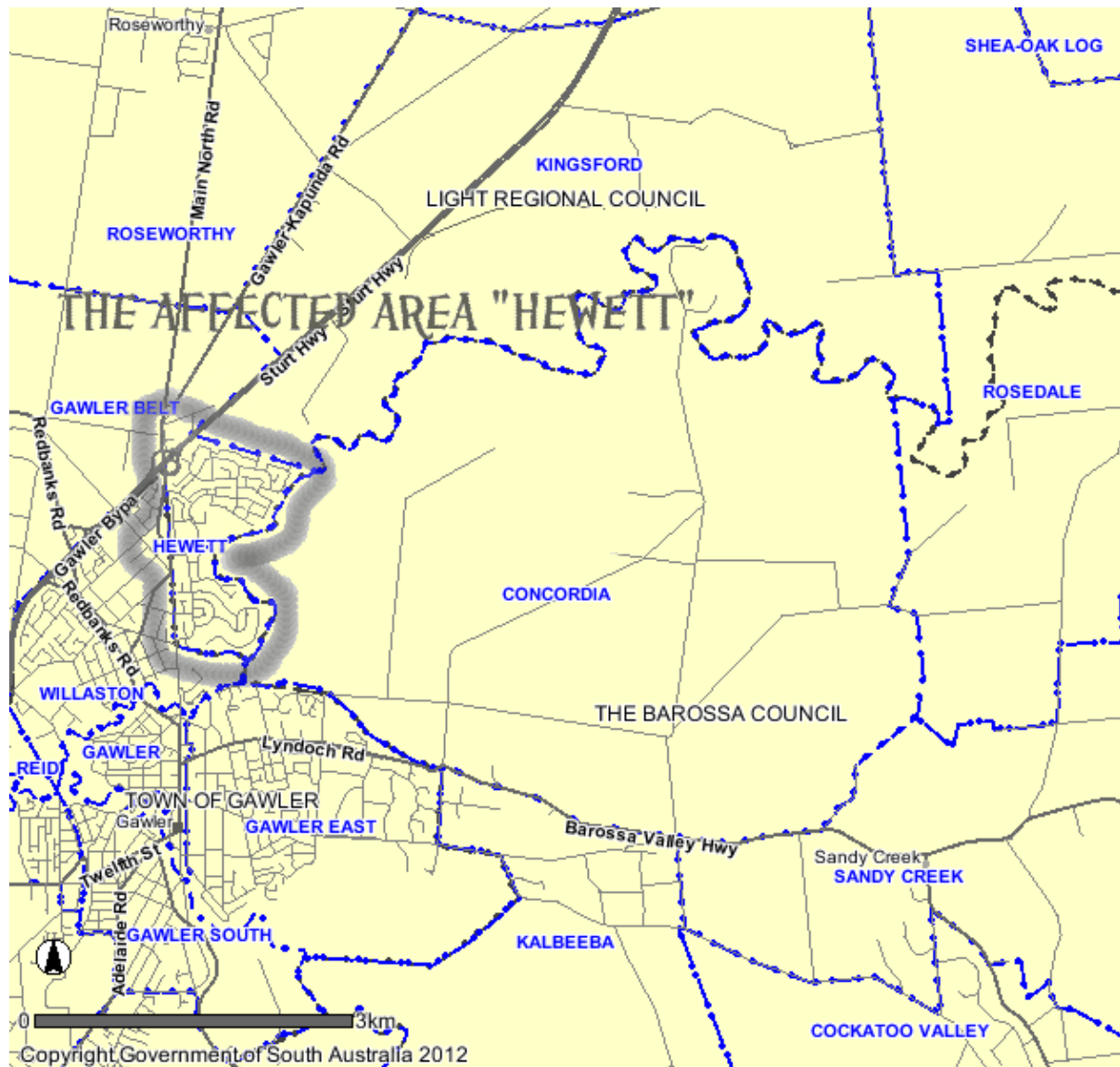
**The .....day of.....2012**

## An outline of the submission

It is proposed that the area known as Hewett, an urban area of about 2.5 square kilometres be relinquished by The Light Regional Council to the Town of Gawler.

The “affected area” is as set out in the map below marked “the affected area - HEWETT” and is described as.

An urban area of approximately 2.5 square kilometres known as Hewett



The “receiving Council” is the Town of Gawler.

The “relinquishing Council” is the Light Regional Council.

This “public initiated submission” to alter the external boundaries of the said Councils is made by not less than “20 eligible electors” whose names are set out in the schedule attached hereto each of whom have completed and signed the prescribed declaration.

The five people nominated in this submission to represent the interests of those who would be directly affected by any proposal in this submission are electors from the affected area and set out in the schedule attached hereto and headed “Nominated Representatives”

### **Grounds for making the submission**

The objects of the *Local Government Act 1999* are—

- (d) *to promote the continuance of a system of local government in South Australia under which elected local government bodies are constituted for the better governance of the State in a manner that is consistent with the provisions of Part 2A of the Constitution Act 1934; and*

In pursuit of that objective the proposal will mean that:

the electors in the affected area will be closer geographically to their centre of local government the administration offices of which are more closely associated with their centres of business, social, recreational, educational and health providers rather than Light Regional Council Council centres from which it is geographically, topographically and socially separated by many kilometres, watercourses, hills and non-settled areas which intrinsically separate the communities associated with Gawler from those of the Light

In addition, the area set aside by the State Government’s 30 year plan for urban development which is contiguous to the eastern Gawler urban areas is sought to be included, by separate application, into the Town of Gawler. That application, in conjunction with this application will promote the continuance of a system of local government under which elected local government bodies are constituted for the better governance of the State in a manner that is consistent with the provisions of Part 2A of the Constitution Act 1934.

- (e) *to encourage the participation of local communities in the affairs of local government and to provide local communities, through their councils, with sufficient autonomy to manage the local affairs of their area; and*

In furtherance of that objective this proposal will mean that:

the electors in the affected area will be encouraged to participate in the affairs of the local government which is closer to them in geographical distance, fewer natural topographic inhibitors and the continuity of greater social and community connection with the receiving council than the relinquishing council

- (c) *to provide a legislative framework for an effective, efficient and accountable system of local government in South Australia; and*

- (d) *to ensure the accountability of councils to the community; and*

In pursuit of that objective this proposal will mean that:

due to the substantial distance between the meeting places and council chambers of the relinquishing council there are natural communication barriers and inhibitors for electors in the affected area to attend frequently at council meetings or to attend in person to pursue their interests or to ensure accountability from the Light Regional Council. The administration offices of the receiving Council are relatively much closer to the affected area and are in the Gawler township which is the urban area containing most of the social infrastructure utilised by the affected area community. This will promote a natural tendency to have greater involvement with and ensure greater accountability from the receiving council.

