

Summary of Rostrevor/Woodforde Boundary Change Proposal Community Meeting



Introduction

On Tuesday 3 September 2019 Adelaide Hills Council hosted a community meeting for the local community at Rostrevor College to find out more about the Boundary Change Proposal initiated by the Campbelltown City Council to realign the boundary between the two councils for the suburbs of Rostrevor and Woodforde to be entirely within the Campbelltown City Council area.

Approximately 122 members of the local community attended the information session.

How did the evening unfold?

As the community arrived they were asked to sign-in to a mailing list so they could be kept informed about the project. A map was used to capture where people lived so we could further understand the reach of the information session.

If you or someone you know was unable to be there on the evening please register your email using this web link: <https://engage.ahc.sa.gov.au/register>

David Waters, Director Community Capacity, welcomed those in attendance and introduced the evening. The running order for the evening was:

Running order
1. Introduction by David Waters, Director Community Capacity Adelaide Hills Council
2. A video message from Adelaide Hills Council Mayor Jan-Claire Wisdom
3. A walk through the boundary change process by Adelaide Hills Council Acting Mayor Nathan Daniell
4. Message from Campbelltown City Council Mayor Jill Whittaker and questions from community
5. Adelaide Hills Council's position on boundary change and next steps Acting Mayor Nathan Daniell
6. Overview by topic specialists: <ul style="list-style-type: none">• Marc Salver, Director Development & Regulatory Services• Terry Crackett, Director Corporate Services• Lachlan Miller, Executive Manager Governance & Performance
7. Open discussion – questions from the community
8. Next steps
9. Gathering around maps – smaller group discussions

A copy of the presentation, factsheet and maps that were available on the evening can be found at the back of this document.

A walk through the process by Adelaide Hills Council Acting Mayor Nathan Daniell



When reading this section please refer to presentation which can be downloaded from the documents library here: <https://engage.ahc.sa.gov.au/boundaryreview>

Summary of presentation

Key Elements of the Reform

- Prior to 2019, any significant changes to council boundaries required all affected councils to be in agreement regarding the proposed realignment.
- In 2018, a Bill was introduced in the State Parliament, which, amongst other changes, provided for a new system for boundary reform.
- The purpose of the presentation is:
 - To provide information on the boundary reform process,
 - To discuss the Campbelltown City Council proposal (and to hear from Mayor Whittaker on this subject),
 - To provide information on the Adelaide Hills Council's position on boundary reform, and,
 - Most importantly to hear from you.

Boundary Change Proposal Overview

- Campbelltown City Council has put forward a proposal to the Boundaries Commission to review the boundary between them and Adelaide Hills Council.
- The proposal is for moving the boundary eastwards so that the suburbs of Rostrevor and Woodforde move entirely within the Campbelltown City Council area.

- This is the start of a comprehensive review process which will be undertaken by Campbelltown City Council and the Boundaries Commission.
- In the coming months you will be engaged by Campbelltown City Council and given the opportunity to 'have your say'. Adelaide Hills Council will liaise with Campbelltown on its engagement initiatives and will contribute to, and supplement, any engagement to ensure our community is well informed and has the opportunity to provide feedback to the process and to our Council.

Boundary Change Proposal Process

When reading this section please refer to the process diagram which can be downloaded from the documents library here: <https://engage.ahc.sa.gov.au/boundaryreview>

Stage 1: Potential Proposal

- January 2019 - Campbelltown City Council (the Proponent) resolved to prepare and lodge a Stage 1 Proposal to move the council boundary to the east of the Rostrevor and Woodforde suburbs, essentially making them entirely within the Campbelltown Council area.
- March 2019 - Boundaries Commission, in consideration of the Stage 1 proposal, determined that Campbelltown City Council could refer a Stage 2 – General Proposal.
- June 2019 – Campbelltown City Council resolved to prepare a Stage 2 – General Proposal.

