

2020



Adelaide Hills
COUNCIL



COUNCIL BOUNDARY CHANGE PROPOSAL

SURVEY OUTCOMES REPORT

Council Boundary Change Proposal Survey Analysis

Quick summary	2
Purpose of this report.....	2
Background.....	2
Snapshot of results.....	2
1. Council Boundary Change Proposal Zone	3
2. Survey approach	4
What we asked.....	4
Distribution.....	4
Survey pack contents.....	4
3. Survey responses	7
4. Boundary change proposal analysis	8
Overarching sentiment.....	8
Survey responses by age bracket.....	9
Survey response by location.....	10
5. Survey findings – Rostrevor	12
Rostrevor respondents in favour of the boundary change proposal.....	13
Rostrevor respondents against the boundary change proposal.....	14
6. Survey findings - Woodforde	21
Woodforde respondents in favour of the boundary change proposal.....	22
Woodforde respondents against the boundary change proposal.....	23
7. Respondents from suburbs outside	26
8. Notes about survey	27
Survey parameters.....	27
9. Appendix A	28

Quick summary

Purpose of this report

This report contains a summary of feedback received as part of the Council Boundary Change Proposal Survey undertaken in November/ December 2019. The intention is for a summary document and this longer report to be made available to anyone who participated in the survey.

Background

In January 2019 Campbelltown City Council (CCC) put forward a Council Boundary Change Proposal to the Boundaries Commission for the boundary between CCC and Adelaide Hills Council (AHC) to be realigned to the eastern and southern side of Woodforde and Rostrevor suburbs, effectively moving those suburbs into CCC's area.

A community information meeting was held by AHC at Rostrevor College on 3 September for anyone who wanted to know more about the Council Boundary Change Proposal. The community meeting was attended by approximately 122 members of the local community. A copy of the presentation and minutes from the meeting can be accessed here:

<https://engage.ahc.sa.gov.au/boundaryreview2>

In September 2019 AHC decided to undertake a survey of residents and ratepayers of the areas of Rostrevor and Woodforde affected by the CCC boundary change proposal. The purpose of the survey was to determine the level of support for the proposal in the community.

In November 2019 AHC residents and ratepayers in Woodforde and Rostrevor were invited to complete a short survey about the Council Boundary Change Proposal. The survey was accompanied with a document setting out key information relating to the potential impacts of the proposed boundary change.

The survey was available online from the AHC website and in hard-copy from 25 November 2019 until 8 December 2019 for those invited to participate.

Snapshot of results

We received 268 survey responses during the consultation. Here's a snapshot of the feedback received:

- 65% of all respondents are against the boundary change proposal
- 28% of respondents are in favour of it
- 7% are undecided or have no preference
- A large majority (81%) of **Rostrevor** respondents are against boundary change and 15% are in favour
- A small majority of **Woodforde** residents and those living in other Council areas (i.e. absentee landlords) who responded to the survey indicated that they are against boundary change (52%), balanced against an average of 39% being in favour.
- The key issues of interest for those **against** boundary change are: planning and development, environmental sustainability, council rules and regulations and climate change.
- For those in **favour** of boundary reform the key issues of interest are: community services, rates, footpaths, road and park maintenance.

1. Council Boundary Change Proposal Zone

CCC proposes to move 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 Figure 1 below).

Figure 1: Council Boundary Change Proposal Zone



2. Survey approach

In November 2019 Adelaide Hills Council residents and ratepayers in Woodforde and Rostrevor (including absentee landlords) were invited to complete a short survey about the Council Boundary Change Proposal.

The survey was available online from the AHC website and in hard-copy from 25 November 2019 until 8 December 2019.

What we asked

- Name, address, phone and year of birth
- Do you support the Campbelltown City Council's boundary change proposal? (yes/ no/ undecided/ no preference)
- Why do you say that?
- What are your top three areas of interest about the council boundary change proposal?
- Do you have any further comments about the Campbelltown City Council's boundary change proposal that you would like Adelaide Hills Council?

Distribution

The survey was distributed by hand via a third party distribution company to all properties in the proposed boundary change zone (including residents and businesses). In addition, the survey was also posted to all property owners who had a postal address outside the boundary change zone (i.e. absentee landlords).

Survey pack contents

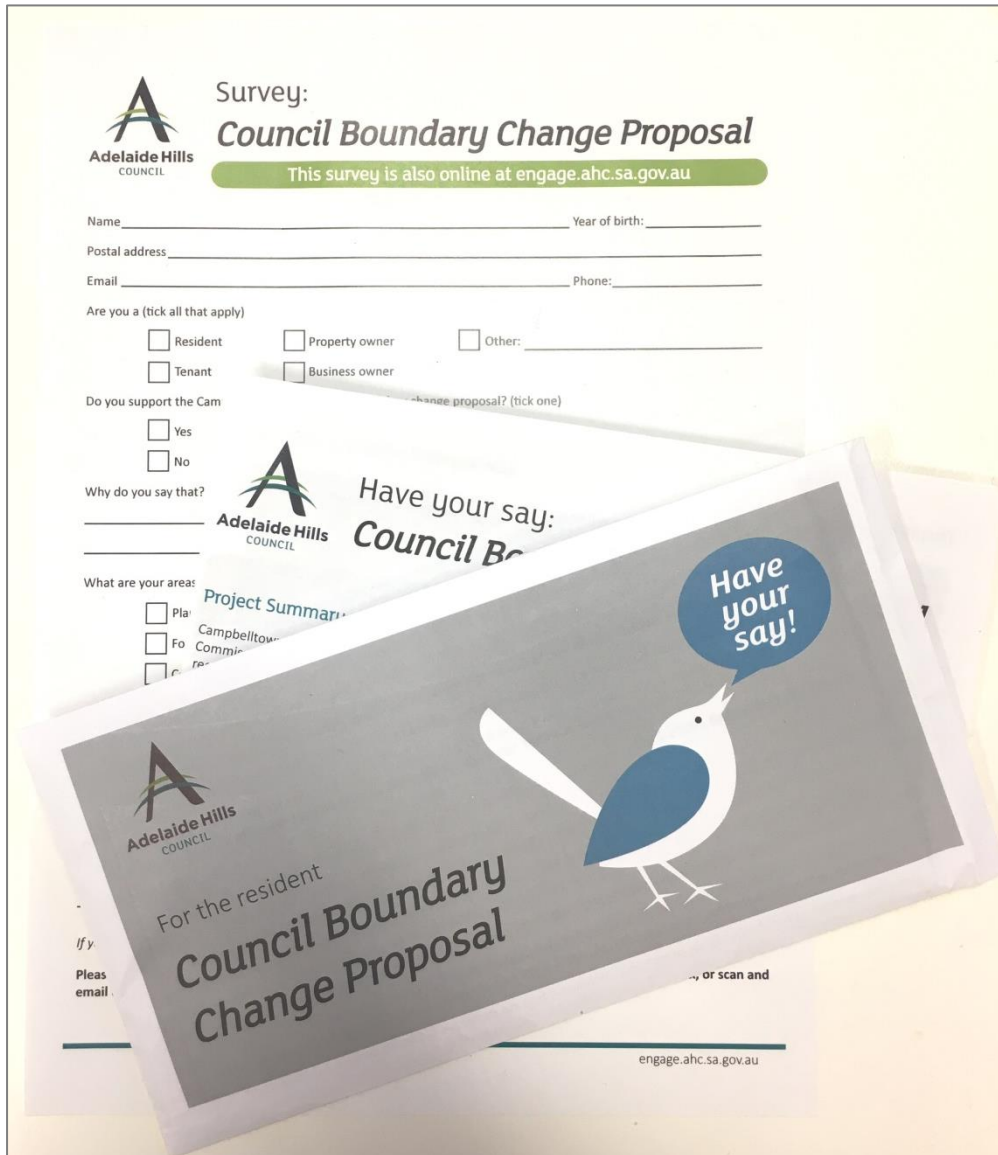
The survey pack included a fold-out information sheet, single page survey and reply-paid envelope (Refer to Appendix A).