- (e) *to improve the capacity of the local government system to plan for, develop and manage local areas and to enhance the capacity of councils to act within their local areas as participants in the Australian system of representative government; and*

The proposal will achieve this objective because:

The affected area is an area contiguous to the Gawler urban area which has already been developed as an urban extension to the Town of Gawler. Receiving the affected area will improve the capacity of the receiving local government to plan for, develop and manage the affected area. The affected area is physically local to Gawler, the receipt of the affected area by the Town of Gawler will enhance local governments capacity to act locally.

- (f) *to encourage local government to provide appropriate services and facilities to meet the present and future needs of local communities; and*

The proposal will achieve that objective because:

The affected area is clearly an “outlying area” to the relinquishing Light Regional Council. The distance from Hewett to the Kapunda, Light Regional Council offices is over 32 kilometres. The distance to the Gawler Council Chambers in the Gawler Town centre is 2.5 kilometres. A travel difference of 30 kilometres for those wishing to visit their local government office.

It is self evident that an extension of the facilities currently provided by Gawler to include Hewett areas 2.5 kilometres away will more obviously be a local community provider than management from Kapunda central 32 kilometres distant.

*The Local Government Act 1999* requires a projection to meet such future needs.

- (g) *to encourage local government to manage the natural and built environment in an ecologically sustainable manner; and*  
(h) *to define the powers of local government and the roles of council members and officials.*

The proposal will do this :

- by analysing, planning and managing the built environment from the perspective of the local community to which it adheres, and
- by ensuring an examination of the ecology which will be affected by the community most affected: i.e. the downstream community.

There is already upstream impact by residential, commercial, agricultural and viticultural practises on the major and minor water courses that flow through the affected area. There is great concern expressed that over the last 40 years the health of the North Para river system has deteriorated rapidly and substantially due to these up-stream practises. The whole of the affected area is a catchment area for the North Para River system whose confluence with the South Para River is in the town of Gawler.

The transfer of the whole of the land set out in this proposal will give the receiving council the opportunity to manage the built environment with the ecological environment to ensure that they not only manage the urbanised areas of Gawler central but are strongly encouraged to properly manage the upstream catchment area that they will inherit water flow from to ensure whole area is ecologically sustainable.

### **The principles set out in Section 26 of the *Local Government Act 1999***

- (1) *The Panel should, in arriving at recommendations for the purposes of this Chapter (but taking into account the nature of the proposal under consideration), have regard to—*  
(a) *the objects of this Act; and*

This proposal has addressed the objects of the *Act* – above.

- (f) *the roles, functions and objectives of councils under this Act; and*

These roles, functions and objectives of councils are largely set out in Sections 6,7 and 8 of the *Act*

## **Principal role of a council. Section 6 *Local Government Act 1999***

*A council is, under the system of local government established by this Act, established to provide for the government and management of its area at the local level and, in particular—*

- (d) to act as a representative, informed and responsible decision-maker in the interests of its community; and*

The proposers of this submission are of the view that the receiving Council's physical proximity will promote a greater likelihood of more informed, representative and responsible decision making. A resident of Hewett reports that he has been told that the relinquishing Council views Hewett as a satellite residential area and that therefore no substantial sporting facilities, such as a local football oval will ever be provided locally to Hewett by the Light Regional Council.

- (e) to provide and co-ordinate various public services and facilities and to develop its community and resources in a socially just and ecologically sustainable manner; and*

To avoid repetition we refer to submissions above on proximity, extension of urban services from adjacent rather than remote areas and the better attention to ecological management of upstream built and natural environment by the downstream community. Residents in the area look to the receiving council for the promotion of the provision for Youth activities, and the promotion of the extension of public transport, aged care, hospital and health services from the responsible tiers of government.

- (f) to encourage and develop initiatives within its community for improving the quality of life of the community; and*

Gawler is reputedly the second fastest urban growth area in the State. The reception of the affected area will give the Town of Gawler the opportunity to develop initiatives for the future and enable it to take into account in its future planning sufficient geographical area. The Town of Gawler is receiving impact from urban communities on its fringes, such as the Light Council's Development of Hewett and Gawler Belt and formerly Kalbeeba to the east in the Barossa Council Area which Gawler has not been responsible for the planning and development of but provides the social town centre and infrastructure for.

It is a better alternative to permit the Town Council which will necessarily have to provide the infrastructure, to also be able to plan the further development of, and management of the affected area. This will improve the quality of life of the already Gawler focussed residents of the affected area because central and outlying infrastructure will be planned under the initiatives of a localised Council. It will encourage active planning rather than re-active planning.

- (d) to represent the interests of its community to the wider community; and*
- (e) to exercise, perform and discharge the powers, functions and duties of local government under this and other Acts in relation to the area for which it is constituted.*

These objectives are addressed above and not re-iterated here.

## **Functions of a council. Section 7 *Local Government Act 1999***

*The functions of a council include—*

- (d) to plan at the local and regional level for the development and future requirements of its area;*

These particular functions of a council are congruent with objectives of the *Act* and have been addressed under that heading above.

- (e) to provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area (including general public services or facilities (including electricity, gas and water services, and waste collection, control or disposal services or facilities), health, welfare or community services or facilities, and cultural or recreational services or facilities);*



Leaving aside the provision of utilities the receiving Council already provides to the affected area, either directly, or indirectly by arrangement the services set out above. It would be most efficient to extend urban services from Gawler. The inclusion of the affected area will permit the expansion of appropriate selected services within the Gawler Council area for the affected area, from 2.5 kilometres away rather than 32 kilometres distant..

- (c) to provide for the welfare, well-being and interests of individuals and groups within its community;*
- (d) to take measures to protect its area from natural and other hazards and to mitigate the effects of such hazards;*
- (e) to manage, develop, protect, restore, enhance and conserve the environment in an ecologically sustainable manner, and to improve amenity;*
- (f) to provide infrastructure for its community and for development within its area (including infrastructure that helps to protect any part of the local or broader community from any hazard or other event, or that assists in the management of any area);*

These particular functions of a council are congruent with objectives of the *Act* and have been addressed above.

- (g) to promote its area and to provide an attractive climate and locations for the development of business, commerce, industry and tourism;*
- (h) to establish or support organisations or programs that benefit people in its area or local government generally;*
- (i) to manage and, if appropriate, develop, public areas vested in, or occupied by, the council;*
- (j) to manage, improve and develop resources available to the council;*
- (k) to undertake other functions and activities conferred by or under an Act.*

On any observable measure or method of analysis the affected area of Hewett is indistinguishable from Gawler. It is associated strongly with Gawler by its geography, it is on the same side of the North Para River as Gawler's Willaston area, It is on the same side of the Sturt Highway as Gawler, a major national route as which is a very ready barrier between Gawler/Hewett and the District of Light. Social support organisations, are with rare exceptions, sought by Hewett residents within Gawler, not Kapunda Light. Public areas, apart from smaller intra urban parks are sourced in Gawler and it is Gawler that provides local facilities to Hewett such as a library, swimming pool and sporting ovals, local police station and community recreation centres.

