Adelaide Hills COUNCIL

Have your say:
Council Boundary Change Proposal

Project Summary

Campbelltown City Council (CCC) has put forward a Council Boundary Change Proposal (the Proposal) to the Boundaries Commission (a State Government body that assesses and investigates council boundary change proposals, and makes recommendations to the Minister) to review the boundary between CCC and Adelaide Hills Council (AHC).

CCC proposes moving the boundary eastwards so that the parts of Rostrevor and Woodforde that are currently in AHC, move to the CCC area in their entirety. *See map included in this information pack.*

There are currently 573 properties (3.3% of total AHC properties) that are within the proposed Boundary Change Zone.

AHC does not have a formal position on the Proposal yet as we'd like your feedback on what you think about it first. Please take a moment to read this information sheet and complete the short survey.

Your feedback is important and AHC will compile it into a report for consideration by AHC Council Members, at this stage planned for early 2020.

How you can have your say

- Complete the hard copy survey attached, place it in the enclosed free return-paid envelope and post it back to us before Sunday 8 December 2019 (you don't need a postage stamp)
- Scan the survey and email it to engagement@ahc.sa.gov.au
- Head to our website engage.ahc.sa.gov.au and complete the online survey

Survey closes Sunday 8 December 2019

We are here to help

If you've got a question, want additional hard copy surveys, or further information about the Boundary Change Proposal please get in touch with our team.

@ engagement@ahc.sa.gov.au

(08) 8408 0587

Boundary Change Proposal Map



Important information

Please note this survey is only intended for people over 18 years of age who live, work, or own a property in the proposed Boundary Change Zone. All names and addresses will be cross checked against the electoral role and council's database, and any identifying data will be kept strictly confidential.

Further detailed information is available at engage.ahc.sa.gov.au, and additional hard copies of the survey can be requested by calling (08) 8408 0587 or emailing engagement@ahc.sa.gov.au.

This is just the beginning

This is the start of a comprehensive review process which will be undertaken by CCC and the Boundaries Commission. Adelaide Hills Council has no formal role to play in the process at this time. No decision has been made yet and the final decision lies with the Minister for Local Government.

Step 1 - Potential Proposal (January 2019)

Consideration of CCC's initial proposal by Boundaries Commission

Approved by Boundaries Commission to progress to next stage

Step 2 - General Proposal

CCC prepares general proposal for Boundaries Commission

CCC undertakes consultation with the community

Current status

Step 3 *(if proposal continues)* - Investigation by Commission

Boundaries Commission assesses the proposal using an independent investigator

CCC must agree to the cost of the investigation

Criteria to be assessed include financial and resource implications and community support

Step 4 - Report to Minister

Boundaries Commission prepares a report for the Minister explaining recommendations

Published on Boundaries Commission website

Minister may make suggestions for further consideration

Step 5 - Decision

Minister decides whether proposal will proceed or not

Overview of the Boundary Change Proposal

We've summarised some of the key points of interest between AHC and CCC. If the information you are looking for is not covered here, take a look on our website, ahc.sa.gov.au, or call our Customer Service Team on 8408 0400.

	Adelaide Hills Council	Campbelltown City Council
Total population *Total number of people living in whole council area at 2018 Census.*	39,734 (0.50 persons per hectare)	51,469 (21.13 persons per hectare)
Land area *Total land size of whole council area.*	79,498 hectares	2,436 hectares
Electors* *The number of people living in the council area who are entitled to vote in Council elections.*	29,500 electors	35,000 electors
Council structure	One Mayor 12 Council Members Two Wards	One Mayor 10 Council Members Five Wards
Representation quota *The number of electors divided by all Council Members*	One Council Member represents 2,261 electors	One Council Member represents 3,183 electors
Annual Council Rates *Rate charged annually.*	AHC's rating structure consists of a Fixed Charge of $662 and a Rate in the Dollar against Capital Value of 0.002469.	CCC's rating structure consists of a Minimum Rate of $984 and a Rate in the Dollar against Capital Value of 0.003050.
	If rating structures remained the same, most residents within the proposed Boundary Change Zone would receive a reduction in annual rates ranging from approximately $22 to $450.	
Planning and Development	There is a new Planning and Design Code being developed by the State Government which comes into effect on 1 July 2020. More details about planning and development comparison can be found overleaf.	
Minimum site area *For a detached dwelling*	The average minimum allowable site size in the AHC parts of Rostrevor and Woodforde (including Hamilton Hill) is 703m^2.	In the CCC part of Rostrevor and Magill the average minimum site size is 350m^2.
	There is no suggestion, at this time, that either council would pursue changes to reduce allotment sizes in the Boundary Change Zone.	
Open space and civil services *Roads, footpaths, signs, street lights, parks, ovals, playgrounds, cemeteries.*	There are no noticeable differences in terms of open space and civil services functions and services between AHC and CCC.	

* The number of electors is obtained from the Electoral Commission of SA and the source date is 28 February 2018.