The fold-out information sheet contained:

- Project summary
- Boundary change proposal map
- Boundary change process diagram
- Overview of key points of interest between AHC and CCC
- Links to policies and reports on each council's website
- Planning policy comparisons between AHC and CCC.

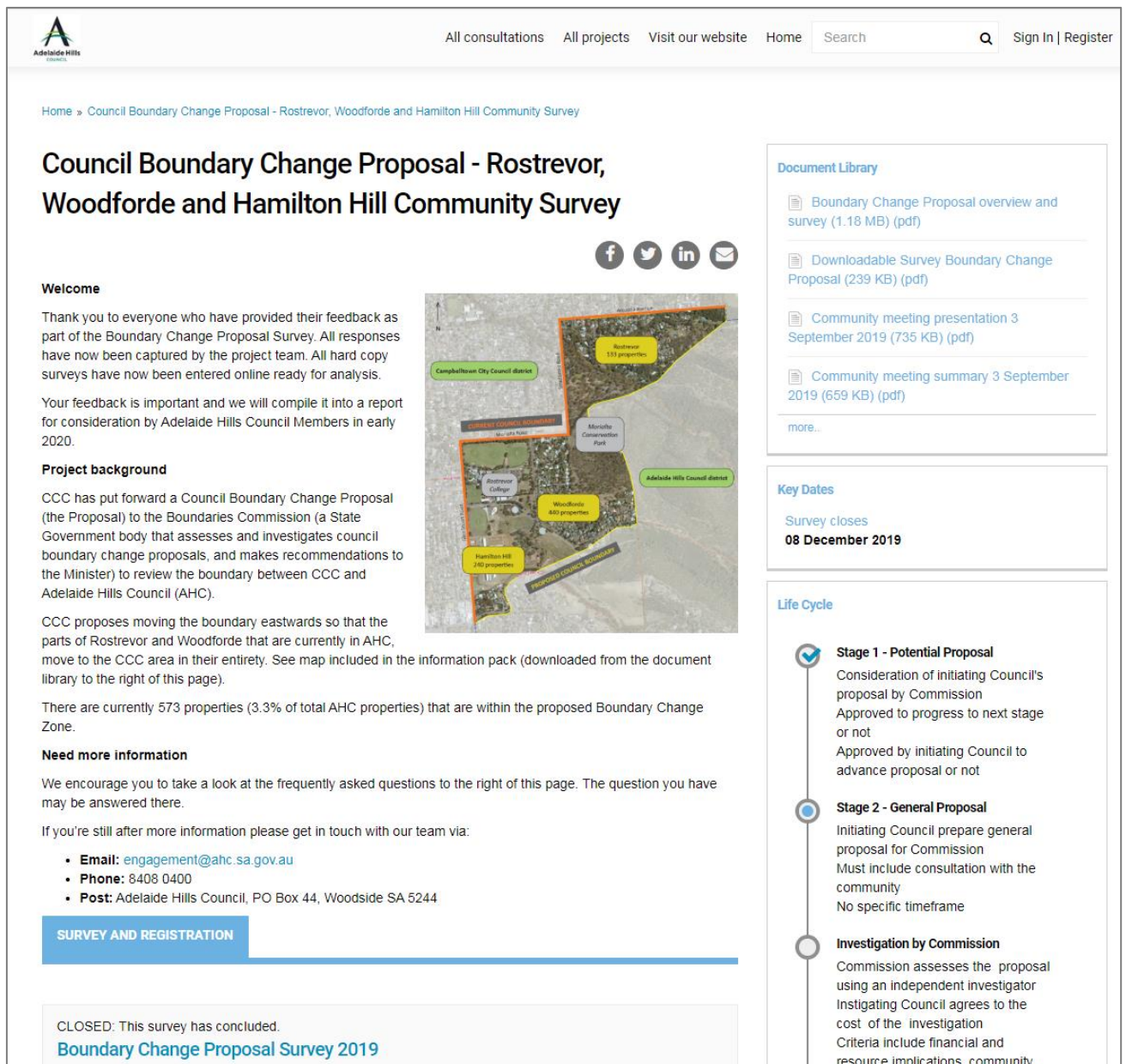
To help the survey pack stand out amongst other mail it was packaged in a brightly designed envelope (see Figure 2).

Figure 2: Survey pack distributed to boundary change zone



The survey and accompanying background information was also made available online on our engagement portal engage.ahc.sa.gov.au

Figure 3: Engagement website home page



The screenshot shows the website interface for the 'Council Boundary Change Proposal - Rostrevor, Woodforde and Hamilton Hill Community Survey'. The page includes a navigation menu, a search bar, and social media icons. The main content area features a 'Welcome' message, a 'Project background' section with a map of the survey area, and a 'Need more information' section with contact details. A 'SURVEY AND REGISTRATION' button is visible. On the right, there are three sidebars: 'Document Library' with links to survey overview, proposal download, and meeting presentations; 'Key Dates' indicating the survey closes on 08 December 2019; and 'Life Cycle' detailing the stages from potential proposal to investigation by the commission.

Document Library

- Boundary Change Proposal overview and survey (1.18 MB) (pdf)
- Downloadable Survey Boundary Change Proposal (239 KB) (pdf)
- Community meeting presentation 3 September 2019 (735 KB) (pdf)
- Community meeting summary 3 September 2019 (659 KB) (pdf)
- more...

Key Dates

Survey closes
08 December 2019

Life Cycle

- Stage 1 - Potential Proposal**
Consideration of initiating Council's proposal by Commission
Approved to progress to next stage or not
Approved by initiating Council to advance proposal or not
- Stage 2 - General Proposal**
Initiating Council prepare general proposal for Commission
Must include consultation with the community
No specific timeframe
- Investigation by Commission**
Commission assesses the proposal using an independent investigator
Instigating Council agrees to the cost of the investigation
Criteria include financial and resource implications, community

Project background

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 the information pack (downloaded from the document library to the right of this page).

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

Need more information

We encourage you to take a look at the frequently asked questions to the right of this page. The question you have may be answered there.

If you're still after more information please get in touch with our team via:

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

SURVEY AND REGISTRATION

CLOSED: This survey has concluded.
Boundary Change Proposal Survey 2019

Participants could also choose to register online to be kept informed about the project via email updates.

3. Survey responses

As shown in Table 1, 268 people completed the survey during the engagement timeframe (25 November to 8 December 2019).