The proponent electors in the area are of the view that the affected area is part of the community of interest associated with Gawler and the statutory objects of local government will more likely be pursued if the proposal is accepted.

## **Objectives of a council. Section 8 Local Government Act 1999**

*A council must, in the performance of its roles and functions—*

- (a) provide open, responsive and accountable government;*
- (b) be responsive to the needs, interests and aspirations of individuals and groups within its community;*
- (c) participate with other councils, and with State and national governments, in setting public policy and achieving regional, State and national objectives;*
- (d) give due weight, in all its plans, policies and activities, to regional, State and national objectives and strategies concerning the economic, social, physical and environmental development and management of the community;*

- (e) *seek to co-ordinate with State and national government in the planning and delivery of services in which those governments have an interest;*
- (f) *seek to facilitate sustainable development and the protection of the environment and to ensure a proper balance within its community between economic, social, environmental and cultural considerations;*
- (g) *manage its operations and affairs in a manner that emphasises the importance of service to the community;*
- (h) *seek to ensure that council resources are used fairly, effectively and efficiently;*
- (i) *seek to provide services, facilities and programs that are adequate and appropriate and seek to ensure equitable access to its services, facilities and programs.*

The Proponents do not set out to make broad criticism of the relinquishing council as to the pursuit of its statutory objectives for what is widely recognised as the well managed and progressive Kapunda and Light District area.

But:

There is a clear and severe geographic affect of distance, together with an accident of history which has caused the satellite urban development of the affected area to be developed in the relinquishing council area while effectively being part of the receiving council and marginalised from the relinquishing Council by the tyranny of distance and the separation from the Light Council Offices by some 32 kilometres of mainly open country, broad acre farmlands.

One method of redressing this could be for electors in the area to adopt a higher profile within the Light Regional Council and to ensure election of an area elector on Council. This method sounds well in principle but neglects the practical realities of geography, the disproportionate distribution of electors between the main and more central townships of the Light Council and the limited population of the affected area, an effective suburban area (of Gawler) and the very distinct difference of interests that the affected area has compared to Kapunda Rural Townships.

This is not a general complaint against the Light Regional Council. The statements are made for the purpose of supporting the submission that in all aspects addressed the objects of the Local Government Act and the designated functions of Local Government will be best achieved for the affected area, and the region, if the proposal is achieved.

The proposers do not have the resources of the *Boundary Adjustment Facilitation Panel*. The proposers do not have all of the facts and details of issues available to them. They are by legal necessity under the provisions of *The Local Government Act 1991* a local interest group and therefore without substantial resources.

The proponents take the view that affected area is justifiably proposed never the less it is an objective of the proposers that the BAFP use its capacity to gather further data for its consideration..

## **Section 26 . PRINCIPLES FOR THE BOUNDARY ADJUSTMENT FACILITATION PANEL**

- (xiv) *the resources available to local communities should be used as economically as possible while recognising the desirability of avoiding significant divisions within a community;*

The affected area is best described as an urbanised area closely associated with and part of the Gawler community. The affected area is, by every assessment and measure, contiguous to the urban areas of the existing Gawler and remote from any other existing urban area.

The proposal does no more than recognise the existing community of interest and provides for the movement of that community to the Council community that it already significantly relates to.

The economics of providing for the projected urban management and any further development in the affected area by a proximate local government have been addressed above and contrasted with the provision by the more remote management of the affected area by the current, very distant, local government provider.

*(xv) proposed changes should, wherever practicable, benefit ratepayers*

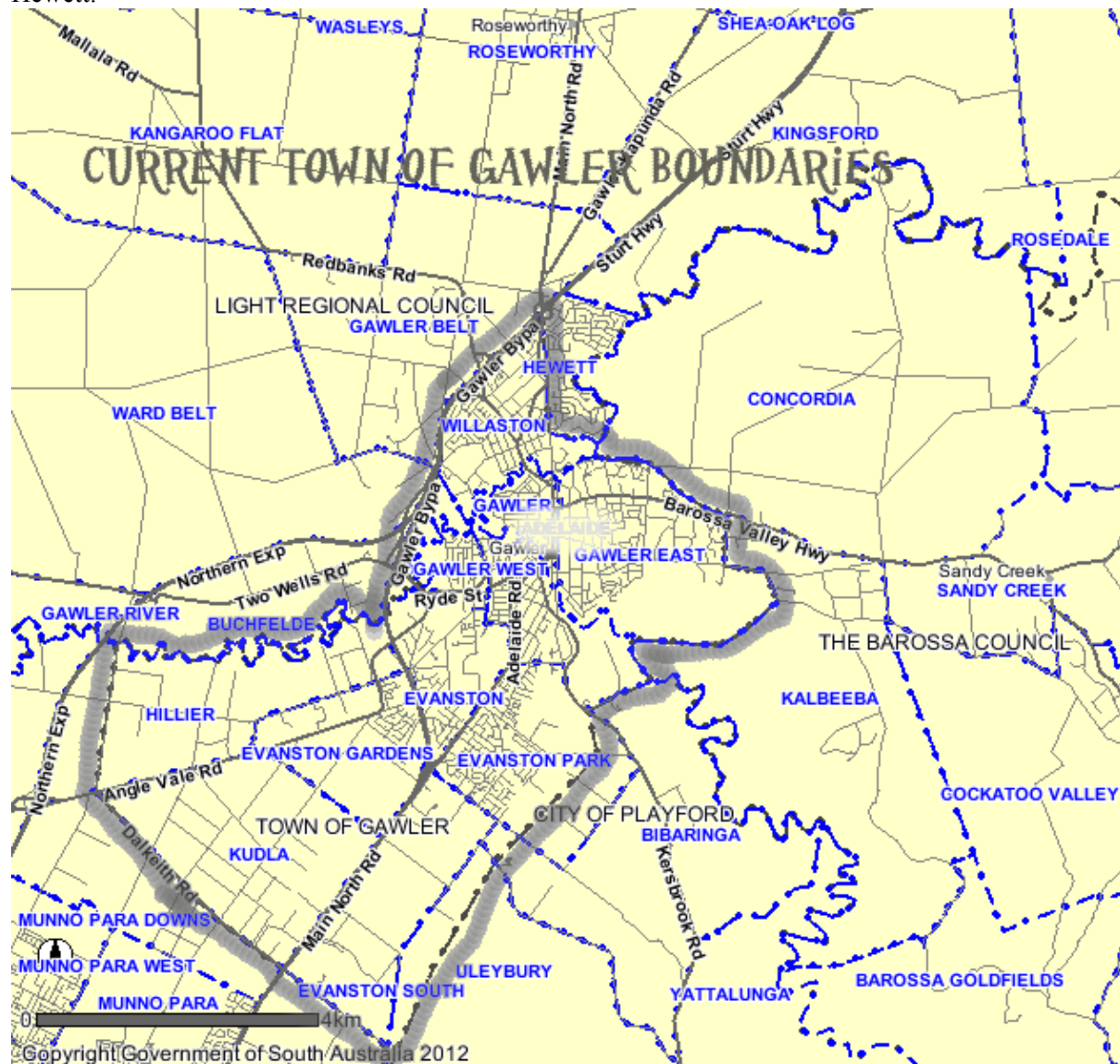
Residents of Hewett look to Gawler for their major urban infrastructure and social identity.