Stage 2: General Proposal

A General Proposal must include:

- Description (area, councils involved)
- How proposal addresses the s26 principles contained in the *Local Government Act 1999* (see below for the criteria)
- Community of interest (cultural, heritage, shopping, community services, transport links, sporting, etc.)
- Consultation with the community and key agencies
- Advantages and disadvantages
- Calendar of events
- Other relevant info (financial, staffing and resource implications, support in affected area and affected council)
- Administrative matters (maps, contact officers, etc.).

Campbelltown City Council is still developing their Stage 2 proposal.

Once lodged by Campbelltown City Council, the Boundaries Commission assesses the Stage 2 proposal lodged by the Proponent against the provisions of the *Local Government Act 1999* and the associated guidelines and determines whether to inquire (investigate) the proposal further.

The Commission will provide the Proponent with an estimate of the investigation costs and they must advise the Commission whether they wish to proceed.

As this is a new process, the timeframes for the Boundaries Commission to assess a Stage 2 proposal. If you would like to obtain further information on the boundary change process and how

proposals are assessed, please see the Boundaries Commission website here:

https://www.dpti.sa.gov.au/local_govt/boundary_changes

Investigation by the Boundaries Commission

If the Proponent agrees to fund the costs of the investigation, the Boundaries Commission will take carriage of the process and conduct an independent investigation of the proposal.

All affected councils must cooperate with the investigation by providing information relevant to the assessment of the proposal. For the Adelaide Hills Council, this will be the first formal role that it has in the boundary change process.

The proposal is assessed against the legislative provisions, financial and resource implications, extent of community support, employment implications, etc.

As this is a new process, the timeframes for the Boundaries Commission to commission and conduct the investigation are not known.

Report to Minister

At the conclusion of the investigation, the Boundaries Commission prepares a report for the Minister containing recommendations on the proposal. The guidelines do not provide any detail on the structure of the report, what it will contain and whether subjects such as compensation or staged transitions will form part of any recommendations.

The report will also be published on the Boundaries Commission's website.

Decision

The Minister may request the Commission to consider other suggestions to what is recommended. If so, the Commission will revise the report to address the suggestions and will provide the revised report to the Minister and on its website.

If the Minister approves the proposal it will be sent to the Governor for proclamation.

Again as the legislation is new, there is no guidance for the timeframes for a proposal to take effect, whether there would be transition arrangements or staging.

Overview by Campbelltown City Council Mayor Jill Whittaker

Mayor Whittaker thanked all for attending and acknowledged all the staff and councillors present including Deputy Mayor Cr Anna Leombruno, Paul Di Iulio CEO and Michelle Hammond, General Manager Corporate & Community Services.

Mayor Whittaker explained why the proposal for a boundary change has been made. She referenced that some members of the community including volunteers have voiced interest to her to become part of Campbelltown City Council. Mayor Whittaker thanked Adelaide Hills Council for their graciousness in being part of the process.

Mayor Whittaker acknowledged that the final decision will be independent of the councils and made by the Boundaries Commission. From a Campbelltown City Council there must be benefits for council and residents. So far the key issues Mayor Whittaker has heard are related to planning regulations and the environment. She stated that Campbelltown City Council would maintain current planning provisions and set-up a separate policy area for the new boundary area. Campbelltown City Council is committed to protecting the environment and reference to their position can be found in their [policies](#) and [strategic plan](#).

Mayor Whittaker spoke about the portion of Rostrevor current within the Adelaide Hills Council boundary being renamed to Morialta and the strong connection many in the proposed boundary change area have with metropolitan area rather than rural. Not being part of Campbelltown City Council means the community is unable to shape the services and facilities they use in the Campbelltown City Council area.

Mayor Whittaker explained that if the community was part of Campbelltown City Council they would be able to participate in their consultations to influence the council budget and services. If the community moved to Campbelltown City Council they could join a section 41 committee such as youth, strategic planning, audit and governance. The community could also join friends groups or environment, road safety, land care and volunteer groups.

Mayor Whittaker let those present know that Campbelltown City Council would be in touch soon to obtain further data and continue community engagement. Campbelltown City Council is committed to fostering a quality lifestyle for their residents.