Table 1: Survey response type

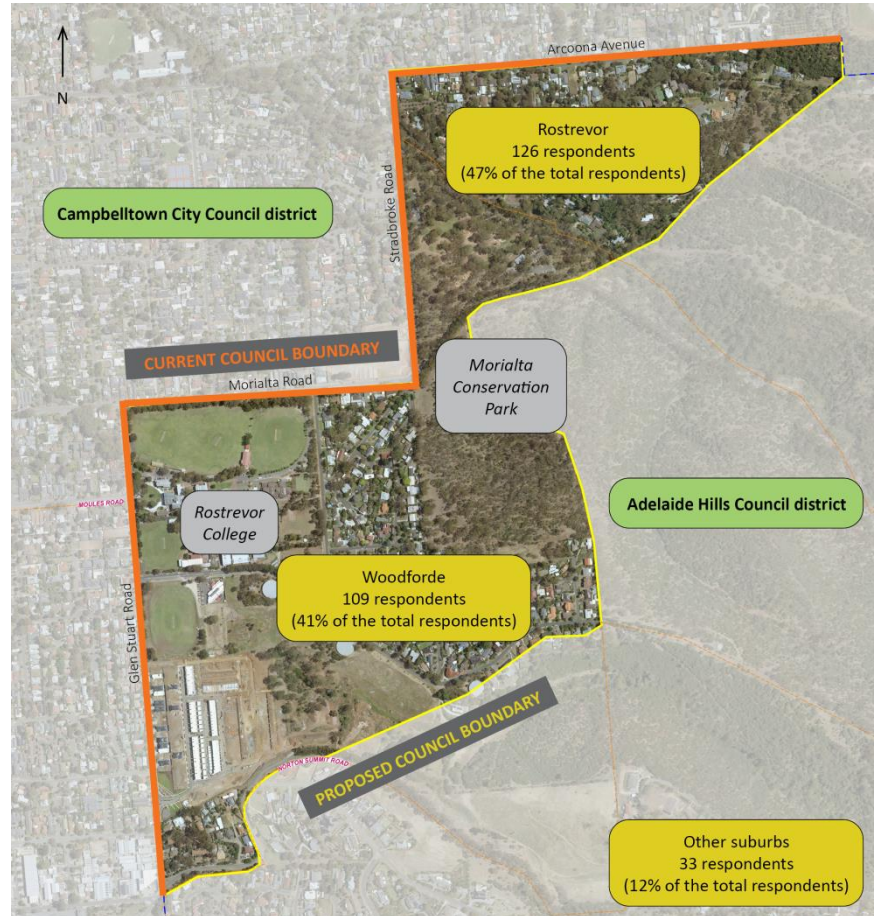
Survey response type	Number
Online engage.ahc.sa.gov.au	174
Hard copy Posted back to Council or hand delivered to Customer Service Centre	76
Emailed as attachment engage@aahc.sa.gov.au	18
Total	268

When looking at the location of respondents there were:

- 126 respondents in Rostrevor (47% of the total number of survey respondents)
- 109 respondents in Woodforde (41% of the total number of survey respondents)
- 33 respondents from other suburbs (12% of the total number of survey respondents).

Response numbers by location are shown in Figure 4 below.

Figure 4: Map of responses



4. Boundary change proposal analysis

All responses received by 8 December were analysed (including emails, hard copy surveys and online responses).

Overarching sentiment

Across all survey responses, 65% are against the boundary reform proposal, which represents a majority. However it should be noted that there are clear differences between Rostrevor and Woodforde respondents.

Respondents from Rostrevor are against boundary reform by a large majority.

These percentages are underpinned by the detailed survey analysis and feedback from open response questions stemming from Rostrevor.

Responses from Woodforde fall into two groups:

- Respondents who feel similarly to Rostrevor respondents against boundary reform and cite similar concerns and issues
- Respondents who support boundary reform.

The numbers of respondents in Woodforde against boundary reform still outweigh those in favour (52% against versus 39% in favour).

The overall tone of feedback received, with some exceptions, in responses from Woodforde and other suburbs is also considered less emphatic and impassioned compared to responses from Rostrevor.

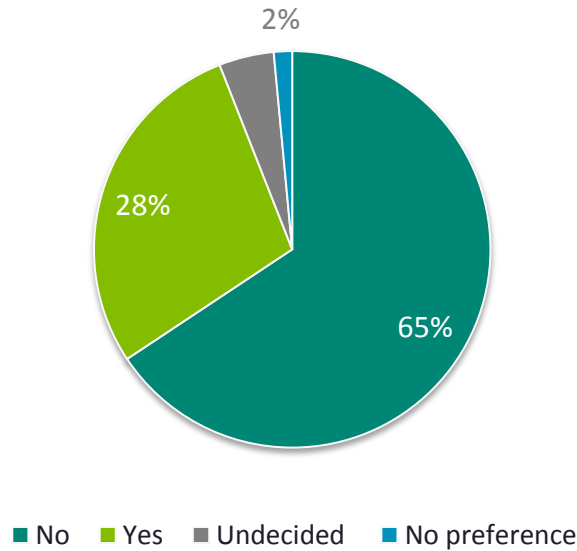
The key issues of interest for those against boundary reform are planning and development, environmental sustainability, council rules and regulations and climate change.

For those in favour of boundary reform, it is community services, rates, footpaths, road and park maintenance.

The analysis to follow provides detailed findings and insights.

Figure 5: Overall survey results

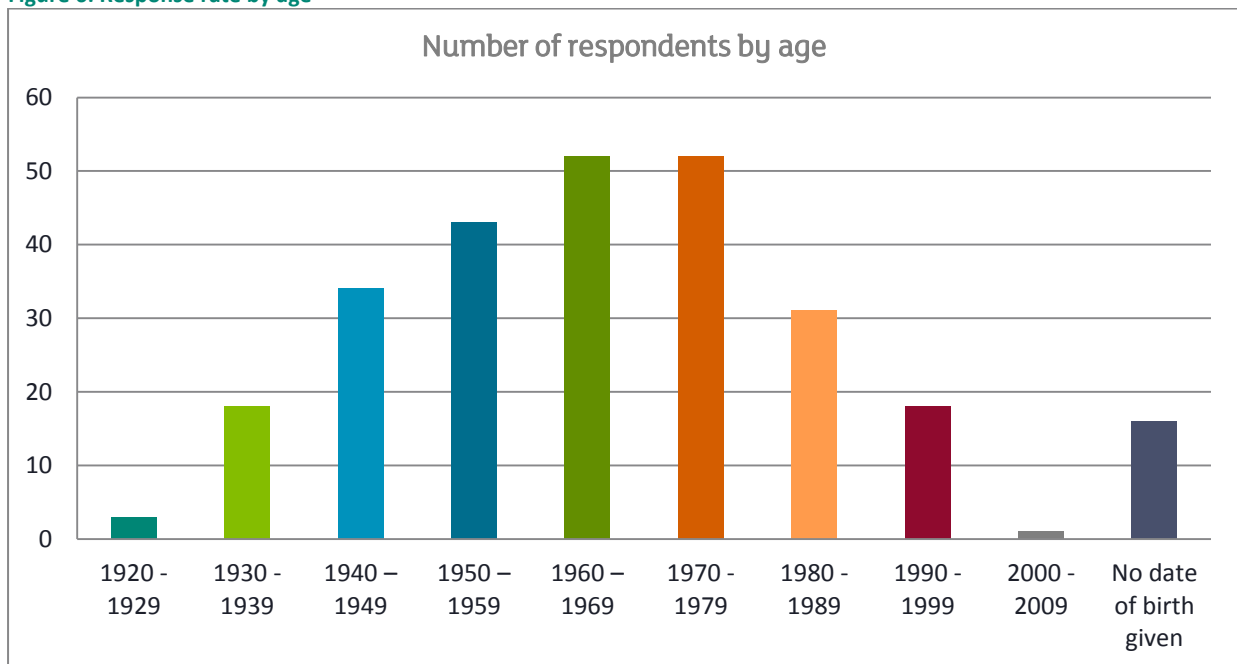
Do you support the Campbelltown City Council's boundary change proposal?