It is practical and appropriate that the rates payable, and the development fees be paid to and the planning process be performed by the Town of Gawler and that the ratepayers of Gawler benefit from the provision of such services to the affected area which is adjacent to them and would otherwise be burdensome on them.

Efficiency of provision of services and proximity to the council offices and the associated prospect of more inclusive development are factors that should be included. In addition the social attachment to the Local Council area is more likely to promote voluntary social services such as member of community groups and service clubs;

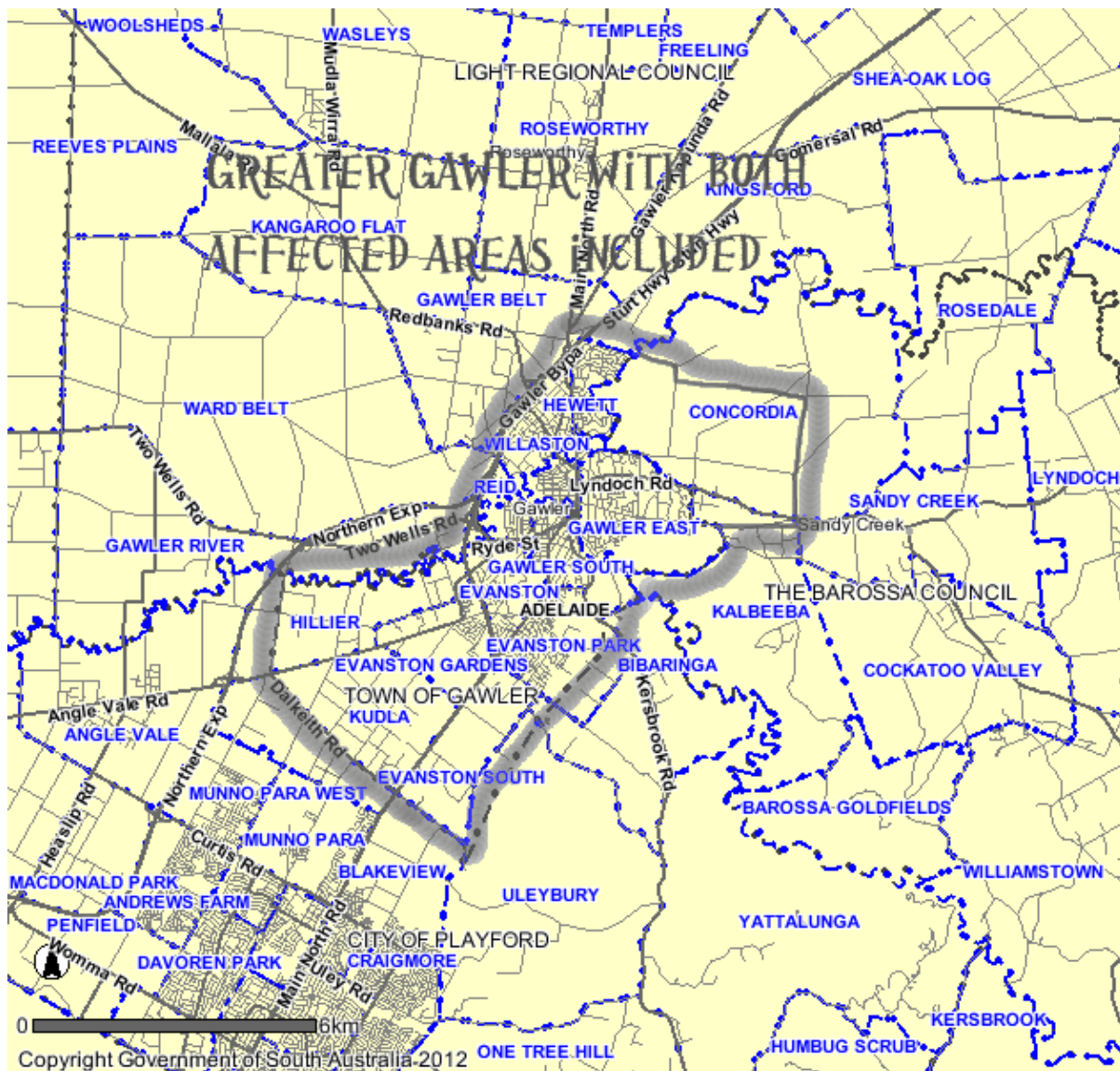
*(xvi) a council should have a sufficient resource base to fulfil its functions fairly, effectively and efficiently;*

*The 30 Year Plan for Greater Adelaide* identifies further urban growth associated with Gawler and delineates in red the total new urban area. The area so identified delineated includes the affected area of Hewett.



If Gawler is inevitably to have adjacent development as set out in the 30 year plan then it should not be urban sprawl, by which the writer means generally un-co-ordinated ad-hoc expansion of urbanisation.. There is a real risk of urban sprawl around Gawler as the area to be urbanised while actual an extension of Gawler is currently in three local government areas. That is to say, Hewett on Gawlers north east is in Light, Concordia on Gawlers East is in Barossa and Gawler in its eastern and southern development areas is in Gawler

This proposal will provide that the development areas already marked out in the 30 year plan by the State Government Planners will be brought in to the planning sphere of the Town of Gawler.



It is much more likely that a single Council as planning authority will avoid urban sprawl and develop a more coherent and well planned urbanisation of greater Gawler. In addition it will provide the town of Gawler with the income rate base from the development that it will, in any event, be providing the infrastructure for.

- (xvii) *a council should offer its community a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis;*

The services provided by the relinquishing Council have been discussed above. The affected community already turns to Gawler for schooling, library facilities, sporting clubs, swimming pool, recreation centres and leisure and restaurants, shopping, police station and patrol services and the provision of business and services, mechanical repairs and so on. It can be reasonably asserted that the Town of Gawler already offers the community of the affected area a reasonable range of infrastructure and will most likely be able to efficiently expand its services to the area.

- (xviii) *a council should facilitate effective planning and development within an area, and be constituted with respect to an area that can be promoted on a coherent basis;*

These issues have been addressed above and are summarised here as:

The affected area has already developed as an urban suburb of Gawler. It is already part of Gawler in every respect except inclusion in local government.

*(xix) a council should be in a position to facilitate sustainable development, the protection of the environment and the integration of land use schemes;*

These issues have been addressed above and are summarised here as: There is no intrinsic self interest component for the Light Council to plan for the environmental protection of the catchment area as it flows away from them.. The Town of Gawler has a substantial self interest component in ensuring that planning upstream in the affected area is sustainable and protects the environment.