Mayor Whittaker responded to a number of questions from the audience and said that future Campbelltown City Council community engagement they will seek to address community questions.

Overview by topic specialists from Adelaide Hills Council:

Marc Salver, Director Development & Regulatory Services

Marc spoke about the potential planning changes that could result if the boundary changed in relation lot sizes, frontages and set-backs. Marc used the example of Detached Dwellings in the [R1](#) Adelaide Hills Council Policy Area:

- Minimum site area (detached dwelling): 1000m²

- Minimum frontage: 21m²
- Minimum front set-back: 6m²

The *Planning Development Infrastructure Act 2016* will replace the current development plans for all councils and the first set of zoning changes will come into effect around October 2019. Further details can be found here:

https://www.saplanningportal.sa.gov.au/planning_reforms/new_planning_tools/legislation_practice_directions_and_guidelines

Terry Crackett, Director Corporate Services

There are currently 573 properties that are within the proposed Boundary Review area that have the potential to move from the Adelaide Hills Council to Campbelltown City Council. Of these properties 133 are in Rostrevor and 440 are in Woodforde.

These properties currently contribute \$1.16 million in rates to Adelaide Hills Council. It should also be noted that there are a further 240 properties expected to be added to Woodforde as the Hamilton Hill development is progressed, and as such total rate revenue is anticipated to rise to approximately \$1.60 million.

Adelaide Hills Council has a different rating structure to Campbelltown City Council, that is – we have fixed charge and Campbelltown has a minimum charge. Overall the majority of residents would have lower rates if the boundary changed between \$22 and over \$400 per annum.

Adelaide Hills Council will commence a more detailed analysis into the impact on rates for residents as part of the Strategic Boundary Reform Project.

Lachlan Miller, Executive Manager Governance & Performance

Lachlan further explained the context of this boundary regulation change and the decision making process relating to boundary change proposals particularly in relation to Stage 2 (the current stage). Further information can be accessed here:

https://www.dpti.sa.gov.au/local_govt/boundary_changes

Open discussion – question from the community

Note some additional detail has been provided to the responses below to allow for extra context for anyone that was unable to attend the community meeting.

- How many properties are at Hamilton Hill?
 - *Response: Once complete the Hamilton Hill development will have 240 houses.*
- What is the natural boundary of hills to the metropolitan area?
 - *Response: The foothills are considered the transition zone and this can be seen in other adjoining council areas such as City of Mitcham.*
- What will be Adelaide Hills Council's extent of support to stay if community say they do not want the boundary to change? Will Council listen to community support?
 - *Response: Adelaide Hills' position, as adopted in the Strategic Plan, is to work with our neighbouring councils and stakeholders to ensure Council boundaries best serve our communities. To this end Adelaide Hills will present the views of the community when it has the opportunity if the proposal progresses to an Investigation by the Boundaries Commission.*
- Is Adelaide Hills Council selling us?
 - *Response: It would be revenue negative for the Adelaide Hills Council to do this – we are 'not selling out'*
- What is the grant benefit of the boundary change of a highly populated area?
 - *Response: Adelaide Hills Council would receive less financial assistance grant (FAG) funding if there was a boundary change.*
- Is there a right to appeal a decision in the Boundary Commission process?
 - *Response: There is not a lot of detail as this legislation is so new. The decision remains with the Minister and the guidelines do not define an appeals process. This is the first boundary change proposal so this Campbelltown initiated process is a test case. We assume that representations from the public regarding a proposal can be raised with the Minister, the regard that the Minister would give to these is not known.*
- What happens with Rostrevor College? Have they been consulted?
 - *Response: Response provided by Rostrevor College. Rostrevor College has not provided a position to Adelaide Hills Council and would like more information to consider before making any decisions.*
- How are we going to make information available to our residents?
 - *Response: At a minimum, Adelaide Hills Council will work with Campbelltown Council to make more information on the status of the boundary change process available to the community. Adelaide Hills will also compile information, based on residents' feedback, to assist them in understanding the various implications of the realignment of the council boundary.*
- Can we see the Adelaide Hills Council community consultation plan we can understand when and how they can provide feedback?
 - *Response: Adelaide Hills does not have a formal role in Stage 1 of 2 of the boundary change process. Campbelltown, as the proponent, is legally required to provide*