Survey responses by age bracket

We briefly assessed responses by age of respondents. As shown in Figure 6, the highest response rate was from Generation X (those born between 1960 – 1979). 16 people did not provide their age.

Figure 6: Response rate by age



While there was some variation by age group, with residents born in the 70s and 80s being most in favour of boundary reform, the overall age distribution of respondents was similar across the suburbs and the overall pattern of opinions and preferences expressed by respondents remained consistent across the age groups (refer to Table 2).

Table 2: Response sentiment by age

Date of birth	Total	In favour of boundary reform	Against boundary reform	Undecided	No preference
1920 - 1929	3	0	3 (100%)	0	0
1930 - 1939	18	3 (17%)	14 (77%)	0	1 (6%)
1940 - 1949	34	7 (21%)	23 (68%)	4 (11%)	0
1950 - 1959	43	14 (34%)	28 (64%)	1 (2%)	0
1960 - 1969	52	15 (30%)	35 (67%)	2 (3%)	0
1970 - 1979	52	18 (35%)	29 (56%)	3 (6%)	2 (3%)
1980 - 1989	31	12 (39%)	18 (58%)	1 (3%)	0
1990 - 1999	18	4 (22%)	14 (78%)	0	0
2000 - 2009	1	0	1 (100%)	0	0
No date of birth given	16	3 (19%)	11 (69%)	1 (6%)	1 (6%)
TOTAL	268	76 (28%)	176 (65%)	12 (5%)	4 (2%)

Survey response by location

A review of survey responses found that an analysis of findings by suburb best reflects respondent sentiments and enables clear identification of the key themes of interest and / or concern. Our analysis has been divided into:

- Responses from Rostrevor
- Responses from Woodforde
- Responses from other suburbs (landlords who have a post address outside the boundary change proposal zone i.e. absentee landlords)

Table 3: Response number by location

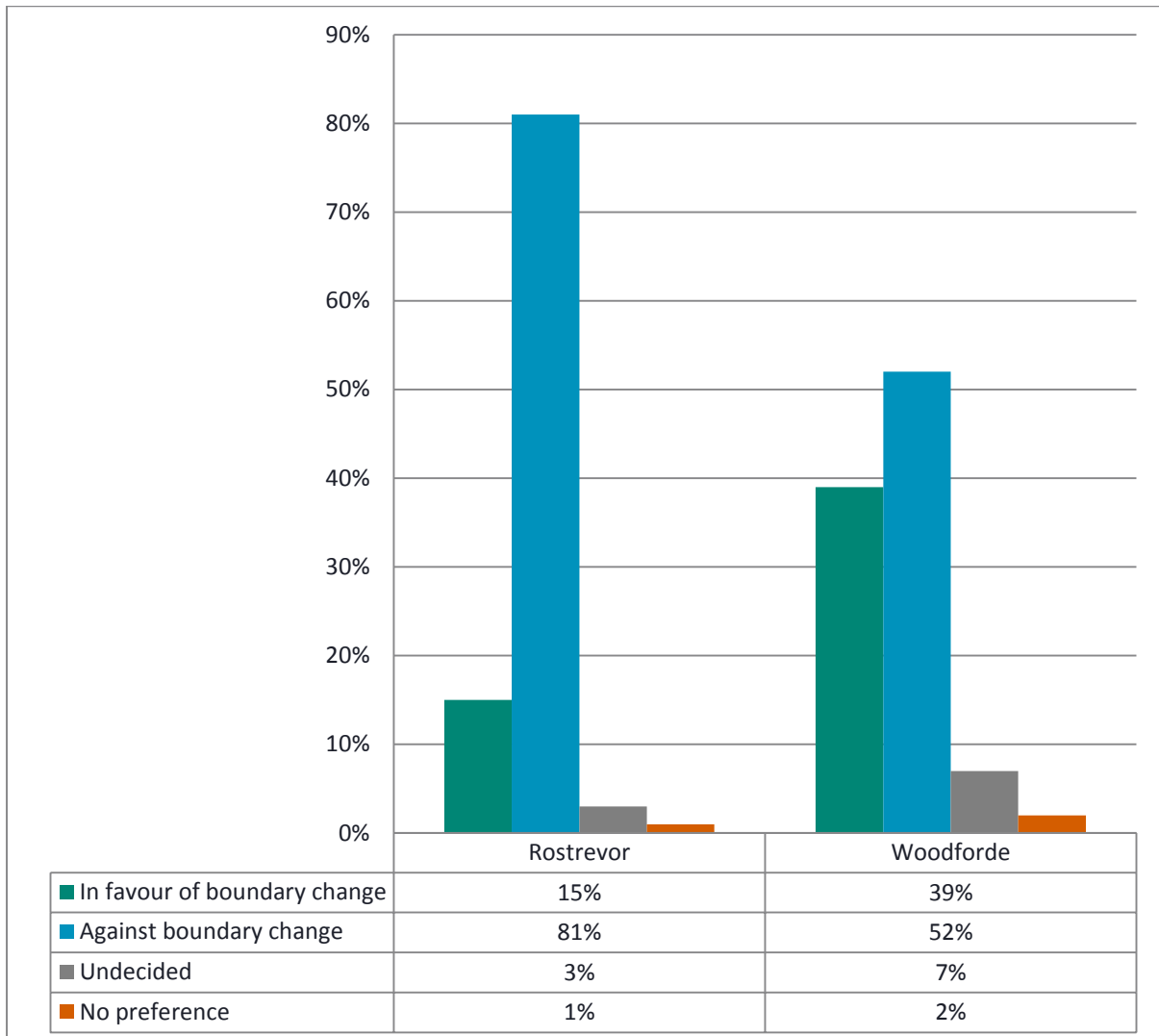
Suburb	Response number
Rostrevor	126
Woodforde	109
Other suburbs	33
TOTAL	268

As indicated by Figure 7, 81% of respondents in Rostrevor have indicated they are against boundary change, 15% are in favour and 4% are undecided or have no preference.

This compares to a more even distribution of opinion from Woodforde residents, with 52% of respondents indicating they are against boundary change balanced against 39% being in favour and 9% being undecided or indicating they have no preference.

Of the 33 respondents in other suburbs 45% indicated they were in favour of the boundary change, 52% against the boundary change and 3% undecided.

Figure 7: Response Sentiment by Location



5. Survey findings – Rostrevor

There were 126 responses from residents/ businesses in Rostrevor. Of these 19 were in favour of the boundary change proposal, 102 were against the boundary change proposal, 3 undecided and 2 had no preference (Refer to Table 4).

Table 4: Rostrevor responses

	Response number	In favour of boundary change	Against boundary change	Undecided	No preference
Rostrevor	126	19 (15%)	102 (81%)	3 (3%)	2 (1%)

As part of the boundary change survey, respondents were asked to indicate their top three areas of interest about the proposal.

The responses for Rostrevor are summarised below and the boxes shaded, in Table 5, indicate issues that are of interest to the majority of respondents.

Environmental sustainability and climate change are not nominated by those in favour of the boundary change proposal. Instead, those in favour of the boundary change proposal are focussed on community services and footpaths, roads and park maintenance.