*(xx) a council should reflect communities of interest of an economic, recreational, social, regional or other kind, and be consistent with community structures, values, expectations and aspirations;*

These issues have been addressed above and are summarised here

The relinquishing council is mostly broad acre pastoral land with a smattering of Country Townships contrasted with the recent development of a very substantial industrial area at the southern end, well away from the central town of Kapunda. The affected area is the only urban area of the district council of light which is attached to a major urban centre, that of Gawler. The affected area reflects the attachment values associated with an outer suburban area rather than a broad acre farming community and as such can reasonably be expected not to easily integrate into the farming community structures, values expectations and aspirations.

It is much more likely to develop, and actually has already done so, an attachment consistent with the Gawler community structures, values expectations and aspirations

The current residents recreational, social and economic interests are not met by the relinquishing council. Future needs will be best met by the adjacent Gawler Council which already provides for most of these needs and if the proposal is accepted it will have the opportunity to plan properly to provide further by being the coherent planning authority for the developing area

*(xxi) a council area should incorporate or promote an accessible centre (or centres) for local administration and services;*

These issues have been addressed above and are summarised here

The administration centre of the relinquishing council is not easily accessible. This is due to the tyranny of distance, some 32 kilometres. The administration centre of the receiving Council is accessed travelling down a single short suburban road, a distance, at its shortest, of about a kilometre.. This is a significant and not exaggerated difference specially when special trips need to be made for the purpose of council business such as dog registration when they are the opposite direction to that normally and regularly travelled for accessing most other urban services

*(xxii) the importance within the scheme of local government to ensure that local communities within large council areas can participate effectively in decisions about local matters;*

These issues have been addressed above

*(xxiii) in considering boundary reform, it is advantageous (but not essential) to amalgamate whole areas of councils (with associated boundary changes, if necessary), and to avoid significant dislocations within the community;*

Current residents of the affected area already look to Gawler for community. The reception of the affected area by the Town of Gawler has no associated dislocation. The proposed boundary reform merely recognises the reality of current and future community locus.

*(xxiv) residents should receive adequate and fair representation within the local government system, while over-representation in comparison with councils of a similar size and type should be avoided (at least in the longer term);*

These issues have largely been addressed above. While on the periphery of the Light Regional Council in terms of marginal connection to the main social and economic features pursued there, electors in the affected area can believe that due to their proximity in geographic and social terms they will receive adequate and fair representation within the Town of Gawler.

- (xxv) *the importance within the scheme of local government that a council be able to co-operate with other councils and provide an effective form of government to the community;*
- (xxvi) (xiii) *a scheme that provides for the integration or sharing of staff and resources between two or more councils may offer a community or communities a viable and appropriate alternative to structural change options; and*

It is understood that as adjacent Councils the relinquishing and receiving Councils co-operate on many levels and would of necessity do so in the future if the affected area remained within the Light Council but physically annexed to Gawler Town.

This has to be seen as second best practise to the alternative which is proposed, that is to say, having the Town of Gawler providing for its own planning and development of, and provision of services to, those areas more associated with it, in all the varied economic and social manners discussed herein.

- (f) *the extent and frequency of previous changes affecting the council or councils under this Chapter or the repealed Act.*

It is hoped that inquiries reveal further details.

- (2) *The Panel should, so far as is relevant, give preference to structural changes that enhance the capacity of local government to play a significant role in the future of an area or region from a strategic perspective.*

The Town of Gawler and associated region is the second largest growing area in the State but the Town of Gawler is confined to planning within its current urban boundaries with no intrinsic power to plan for the town's peripheral development. This has seen an industrial area to the north of the town being planned by an adjacent council without Gawler having any statutory planning input (The District Council of Light) . Similarly, it has seen a rural living area develop to its west (Gawler Belt) and an urban development annexed to its north eastern area of a very substantial nature (Hewett), each of these without any intrinsic statutory input or any strategic Gawler area plan..

It cannot be known whether a co-ordinated strategic plan for the development of Gawler and environs would have placed these areas where they are with the mix that they have. The Town of Gawler has had to plan to provide the central township infrastructure for these adjacent areas. It could be said that this re-active planning is has resulted in such things as grid locked traffic in and around the main street of Gawler and the inadequacy of funds for development of infrastructure due to the imposed necessary provision of facilities by the Town for an adjacent population from which it does not receive the rate base.

WE the undersigned declare that we are each an eligible elector in terms of section 28 (1) of the Local Government Act 1999, and that we support a public initiated submission being made to the .....

[Insert name of the affected council(s)]

proposing that.....

[Insert a brief outline in 1 or 2 sentences of the intent of the proposal being submitted]

WE further declare that we agree to the nomination of.....

[Insert the names of five persons who are willing to represent the interests of persons who would be directly affected by the proposal set out in the submission]

[illegible][illegible]



Attachment K

**From:** [REDACTED]  
**To:** [Council \(E-mail\)](#)  
**Subject:** Boundary Reform  
**Date:** Tuesday, 29 September 2020 08:00:15 AM

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To the Town of Gawler,

I attended the meeting last night (28-9-20) on the Gawler Boundary Reform and was impressed with the answers the panel gave to the many objections to how the proposed boundary changes would affect ratepayers in the areas that would be taken over.

It is my opinion that Gawler needs to look to the future and proceed with the proposed changes because I believe the ratepayers in the proposed neighbouring councils are using the facilities and infrastructure of the Gawler Council and for that reason should come under its jurisdiction.

I have friends in Gawler Belt who use the Gawler library, shop in Gawler and use the town's facilities.

I can understand objections to the move to be in the Gawler Council area because some people fear that the change may cost them more in council rates or that their land may be rezoned from rural to residential but I feel their objections are not justified as the panel outlined at the last meeting.

I feel it makes good economic sense to adjust the boundaries and I am happy to support the Gawler Council to proceed with the boundary reform.

Regards,

**Gary Iremonger**  
**Eagle Foundry Bed and Breakfast**

[REDACTED]  
[REDACTED]



28 September 2020

Mayor Karen Redman,  
PO Box 130  
GAWLER SA 5118

Dear Mayor Redman,

**Community Consultation – Boundary Reform**

We write in response to your letter dated 13 September 2020, informing us of the consultation being conducted in relation to the Town of Gawler's boundary reform proposal. We understand that based on the outcome of this consultation Council will make a decision on progressing to Stage 2 of the reform process. As the majority landowner in the Concordia Growth Area identified in your boundary reform material as an area proposed to move from the Barossa Council to the Town of Gawler, we have a keen interest in the proposal and wish to confirm that we do not support the proposal for a boundary change.