	Adelaide Hills Council	Campbelltown City Council
Environmental sustainability	AHC and CCC have both declared a climate emergency, and both councils have a number of sustainability initiatives.	
Kerbside bins	East Waste collects general waste weekly and recycling and green organics waste on alternating fortnights in both council areas.	
Green organics drop off days	AHC organises a number of free green organics drop off days throughout the year for residents.	CCC does not host free green organics drop off days.
Hard waste	Both AHC and CCC offer one 'at call' hard waste collection per property each financial year.	
Resource Recovery Centres	Residents can go to any resource recovery centre (including those outside of their council district). Each council has one resource recovery centre.	
School zones *In relation to which schools children are entitled to attend based on their residence.*	Catchment areas are not limited to council boundaries and are set by the State Government Department of Education.	
Community grants	In 2017-18 AHC awarded $219,000 in funding through its grant program.	In 2017-18 CCC awarded $41,341 in funding through its grant program.
Regulatory matters *This includes local laws established by councils to deal with issues specific to the relevant council area.*	There are no noticeable differences in regulatory matters between AHC and CCC except regarding domestic cats. In AHC cats must be confined to their owner's property from 1 January 2022. More information at ahc.sa.gov.au/council/delegations-and-by-laws.	

Need more information? Visit each council's website

	ahc.sa.gov.au	campbelltown.sa.gov.au
Council documents *Annual Reports, Strategic Plans, policies*	Council > Council Documents	Council > Documents and Publications
Community services *Youth, volunteering, diversity, seniors*	Community	Community
Community grants	Council > Grants and Tenders	Community > Grants
Regulatory matters *Local laws and rules*	Council > Delegations and By-laws	Council > Documents and Publications
Sport and recreation	Community > Sport and Recreation	Recreation and Leisure
Civil Services	Resident > Roads, Streetscapes, Works	Services > Capital Works Program
Environmental sustainability	Environment > Sustainability	Environment
Rates and property	Resident > Rates and Property	Council > Rates

Further information available at engage.ahc.sa.gov.au

Planning and Development

The South Australian planning system is changing on 1 July 2020. A new Planning and Design Code (P&D Code) will become the single source of planning policy for assessing development applications across the state.

What does this mean if the boundary change proposal was to proceed?
The new P&D Code being developed by the State Government will replace all council development plans. The new Code means that planning policy will be standardised across council boundaries (this includes AHC and CCC).

Any changes to zonings in either council district after 1 July 2020 would require public consultation as well as Ministerial approval.

For further information about specific development controls applicable under the proposed P&D Code, please contact the P&D Code Free Hotline on 1800 318 102, or review the new P&D Code at saplanningportal.sa.gov.au.

What happens to development applications submitted before 1 July 2020?
The current planning rules will stay the same before 1 July 2020. Any planning application submitted before that time will be assessed under the current planning rules.

Current planning policy comparisons between AHC and CCC:

	AHC		CCC
	Woodforde and Rostrevor	Hamilton Hill	Rostrevor and Magill
Site area The minimum size of a 'block' for a detached dwelling	Ranges from 929-1,000m^2	180m^2	Ranges from 350-500m^2
Frontage width The minimum width of a 'block' for a detached dwelling	21 metres	8 metres	Ranges from 7-20 metres
Front setback The minimum distance from the road to the house	6 metres	3 metres	5 metres
Rear setback The minimum distance from the back of the house to the back fence	4 metres	4 metres	4 metres
Site coverage The maximum percentage that a site can be covered by a dwelling	40%	60%	50%
Building height The maximum height allowed for a building	6 metres wall height	3 storeys	8.5 metres

Planning and Design Code Information Session

If you are interested in learning more about the SA Planning Reform please come along to our free Information Session.

Wednesday 27 November 2019 | 6:30pm - 8:00pm
Kelty Theatre, Rostrevor College
Register: planning-forum-woodforde.eventbrite.com.au or call 8408 0400

Adelaide Hills COUNCIL

Survey:
Council Boundary Change Proposal

This survey is also online at engage.ahc.sa.gov.au

Name _____ Year of birth: _____

Postal address _____

Email _____ Phone: _____

Are you a (tick all that apply)

- ☐ Resident
- ☐ Property owner
- ☐ Other: _____
- ☐ Tenant
- ☐ Business owner

Do you support the Campbelltown City Council's boundary change proposal? (tick one)

- ☐ Yes
- ☐ Undecided
- ☐ No
- ☐ No preference

Why do you say that?

_____

_____

What are your areas of interest about the council boundary change proposal? (tick your top three)

- ☐ Planning and development
- ☐ Annual Council Rates
- ☐ Footpaths, road and park maintenance
- ☐ Climate Change
- ☐ Community services
- ☐ Council rules and regulations
- ☐ Environmental sustainability
- ☐ Community grants
- ☐ Level of representation (number of electors represented by each Council Member)
- ☐ Other _____

Do you have any further comments about the Campbelltown City Council's boundary change proposal that you would like Adelaide Hills Council to consider?

_____

_____

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If you need more space please use the back of this page or attach additional pages.

Please place your completed survey in the free reply-paid envelope provided and into your nearest mailbox, or scan and email to engagement@ahc.sa.gov.au by 8 December 2019.