Table 5: Rostrevor Areas of Interest

Area of interest	In favour of boundary change	Against boundary change
Planning and development	9	95
Footpaths, road and park maintenance	13	13
Community services	18	10
Environmental sustainability	-	81
Annual council rates	8	12
Climate change	-	26
Council rules and regulations	2	29
Community grants	-	-
Level of representation	-	2

As shown in the survey analysis for Woodforde (see section 6 below), the issues of interest follow the same pattern.

Rostrevor respondents in favour of the boundary change proposal

Rostrevor respondents in favour of the boundary change proposal raise two issues:

- Geographic location
- Level of support

It is worth noting the respondent responses are less emotive and shorter than for those against boundary change.

Note: Quotes in italics have been corrected for grammatical errors. In some instances quotes are extracts from respondent feedback, this does not change the intent of the statements made.

Geographic location

Respondents felt that the location of this pocket of Rostrevor is disconnected by distance from the rest of the Adelaide Hills and is instead, directly connected to the CCC. As a result, respondents stated the services provided by the CCC are closer and easier to access than those in the hills.

"Living at the base on the hills at Rostrevor, I feel closer engaged to the Campbelltown community. All council services at Campbelltown are within minutes, where the Adelaide Hills Council services are a 30min plus drive into the hills."

"If you stepped back and drew the council lines again, common sense would say that Rostrevor is within Campbelltown Council."

"These properties are logically connected to Campbelltown City Council not the Adelaide Hills council due to both their proximity and their nature (i.e. contiguous with other residential areas within the Greater Adelaide region, and they are residential blocks rather than larger rural properties)."

Level of support

A small number of respondents stated they have had little engagement with AHC and that requests for assistance or services have met with no support or response.

"Adelaide Hills Council seems not to hear when I call for assistance."

"We don't feel that we get any support from or use services provided by the Adelaide Hills Council."

"We have had little almost no contact from Adelaide Hills Council since living in the area (20 years) and there has been no assistance, beautification or upgrade of footpath/verge."

The following additional points were reiterated and emphasised in the final open response question of the survey:

- CCC services are closer and more readily accessible and the location of the suburb means it is more logical to be part of Campbelltown and not AHC.
- There is a perception amongst respondents that AHC focusses less effort and spend on the foothills suburbs – and that the residents in these areas are neglected / ignored / poorly understood.

Rostrevor respondents against the boundary change proposal

The themes raised by Rostrevor respondents against the boundary change proposal are highly consistent and are summarised below. Examples of the feedback obtained in the open response question about boundary change are also included to provide a sense of the flavour of the feedback.

It should be noted that there were more comments against the boundary change from Rostrevor than in support and this is why this section of the report is larger than other sections.

Note: Quotes in italics have been corrected for grammatical errors. In some instances quotes are extracts from respondent feedback, this does not change the intent of the statements made.

The top themes raised align with the issues of interest nominated, that is, planning and development and environmental sustainability. The themes are listed in priority order.

Planning and development

It is strongly felt by respondents that the CCC has very different policies, principles and perspectives towards sub-division and development when compared to AHC. The CCC is perceived to be pro-development, irrespective of the character of the neighbourhood, with a track record of rezoning to reduce block sizes, reduce green spaces and tree canopy and enable sub-divisions and high density development. The potential for this to occur in this part of Rostrevor, should boundary change proceed, is by far the most significant issue of concern to respondents.

Respondents provided examples of development on the boundary of the AHC area which they feel are “typical” of what is allowed by CCC – and which they do not wish to see in the AHC portion of Rostrevor - such as the Chapel Estate development, townhouse and infill developments on Arcoona Avenue and the construction of large new houses in close proximity to each other and with little surrounding green space in the Yalpara Avenue area. The fact these developments have been allowed on the “doorstep” of the portion of Rostrevor that sits within AHC is viewed as evidence that a change to council boundaries would see the spread of such development.

Respondents also favourably referenced the opposition shown by AHC to development at the end of Wandilla Drive and expressed they did not feel the CCC would hold this position.

Some respondents stated they used to live in the CCC and personally experienced the increased rate of development and sub-division in their former neighbourhood. This was a driver for them to move away. Purchasing a property within the AHC area was furthermore seen as a form of “security” against overdevelopment. Respondents believe AHC has a strong track record of protecting the character of its semi-rural areas and resisting the opportunities presented by property developers in favour of protecting the Hills Face Zone, existing green spaces, large block sizes and low housing density.

It is understood that the CCC has sought to reassure residents that the area will continue to be protected from sub-divisions and development if the boundary change goes ahead, but it is fair to say the majority of survey respondents feel this is a somewhat “empty promise”, that will likely to be upheld for a short amount of time but then overturned.

Respondents therefore felt that a change to the CCC would cause a significant qualitative deterioration to the portion of Rostrevor currently within the AHC area.

Respondents also referenced the new state planning system and the uncertainty this brings. It is felt the protection of sensitive areas such as this portion of Rostrevor will, more than ever before, require residents and other groups to champion that protection. Respondents also made it clear the support from AHC is very important to them as they have to date seen the organisation as agreeing with and endorsing the efforts of residents to retain the bush-like amenity of the area. The expectation is therefore that AHC will continue to do this into the future.

“The Morialta area only looks like it does today because, over a period of more than fifty years, the residents and the Adelaide Hills Council (and its precursor) have worked together to create that bush-like area by planting thousands of trees and shrubs; by paying to have our electrical wires undergrounded; and by, every now and then, having to fight off inappropriate development by developers who don't give a toss about what happens to the area, as long as they make a quick buck.”

“We are deeply concerned that the Campbelltown Council will allow development and subdivision of allotments which are currently subject to Adelaide Hills Council development regulations and approval processes.”

“I am appalled at the rate of subdivision and overdevelopment through Campbelltown Council area in the last 2-5 years or so, and have very little faith that the strategic plan and vision for Campbelltown Council in any way aligns with the semi-rural nature of my area, particularly the zone behind Morialta.”

“I have great concerns that our beautiful neighbourhood is going to be subject to the tiny blocks and subdivision that Campbelltown is known for.”

“We do not agree with the minimum property zones Campbelltown consents to. We have already received a notice from a building development company interested in purchasing and subdividing our land.”

“We love that the homes around us in Rostrevor have a minimum 1000m² and plenty of green space.”

“Adelaide Hills Council acknowledges the unique area known locally as ‘Morialta’, and demonstrates its commitment to preserving its unique character by stating principles of development control, including low density detached housing, with detached dwellings requiring a minimum frontage of 20m and semi-detached 18m. This demonstrates the Adelaide Hills Council’s appreciation and commitment to maintaining the character of the policy area, which is in line with what we as residents desire and expect in this distinct and environmentally beautiful area.”

The semi-rural characteristics of the suburb are aligned with the broader Adelaide Hills Council area

Respondents expressed a strong sense that the area is unique and the priority should be to preserve its characteristics and surrounding green spaces, which align closely to those of the AHC.

Respondents felt AHC has resident and environmental interests in mind with its approach to planning and development decisions and zoning.

Respondents did not feel that CCC would take into account resident preferences and feedback or environmental considerations. Further to this respondents felt that this portion of Rostrevor, if it were to be absorbed within the CCC, would be a “minority” within the context of the whole council area and its needs would therefore be seen as being at odds with the urbanised majority – and therefore likely to be glossed over and ignored.