evidence to the Boundaries Commission on the details of and the results of its community consultation. As such Adelaide Hills has requested details of Campbelltown's community engagement processes and will then further develop its own engagement plan and communicate this to the community. An outline of the Adelaide Hills Council engagement process will be made available to the affected community.

- Can Adelaide Hills Council provide a submission on behalf of rate-payers as part of the process?
 - *Response: As part of the legislated process, Adelaide Hills Council does not have an opportunity to provide a formal submission to the Boundaries Commission during Stage 2. Adelaide Hills Council can make representations to Campbelltown City Council however they are not bound to accept or use these in their submission..*
- What is the Campbelltown City Council debt and how would this impact rates?
 - *Response: We do not know what the Campbelltown City Council debt is. The impact on rates is unknown.*
- Is the review of the development plan potentially putting Woodforde 'at risk'? To date the development plan has kept Woodforde affordable and Campbelltown style developments out.
 - *Response: We do not know what the Department of Planning, Transport and Infrastructure intend on changing regarding the new zoning until later in the year.*
- Can the State Government override any zone changes by Campbelltown Council?
 - *Response: Yes it can, the final decision lies with Minister for Planning.*
- Has Campbelltown Council made a submission to Department of Planning, Transport and Infrastructure regarding the Planning, Development and Infrastructure Act? Do we know what it is?
 - *Response: We are unaware what Campbelltown Council's submission is.*
- What protection has been put in place for national park area?
 - *Response: Morialta Conservation Park is State Government owned and there is no known intention of developing this land. Any development in the hills face zone is considered non-complying and must go through a rigorous assessment process.*

Suggestions and comments made by audience

Note the below is a summary of statements made by the audience and are not commitments by Adelaide Hills Council.

- Councillors want to learn what the communities' position is on the boundary change proposal
- Suggestion for a poll or survey of all residents in the affected areas is undertaken by Campbelltown City Council or Adelaide Hills Council to gauge overall options. The results should then be shared with the Boundaries Commission.
- Any polls need to be carefully monitored so not to be 'swamped' by Campbelltown City Council residents.

- Morialta Residents Association expressed they do not want to be part of Campbelltown because of the potential planning impact e.g. Hamilton Hill
- Every ratepayer needs to be able to have their say when Adelaide Hills Council has given residents all the information. There was a strong expression that those present want Adelaide Hills Council to play an active role.
- Please provide a list of pros and cons in writing before the next meeting, we want to see facts.
- The rest of Adelaide Hills Council would also be affected by decision because of potential rate rise.
- Suggestion for a designated council officer to take calls and answer questions – Adelaide Hills Council has already identified Lachlan Miller, Executive Manager Governance & Performance as the key contact.

Next steps

- Notes from the meeting will be distributed to all who have registered their details
- All feedback received will be collated and shared with Adelaide Hills Council staff and Councillors
- Updates will be made to the Adelaide Hills Council engagement website here: <https://engage.ahc.sa.gov.au/boundaryreview>
- Commence Adelaide Hills Council Strategic Boundary Reform Project
- We will continue to work with Campbelltown City Council regarding the proposed boundary reform

Stay in touch

If you have further questions get in touch with each council's Governance Team using the details below.

Adelaide Hills Council:

- **Email:** engagement@ahc.sa.gov.au
- **Phone:** 8408 0400 – ask for the Governance Team
- **Post:** Adelaide Hills Council, PO Box 44, Woodside SA 5244

Campbelltown City Council:

- **Email:** mail@campbelltown.sa.gov.au
- **Phone:** 8366 9222
- **Post:** Campbelltown Council PO Box 1, Campbelltown SA 5074