The Concordia Growth Area is located within the Barossa Geographical Indication Zone and will provide a gateway to the Barossa Valley and an opportunity for growth for the region while protecting the valley floor. Although located within the Barossa Council area, Concordia Land has always acknowledged that it has an inter-relationship with the Town of Gawler given its geographical location and has undertaken its planning accordingly. Concordia Land has undertaken extensive investigations and ongoing discussions with the Barossa Council, the Town of Gawler and the State Government over a number of years to ensure the growth area will be developed in a coordinated way that benefits the region as a whole. We would anticipate regional co-operation would continue in the planning and delivery of infrastructure to support Concordia.

Once completed the Concordia Growth Area will accommodate approximately 23,000 residents which is similar to the number of residents currently residing in the Town of Gawler. Therefore, the Concordia development will provide a large range of services and facilities to support its residents and the broader regional community. On that basis, the Concordia Growth area is likely to service residents from the Barossa Council as well as residents from the Town of Gawler and the broader region irrespective of the council boundaries. Which on the face of it would appear no different from the surrounding areas utilising services within the Town of Gawler, or amongst most metropolitan councils where access to recreation, community, education and retail facilities outside of the residents own Council area is common place.

As you would be aware, Concordia Land has put a proposal to State Government seeking the declaration of a precinct over the Concordia Growth Area and we are anticipating a response to our proposal in the near future. One of the advantages of the precinct planning approach is that it provides a framework for establishing partnerships with all key stakeholders to deliver high quality project outcomes and to build a community that has links across the region to both Gawler and Barossa. Establishing a precinct is one example of how to deliver quality community outcomes while not being constrained by a focus on individual council boundaries. There are many other examples of effective and efficient delivery of services and functions of local government on a regional basis (e.g. waste management, procurement, health, and flood management).

We note that a key focus of the reforms is about being more efficient and facilitating greater investment and jobs for the region, which we would certainly welcome. However, we also believe that the objectives set forward for the reform could in the main be achieved through greater regional collaboration. Therefore, on balance we do not see the necessity of a boundary change that would bring Concordia into the Town of Gawler, and do not see that it would provide any specific benefit to the current or future residents of Concordia.

Yours sincerely,



**Warwick Mittiga**  
Managing Director

2 October 2020

Mayor Karen Redman  
Town of Gawler  
PO Box 130  
Gawler SA 5118

Via email: [Mayor@gawler.sa.gov.au](mailto:Mayor@gawler.sa.gov.au)  
[Council@gawler.sa.gov.au](mailto:Council@gawler.sa.gov.au)

Dear Karen

**Re: Gawler Boundary Reform Proposal**

Thank you for your recent correspondence regarding the Town of Gawler Boundaries proposal.

At the outset of this response I wish to make two things clear, these arose from the meeting I attended on the evening of 28 September 2020 and I would like them on the public record:

1. The Barossa Council has not made any representation to the Town of Gawler as stated in this meeting about agreeing to Kalbeeba being part of the Town of Gawler. To the contrary, we oppose that, strongly, as outlined further in this submission. The statement made is untruthful.

In approximately 2017 Council indicated verbal support to consider an adjustment of the boundary to facilitate the Springwood development, comprising a small area of land encased in that development that is in our Council (see attached map). A draft letter was forwarded, by email, to the Town of Gawler on this simple adjustment on 14 August 2017. It proceeded no further, and of course, it is now encased in the broader reform proposal before us. To assert that this applies to the whole of Kalbeeba is wrong.

2. Concordia land developers, whilst there are many land owners the main proponent of this development has provided a submission to the Town of Gawler which we have receipt of. This submission (and our prior conversations with the group) clearly articulates an alternative viewpoint and the development of collaborative regional approaches to efficiencies not boundary reform.

The Barossa Council has entered into professional and collaborative conversation on the matter of reform, it is disappointing to see misinformation being shared publicly.

The final general matter I wish to outline is the timing of this reform proposal, is not supported. We as a local community and region have for the foreseeable future, committed to utilising our limited human resources and funds to support economic and community recovery during COVID-19. I would encourage the Town of Gawler to reconsider its priorities by ceasing further processes, and reallocate its budget to rebuilding our communities (reported to be \$270,000), until we have addressed COVID-19 recovery, rather than expending extensive funds on boundary reform for which, in our preliminary view, has unproven benefits. The Barossa Council has already taken this





position on our proposal in that we have identified that there are bigger issues to address right now than boundary reform.

In relation to the technical components of the Town of Gawler proposal, Council has endorsed the following position. Please note this submission is at a strategic level and many other issues would need to be discussed in detail should the matter proceed. The Barossa Council therefore reserves future rights in relation to matters such as compensation, economic analysis and impact and all other detailed requirements.

#### General Response

The area of Concordia and Kalbeeba (not including the Springwood development) are generally rural and regional areas associated with the southern Barossa and the GI (Geographical Indicator for the Barossa wine area). There is a natural distinction and delineation for adjoining areas through the South and North Para rivers.

The area of Kalbeeba that is associated with the Springwood development has previously been supported for realignment on the basis that approximately 15-20% of the development falls in The Barossa Council area and therefore should have one administration supporting that future community. The only exception we see to the natural delineation of the Para river.

The survey is a generalised survey and draws responses at a high level and is disjointed in its detail towards the conclusion where it seeks to understand 'why you object or support' which is disassociated with the specific components of the proposal earlier in the survey. This results in the survey not being able to assess components of the boundary change in their own right.

Interestingly the survey allows multiple responses per respondent and therefore seems to have limited control to ensure that respondents only make one submission. This could have the impact of skewing results significantly, rendering the results inaccurate and undermining any such conclusions. There is also no control over the true establishment of those directly impacted by the proposal. This was raised with ToG and they have outlined this is their preferred method to ensure as many people can respond as possible.

Further, the survey and information provided for review is complex, disjointed with the need to read many minutes, agenda and papers, FAQ's and other documents and therefore it is difficult to understand the actual basis of the proposal, communities of interest, costs, benefits and compensation. This is likely to impact stakeholder's viewpoints. Until a case is made by ToG it is difficult to provide anything other than a general comment.

The correspondence outlined by the Commission suggested a "reduced consultation" process which is unsupported by The Barossa Council. Should the process proceed, any detailed engagement, should be extensive, inclusive and through the provision of an independent and easily understood business case. The ToG is called about to absolutely reject such a notion. Further, should the ToG proceed it must provide a clear direction on its proposed consultation process.