“I truly believe that, while we are only 12km from the city, the true nature of the area surrounding Morialta in the affected zones of Rostrevor and Woodforde are not “metropolitan”, but rather are much more aligned with the nature of property types and landscape through the Adelaide Hills Council area.”

“This pocket (aside from Hamilton Hill) is a hills environment which has a completely different feel, community and environment to the suburbia that is the whole of the Campbelltown City Council area. Just cross any street that marks the council boundary and you enter a different world.”

“The overwhelming sentiment is that residents are happy with Adelaide Hills Council, who have historically backed the area in environmental and other matters. We DO NOT want this change.”

“I enjoy being part of the Adelaide Hills Council because I believe that it appreciates the unique characteristics of the area, including the large blocks and bushy surrounds, and will do all in its power to preserve it into the future in these uncertain times of planning change.”

Environmental considerations

It is felt by respondents that the development ethos of the CCC has had a significant side-effect of a significant reduction in the quality and volume of tree canopy cover. While it is acknowledged some replanting has taken place, this is not seen as having replaced what was removed in both quantity and quality. More broadly, it is felt by respondents that CCC has less regard for the preservation of flora, fauna and the environment than AHC.

This pocket of Rostrevor is viewed by respondents as part of the Adelaide Hills, offering natural habitats for wildlife, open spaces, large blocks and old trees – a place where nature is nurtured and respected as it is elsewhere in the AHC area.

Preserving and enhancing the natural environment is of vital importance to respondents and a fundamental part of their choice to live in the area. They also felt that AHC is better equipped to protect the Morialta area from bushfires through clearing notices and organic waste drop-off days and the like.

"We desperately want to restrict the overdevelopment and urban infill for which Campbelltown is so notorious, for the sake of the residents' amenity but also, in a state of climate emergency, for the sake of the environment."

"Campbelltown City Council is well known to be one of the major urban infill suburbs, subdividing properties in a non-environmentally sustainable way. We live in a protected area with which offers shelter for native flora and fauna and deserves to be protected."

"Adelaide Hills Council policies are by far more closely aligned, and more sympathetic to the amenity and natural environment of the area."

"My area does not share any communities of interest with the Campbelltown City Council. We are firmly aligned culturally, services, values and environmentally with Adelaide Hills Council. Adelaide Hills Council has done a brilliant job of protecting the natural environment in this area and increasing amenity."

City of Campbelltown seeking increased income

Despite assertions to the contrary by representatives from the CCC, many respondents expressed they still feel that the move to change the council boundary is primarily driven by "numbers and dollars" and there is no other obvious rationale.

"Campbelltown Council is engaging in a blatant land grab."

"We need to keep greedy councils and developers away from our environs."

"The way they support their community is financially business driven for expansion, not to retain the living environment enjoyed by those of the Morialta part of Rostrevor."

No compelling reason to change

A number of respondents simply state there is no reason or justification for change. They express their overall satisfaction with AHC services and policies and do not wish to see change for the sake of it.

"Change is totally unnecessary."

"Adelaide Hills Council is the best."

"Happy to be in Adelaide Hills Council."

"I own properties in both Council areas and the claimed benefits and reasons provided by the City of Campbelltown are spurious."

"In short, we have enjoyed a long period of productive cooperation with the Adelaide Hills Council. Why change to a council that we suspect may not share the same values as us?"

Council services and rates

Council rates and services were hardly referenced by respondents against boundary change.

A handful of respondents stated that slightly lower rates are not an inducement to support council boundary change. Respondents also make the point that rates are not part of the decision-making to

live in the AHC area – or not – but that other factors such as amenity, block size, development policies and the semi-rural characteristics of the area are far more significant factors.

Some respondents also felt that AHC facilities and services were superior to those of the CCC – but more importantly, better tailored to the area as they are more aligned with the needs of rural and semi-rural areas than metropolitan and highly developed areas.

Additional points raised in the final open response question of the survey

Respondents added further detail and repeated their position on issues already raised. In addition, it was very clear that respondents feel the vast majority of residents in their area are against boundary change – an assumption that is verified by the survey findings.

Respondents clearly state they do not wish to be rezoned and feel their majority opinion should be the only decision-making driver. Many respondents point out that when they purchased their property, a big selling point was being part of the AHC area and this should be respected.

Survey respondents have actively requested the support of AHC to fight the boundary change request and support their preferred outcome – which is to remain within the AHC area.

“We don’t want to be rezoned, and feel the residents should have the final say. We bought here for a reason and feel that by changing boundaries could jeopardise the reasons we love living here!”

“Please continue to fight to maintain us. We do not want to lose our quality of life. We are very happy with the services and support provided by Adelaide Hills Council, including rates. It is not about the money!”

“I would appreciate the support of Adelaide Hills in this matter and not allow Campbelltown City to pursue the takeover. It would be devastating for the area if the takeover is executed as it is visually obvious what Campbelltown City Council has been done with their own council area with the continuous over development.”

“I would like Adelaide Hills Council to vehemently fight this take-over. It is clear that the majority of residents in the proposed takeover area are opposed and wanting Adelaide Hills Council support in this.”

“Please support the residents of your council area to prevent this boundary change.”

“The Minister for Planning (and Member for Morialta Hon John Gardner) must give strong consideration to the views of residents in this decision. If the majority of residents are opposed to this boundary change, then the Minister must reject the proposal.”

It was reiterated by respondents that planning and development policies and environmental protection are other key issues of concern. Respondents felt that CCC has a very different perspective on these issues and does not listen or respect the sentiments and concerns of their residents.

"Clearly development and environment are my key concerns, and I imagine would be key concerns of most residents through the affected area, as most if not all are fiercely passionate to protect the semi-rural environment in which we invested and the homes within it that we love. I understand that there are State Planning Code changes to occur in July 2020. This does not alter my opinion that I fiercely reject Campbelltown's bid to acquire the areas of Rostrevor and Woodforde, which is very obviously driven by greed on Campbelltown's part."

"Past behaviour is the best predictor of future behaviour, and on this basis I believe Adelaide Hills Council and Campbelltown City Council have shown their true nature (Adelaide Hills Council having helped residents preserve the magnificent characteristics of the area and Campbelltown City Council allowing as much infill development as possible) and that is why I want to stay with Adelaide Hills Council."

"Extremely concerned about CCC's propensity to approve high density living as can be seen in the current planning policy comparisons between the two councils. This will affect wildlife and drive out the koalas, kangaroos and other native Australian animals and bird life."

"As a resident who does not use the services or facilities of Campbelltown council I strongly object to being governed by them. I am vehemently opposed to the boundary realignment. Campbelltown Council has destroyed the amenity of their area and I do not want it to happen to my home."

"I do not support the change as the Campbelltown Council does not respect the environment and is pushing to have my area as high density living. This area must remain protected for its unique value and proximity to nature."

It was reiterated that there are no compelling reasons for change and that respondents are satisfied with AHC.

"So-called geographic isolation from Stirling or Woodside has never been an issue in my 25 years as resident in this area."

"Adelaide Hills Council staff have always been easily contacted by phone and/or email and respond promptly to requests for service / assistance."

"Very comfortable with AHC - if it ain't broke, why change it."

Respondents indicated a lack of trust in CCC relating to their assurances around retention of the Hills Face Zone and existing AHC development policies and approaches for the area. In addition, they felt that CCC has misrepresented the residents in the area through claims they favour boundary change.