#### Themes for Response

Preliminary review, is based on only those components that interface with The Barossa Council and on a strategic basis as assessed on the basis of Section 26 of the Local Government Act is in the following table:

	Section 26 Provision	The Barossa Council Comment
1.	The resources available to local communities should be used as economically as possible while recognising the desirability of avoiding significant divisions within a community.	Current proposal will have economic impact on ToG and The Barossa Council in terms of revenue, asset maintenance and administrative costs. Further significant analysis is required should the proposal proceed. This will impact short term use of resources and long term financial changes. There are currently higher and better use of limited resources than pursuing administrative reform.
2.	Proposed changes should, wherever practicable, benefit ratepayers.	Still to be determined through broader engagement, again this would need to be undertaken should the proposal proceed past this round of consultation.
3.	A council should have a sufficient resource base to fulfil its functions fairly, effectively and efficiently.	Linked to 1 above.
4.	A council should offer its community a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis.	No comment, further analysis required.
5.	A council should facilitate effective planning and development within an area, and be constituted with respect to an area that can be promoted on a coherent basis.	Effective planning especially land use planning is considered best linked to the communities of interest. The development of Concordia is a clear target for ToG, however it is argued that the Council best associated with and in support of the Barossa Brand is not the ToG. It is best placed with The Barossa Council to ensure a collaborative and appropriate development within the GI boundary and with a buffer to Gawler.
6.	A council should be in a position to facilitate sustainable development, the protection of the environment and the integration of land use schemes.	Linked to 5 above.
7.	A council should reflect communities of interest of an economic, recreational, social, regional or other kind, and be consistent with community structures, values, expectations and aspirations.	Clearly the areas of Kalbeeba (excluding the Springwood development area) and Concordia are associated with the southern Barossa and the GI, separated by distance and the south Para. The economic basis of the area for now and the foreseeable 10+ years is clearly associated with the Barossa.
8.	A council area should incorporate or promote an accessible centre (or centres) for local administration and services.	Agreed and this can be achieved through collaborative models rather than expensive and divisive ToG strategy.
9.	The importance within the scheme of local government to ensure that local communities within large council areas can participate effectively in decisions about local matters.	It remains to be understood how this will be achieved in the ToG proposal. The Barossa Council model sees all Councillors supporting the whole community rather than sections thereof.

10.	Residents should receive adequate and fair representation within the local government system, while over-representation in comparison with councils of a similar size and type should be avoided (at least in the longer term).	See point 9.
11.	A scheme that provides for the performance of functions and delivery of services in relation to 2 or more councils (for example, a scheme for regional governance) may improve councils' capacity to deliver services on a regional basis and therefore offer a viable and appropriate alternative to structural change.	Agreed see point 8.
12.	The extent and frequency of previous changes affecting the council or councils under this Chapter or the repealed Act.	Not applicable.

Once again Council thanks you for your correspondence.

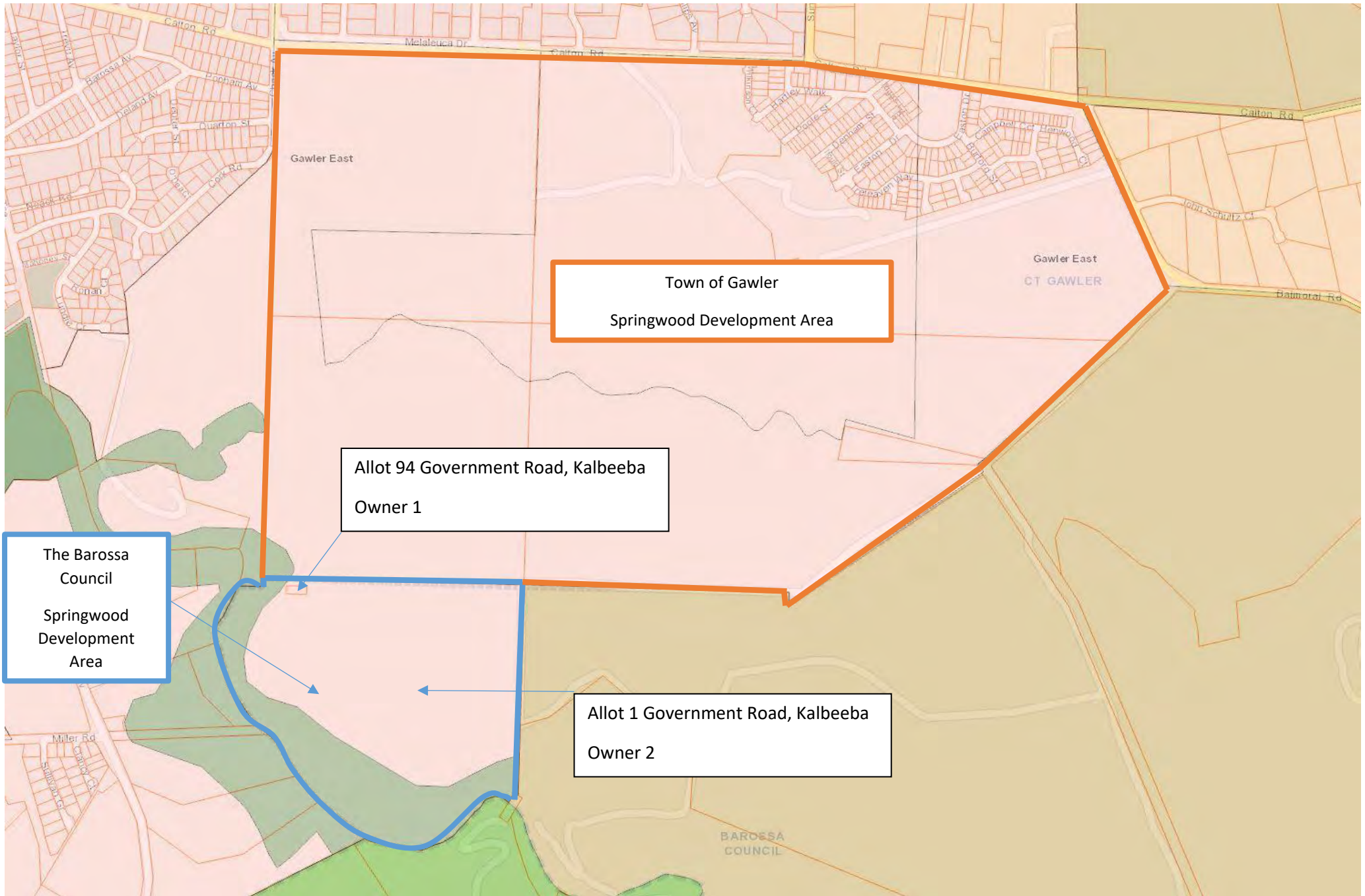
If you wish to discuss any matters please contact me directly or Marisa South ([msouth@barossa.sa.gov.au](mailto:msouth@barossa.sa.gov.au)) to make any future appointments.