"Campbelltown City Council's claimed commitment to maintaining the hills face zone does not provide any guarantee whatsoever, given the turnover of staff and representation, and what would be dilution of our voice in the wider Campbelltown area, compared with a demonstrated commonality of interest in Adelaide Hills Council representation. I seek Adelaide Hills Council's rejection of the Campbelltown proposal."

"I oppose the proposal in the strongest possible terms, and urge Adelaide Hills Council to resist it. There is not the slightest reason to trust Campbelltown's promises that the character of the area will be maintained, when their only plausible rationale is to profit from through facilitating development."

"Campbelltown Council cannot be trusted to succumb to greedy developers. One has to only look at every street ruined in their area."

"Adelaide Hills Council has fought for keeping our street and neighbourhood free from developers in the past so we trust them!"

"Our physical environment is completely different to the area that Campbelltown city council presently has jurisdiction over. This clearly reflects they do not share the same philosophies with respect to the environment and our current climate change emergency."

Respondents expressed that a saving in Council rates is not a key decision-making factor for them.

"The prospect of a potential modest saving in annual rates is not worth the risk of being controlled by a Council with a long history of large scale, unsympathetic development."

"They have not shown any interest in the beauty and sustainability of the area. They seem purely concerned with making money. The State Government would be mad to let this happen."

"Let's be blunt, the Campbelltown City Council's actions are driven solely by money. Effectively, they want to steal a portion of the rates revenue from an adjoining council. Not very neighbourly."

Some respondents sum up their feelings with a very clear rejection of the boundary change proposal.

"This is unwelcome."

"We absolutely do not support this move and wish to remain under Adelaide Hills Council."

"I DO NOT SUPPORT MOVING TO CAMPBELLTOWN COUNCIL."

"Would be a disaster for Morialta and surrounds."

6. Survey findings - Woodforde

There were 109 responses from residents/ businesses in Woodforde. Of these 42 were in favour of the boundary change proposal, 57 were against the boundary change proposal, 8 undecided and 2 had no preference (Refer to Table 6).

Table 6: Rostrevor responses

Suburb	Response number	In favour of boundary change	Against boundary change	Undecided	No preference
Woodforde	109	42 (39%)	57 (52%)	8 (7%)	2 (2%)

As part of the boundary change survey, respondents were asked to indicate their top three areas of interest about the proposal.

The responses for Woodforde are summarised below, noting a total of 109 individual survey responses were received. No single issue was of interest to the majority of respondents. This is reflective of the overall findings for Woodforde being more evenly split between those in favour and against boundary change.

In alignment with Rostrevor respondents, the two top issues of interest for those against boundary change are planning and development and environmental sustainability.

Similarly, environmental sustainability and climate change are not identified as issues of interest for respondents in favour of boundary change in Woodforde (as was the case for Rostrevor). Their focus is instead on rates, community services and maintenance.

Table 7: Woodforde Areas of Interest

Area of interest	In favour of boundary change	Against boundary change
Planning and development	14	44
Footpaths, road and park maintenance	29	14
Community services	24	6
Environmental sustainability	3	33
Annual council rates	26	14
Climate change	2	7
Council rules and regulations	2	21
Community grants	-	4
Level of representation	2	4

Woodforde respondents in favour of the boundary change proposal

Woodforde respondents in favour of the boundary change proposal raised a range of reasons for their support, including council rates, geographic location and community services. Responses were generally short and little additional commentary was shared as part of the last open response question in the survey.

Note: Quotes in italics have been corrected for grammatical errors. In some instances quotes are extracts from respondent feedback, this does not change the intent of the statements made.

Geographic location

The most frequently raised issue in favour of boundary change is the belief that this part of Woodforde is more connected to the CCC than to the Adelaide Hills. The services provided by the CCC are closer and easier to access than those in the hills and it is seen as logical to change council boundaries. In addition, it is felt this part of Woodforde is more “metropolitan” than hills in terms of the services it needs and the characteristics of the suburb, which again means a better fit with the CCC.

“We live in the Hamilton Hill development, the areas that we use already lie within the Campbelltown City Council, we would not travel up into the hills, so makes sense to us to be within that council.”

“Makes sense, council chambers and depot are much closer and can serve the residents better than Adelaide Hills Council.”

“Woodforde is too far from Adelaide Hills Council.”

“I am a frequent and grateful user of Campbelltown's services. Council offices and various services are more accessible.”

“It makes sense. This Rostrevor/Woodforde area is a highly-populated suburban area - it belongs with a metro council.”

“We use more Campbelltown Council resources and have more engagement with them than Adelaide Hills Council. To go to Adelaide Hills Council office is a 45 min drive. I believe we are more likely to be a respected part of Campbelltown than being “not really a hills” resident.”

Council rates

Several respondents referenced that the potential reduction in council rates would be appealing.

Level of support

A small number of respondents stated they have experienced a disappointing level of service from AHC and feel this would be improved if they were part of the CCC.

“Better levels of service from Campbelltown. Council offices and depot located just down the road so quicker response to customer requests. Campbelltown have no debt and are well organised.”

“Shorter response times to service ratepayer needs.”

Woodforde respondents against the boundary change proposal

Respondents articulated a similar set of reasons to Rostrevor residents in explaining their position against boundary change. The themes are listed in priority order.

Note: Quotes in italics have been corrected for grammatical errors. In some instances quotes are extracts from respondent feedback, this does not change the intent of the statements made.

Planning and development

As was the case for respondents from Rostrevor, the most significant issue for Woodforde respondents against boundary change is the concern that the CCC has very different policies, principles and perspectives towards sub-division and development when compared to AHC. It is felt by respondents that CCC will actively seek to bring more people into the area through changes to zoning and this is not supported. Respondents do not trust the CCC to keep the green spaces, which are not national parks or protected, undeveloped.

It was also frequently stated the area has distinctly “hills” characteristics and a strong sense of community – which are viewed as being consistent with the AHC area and not CCC.

“We feel that we are part of the hills and have more confidence in Adelaide Hills Council maintaining the integrity of these suburbs.”

“Recent high density development in Campbelltown is a concern even if the protest they will not do the same thing here.”

“We bought our house in Woodforde in 2011 due the beauty and character of the area. A change in planning law and increase in development density etc. will impact on the character and amenity of our area and potentially destroy the character of it.”

“Physically Campbelltown City Council may be closer but they are miles away in mind and so alien to us.”

“I do not like their policy of urban infill. It has ruined suburbs like Tranmere turning it into a concrete jungle.”

“The boundary change would change this area from being “hills” to being “metropolitan”. This change seems absurd to me, as anyone who has set foot in this area can clearly tell that it is much more hills than metropolitan in terms of environment, terrain, community and layout. Changing this doesn’t really seem to have any positive outcomes for me or my community.”

No compelling reason to change

A number of residents simply state there is no reason or justification for change and they are happy with the status quo.

“It seems like there is not any benefit.”

“Happy with Adelaide Hills Council.”

“Prefer to stay as Adelaide Hills resident.”

“As a Hills facing suburb we prefer to be under the jurisdiction of a Hills Council.”

Environmental considerations

Some respondents viewed the north-eastern parts of Woodforde (not Hamilton Hill), as part of the Adelaide Hills, offering natural habitats for wildlife, open spaces, large blocks and old trees – a place where nature is nurtured and respected as it is elsewhere in the AHC area. They felt AHC does more to protect green spaces and restrict development – which is preferred.

“Pushing more people into this area by allowing for smaller lot sizes and subdivisions will likely put stress on the local flora and fauna that we are so lucky to share this area with. Increased noise, traffic density, and population in general will most likely drive this wildlife back into the park, which would be a loss for the entire community.”

“Because Adelaide Hills Council do more to protect the environment and don't just hand it over to developers!”

“I am concerned about the removal of so many mature trees in Campbelltown City Council. They are necessary for our climate and wildlife. They take a long time to grow and any replacements (if they find room for them) will be unsuitable for our wildlife for 40-50 years.”

City of Campbelltown seeking increased income

Despite assertions to the contrary by representatives from the CCC, some respondents expressed they still feel that the move to change the council boundary is primarily driven by wanting to add more rateable properties to their area.

“Campbelltown are just making a cynical grab for more rates.”

“This is a self-serving exercise by Campbelltown City Council rather than being centred on the interests of residents.”

Lack of trust in City of Campbelltown assurances

A handful of respondents expressed a lack of trust and belief in the assurances provided by the CCC that planning and zoning policies in the area would not change if the boundary change were to go ahead.

“We are worried about Campbelltown City Council’s planning and development in the long term despite their assurance it will never change. We simply don’t believe them.”

Property value

A small number of respondents referenced that they felt the boundary change would have a negative impact on property values, causing them to either stagnate or even decrease. Some respondents outlined direct experience of owning a property in CCC subject to stagnating or falling property prices while others made the assumption future higher density development in Woodforde as a result of boundary change would negatively impact property value.

"I don't want my property devalued and housing congested."

"Because they allow the building of "match box" type of dwelling being built on crowded allotments - which devalues our individual and unique properties - it is very bad and sad."

The following additional points were reiterated and emphasised by respondents in the final open response question of the survey:

- There is strong support for AHC stance on development and planning policy and respondents made it clear they wish for this to continue as this ethos protects the area from overdevelopment.
- Respondents request AHC take a strong stand and resist the council boundary change. In a similar vein, respondents also request AHC to listen and then act upon the wishes of the majority of residents in the area.
- There is a level of disappointment expressed at the time, energy and money being spent on a boundary change venture that appears, in the eyes of respondents, to be financially driven by CCC.
- Respondents emphasize they see themselves as part of the hills community and firmly believe the right fit for their area is to be part of AHC.

"Adelaide Hills Council should respect and support the wishes of residents."

"Unless there is an overwhelming majority of residents support the boundary change proposal, it should not proceed."

"As a resident of Woodforde I strongly object to any inclusion within the Campbelltown City Council area. There is no justification for their boundary change proposal."

"We identify strongly with the semi-rural lifestyle that being part of Adelaide Hills Council affords us and vehemently oppose what we believe is a revenue raising exercise by Campbelltown City Council with zero net benefit to us, the residents."

"In over 40 years in Woodforde, Campbelltown City Council has shown no interest in us until the development of Hamilton Hill estate. Campbelltown City Council sees this as a pot of gold to add to their revenue."

7. Respondents from suburbs outside

There were 33 survey responses in total from respondents in other suburbs. Of these 15 were in favour of the boundary change, 17 were against the boundary change and one respondent was undecided (Refer to Table 8).

Table 8: Response numbers from other suburbs

Suburb	Response number	In favour of boundary change	Against boundary change	Undecided	No preference
Other suburbs	33	15 (45%)	17 (52%)	1 (3%)	0

These respondents provided less detail in the open response questions posed but key themes were still able to be identified. Responses were in general pragmatic rather than impassioned – with the exception of a small number of responses against boundary change.

Issues of interest were broad, with climate change, council rules and regulations and community grants being of little to no interest.

Table 9: Other Suburbs Areas of Interest

Area of interest	In favour of boundary change	Against boundary change
Planning and development	4	9
Footpaths, road and park maintenance	10	5
Community services	10	3
Environmental sustainability	3	6
Annual council rates	8	6
Climate change	-	-
Council rules and regulations	-	2
Community grants	-	-
Level of representation	-	3

The themes identified below summarise all the issues raised both in favour and against council boundary change across both open response questions asked in the survey.

Respondents against council boundary change focussed on the following:

- Content with status quo and see no reason for the change.
- Preference for planning and development ethos / low density housing approach taken by AHC.
- Better rules and planning for fire protection within AHC.
- Outright rejection of the proposal (“It is not a good proposal.”)
- AHC viewed as taking better care of the natural environment.
- Sentiment that “ground rules” in terms of planning and development should not be allowed to change as a result of boundary change as people have specifically elected to purchase a

property in the area because of those rules and the characteristics of the suburb that are enjoyed as a result.

Respondents in favour of council boundary change provided the following reasons:

- The CCC is geographically better connected to Woodforde, making services easier and more convenient to access.
- Having a Council focussed on suburban / metropolitan needs suits the area better than one that is focussed on semi-rural / hills needs.
- AHC does not support the area particularly well.
- Given many residents use CCC services, it seems fair to also pay rates to that council.

8. Notes about survey

Survey parameters

Parameters for survey included:

- Participants must be 18 years or over
- Participating in the survey is not mandatory
- Multiple submissions per household accepted (e.g. if four adults living at address they can each provide a submission)
- Survey will only be available in English – but assistance to be provided if required
- One ‘survey pack’ sent to each household (additional copies can be requested from AHC Customer Service Centres)
- Renters are encouraged to participate
- Name and address details are required but the results will be anonymised and not associated with their contact details for Council consultation and public reporting
- Survey is available online and in hard copy

9. Appendix A



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 <i>Total number of people living in whole council area at 2018 Census.</i>	39,734 (0.50 persons per hectare)	51,469 (21.13 persons per hectare)
Land area <i>Total land size of whole council area.</i>	79,498 hectares	2,436 hectares
Electors* <i>The number of people living in the council area who are entitled to vote in Council elections.</i>	29,500 electors	35,000 electors
Council structure	One Mayor 12 Council Members Two Wards	One Mayor 10 Council Members Five Wards
Representation quota <i>The number of electors divided by all Council Members</i>	One Council Member represents 2,261 electors	One Council Member represents 3,183 electors
Annual Council Rates <i>Rate charged annually.</i>	AHC's rating structure consists of a Fixed Charge of \$662 and a Rate in the Dollar against Capital Value of 0.002469. <i>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.</i>	CCC's rating structure consists of a Minimum Rate of \$984 and a Rate in the Dollar against Capital Value of 0.003050.
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 <i>For a detached dwelling</i>	The average minimum allowable site size in the AHC parts of Rostrevor and Woodforde (including Hamilton Hill) is 703m ² . <i>There is no suggestion, at this time, that either council would pursue changes to reduce allotment sizes in the Boundary Change Zone.</i>	In the CCC part of Rostrevor and Magill the average minimum site size is 350m ² .
Open space and civil services <i>Roads, footpaths, signs, street lights, parks, ovals, playgrounds, cemeteries.</i>	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.

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 <i>In relation to which schools children are entitled to attend based on their residence.</i>	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 <i>This includes local laws established by councils to deal with issues specific to the relevant council area.</i>	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 <i>Annual Reports, Strategic Plans, policies</i>	Council > Council Documents	Council > Documents and Publications
Community services <i>Youth, volunteering, diversity, seniors</i>	Community	Community
Community grants	Council > Grants and Tenders	Community > Grants
Regulatory matters <i>Local laws and rules</i>	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 sapanningportal.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

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?

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.