Yours sincerely



Bim Lange *OAM*  
**Mayor**

Cc: The Barossa Council Elected Members



Town of Gawler  
Springwood Development Area

Allot 94 Government Road, Kalbeeba  
Owner 1

Allot 1 Government Road, Kalbeeba  
Owner 2

The Barossa  
Council  
Springwood  
Development  
Area



*Submission to the Town of Gawler's Boundary Reform Proposal A. W. Moulds*

## **Submission to the Town of Gawler's Boundary Reform Proposal**

Author: Alan Moulds



Resident of Gawler Belt:

Ratepayer City of Playford: Light Regional Council & The Town of Gawler

Date submitted 7 October 2020

**The Proposal by the Town of Gawler (TOG) for Boundary Reform should not be presented to the Boundaries Commission for further investigation. The proposal should be abandoned by the TOG.**

1. Formal investigations if the TOG decides to proceed will be undertaken by the SA Boundaries Commission at TOG's cost. This is going to be an unknown cost to TOG ratepayers with no guarantee of outcome. This is a new process for the State Government and the concern is not only the costs are unknown but also is the timeframe. This in turn leads to an unknown impact on TOG rates at this point in time. In financial year 2020 / 2021 TOG adopted a 2.4% General Rate increase from existing ratepayers. Light Regional Council had a 0% increase and the Barossa Council 1.44%.
2. The "*Basis for Potential Boundary Change*" is detailed in Table 1: Geographical Areas of Interest (Special Council Meeting Agenda 10 September 2019). The assessment is the same for Hewett, Gawler Belt, Buchfelde & Gawler Airport. However, areas to be included by the TOG include Hewett and a portion of Gawler Belt but does not include Buchfelde and the Gawler Airport. Ward's Belt was not considered. This leaves a pocket between Gawler Belt and Hillier in Light Regional Council (LRC) that is inconsistent with the overall proposal. In response to a question sent to TOG under the consultation process it was stated by TOG that due to broadacre farming in Buchfelde it was felt to be more aligned to LRC. The eastern parts of Buchfelde and Ward's Belt is not broadacre farming and primarily rural living in line with the portion of Gawler Belt of interest, which brings into question this response.
3. Buchfelde, Gawler Belt with the exception of the Roseworthy Town Expansion (RTE) & the Industrial area and Ward's Belt consist primarily of Rural Living and Primary Production and not within the urban growth area. A considerable part of LRC including Buchfelde and parts of Gawler Belt are within the Environment & Food Production Areas (EFPA). The EFPA does not allow for the division of land for residential purposes. TOG does not have any areas within the EFPA

and is within the urban growth area. Gawler Belt is aligned more closely with LRC

4. LRC has suggested that if the proposal is successful in total it would make LRC unviable. The consequence of this would impact across the total Lower North Region. This raises the question of what subsequently happens to LRC if TOG Boundary submission is approved in full? If LRC assertion is correct then there will be an unknown timeframe to resolve this issue that will clearly extend past TOG's expected timeframe of 1 – 2 years for the process and the scope of the Boundary reform proposal. It is of the opinion (of the author) that the Boundaries Commission would not leave a council unviable.
5. Surveys undertaken show clear opposition to the proposal. It is acknowledged that the validity of these surveys is questionable.

- Gawler Belt Community Facebook page: *"people's preference is between staying with Light Regional Council or changing to Town of Gawler Council"*.

LRC - 92 votes

TOG - 6 votes

Don't care either way - 6 votes.

- A small survey conducted by TOG councilor Nathan Shanks & LRC Councilor Simon Zeller as reported in the Bunyip (26/08/2020) shows only 1 in 10 residents of Hewett support the proposal.
- The survey conducted by the TOG as part of the consultation process has been criticized in the Bunyip (30/9/2020) by the Barossa Council as being disjointed and has the potential to produce skewed results. In completing and reviewing the survey by the author, it is considered that some of the questions / responses could be considered to be leading in nature which subtly prompts the respondent to answer in a particular way. For example:

*"Boundary reform could realign the footprint of Gawler to include adjacent areas already seen as part of the Gawler community and who already utilize services and infrastructure provided by the Town of Gawler" &*

*"The proposed realignment would allow Council to provide more comprehensive and competitive services to the community".*

These responses are subjective as *"already seen as part of the Gawler community ...."* and to *"allow Council to Council to provide more comprehensive and competitive services"* are opinions of the TOG. It will be of interest how the consultants Square Holes interpret the data.

6. The issue of Stormwater Management within in Gawler Belt has been highlighted and seen to present a level of risk by the TOG. TOG has identified the potential requirement for capital investment in flood mitigation infrastructure within the Gawler Belt area. In the *"Gawler and Surrounds Storm Water Management Plan"* (SMP) the depression south of Parkers Road Gawler Belt has a catchment that extends a point 3 km north of the Roseworthy Township. This includes the stormwater management of the RTE development and existing development within Roseworthy. Stormwater management in these areas will be managed through a series of channels, detention and retention basins down to Gawler Belt with the last detention basin being at the south west corner of the RTE. With the Sturt Highway built at a higher level than the natural ground level, this acts as a barrier to stormwater from the TOG to Gawler Belt.

The SMP was approved for consultation in March 2019 and has yet to be finalized with advice from the TOG that final updates are planned for completion by the end of November 2020. It is expected the SMP will be finalized with all partner Councils this financial year. Secondly with although it is outside of the scope of this submission the fact that it now 18 months since the SMP was approved for consultation indicates there must have been major issues identified.

Stormwater management is significant community issue within Gawler Belt. Currently the responsibly for the stormwater is with one council being LRC. If the proposal for the portion of Gawler Belt to be included in the TOG is adopted, when considering the potential inflows from the RTE to Gawler Belt both the LRC and TOG would have responsibilities. This goes against the spirit of the TOG proposal being one council having responsibility as the stormwater affecting Gawler Belt originates primarily in Roseworthy and the RTE. At the LRC community consultation there was strong opposition to the draft SMP proposals regarding Gawler Belt from the local Gawler Belt community.

7. Rates have been discussed in Section 4 of the Special General Meeting of the TOG (10 September 2019) with a comparison detailed in Table 5. Although the TOG argues that Table 5 confirms the difficulties relative to a meaningful comparison of General Rates between Councils, the values below are values adopted for 2020 / 2021.

	Shop cents in the dollar	
	TOG	LRC
Residential	0.51610	0.44794
Commercial Shop	1.10575	0.78390
Commercial Office	1.10575	0.78390
Commercial – Other	1.10575	0.78390
Industry – Light	1.10575	1.23184
Industry – Other	1.10575	1.23184
Primary Production	0.51610	0.36283
Vacant Land	0.77416	0.78390

Industry - light and other can be discounted as part of this discussion as there is no known activities being undertaken in the areas of interest. Commercial activities are very limited. Vacant land rate is marginally higher in the LRC. However, the residential and primary production rate is less. Significantly primary production is still being conducted in the Gawler Belt area with the number of ratepayers calming the Primary Production Rate unknown (to the author). For a ratepayer paying the Primary Production rate on a property valued at \$500,000 is an increase of \$765. Table 5 has a comparison of 2018/19 Average Residential property valuations with the figure given for Light as being \$332,000. Previously section 5.1 an average residential property valuation of \$440,000 for Hewett is given. A value for Gawler Belt is not given but anodically it would be considerably higher. The relevance of the information in Table 5 is questionable.

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