

ADELAIDE HILLS COUNCIL

FINAL REPRESENTATION REPORT

TO THE ELECTORAL COMMISSIONER

(SECTION 12(12) OF THE LOCAL GOVERNMENT ACT 1999)

APRIL 2025

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1. Introduction

Pursuant to the provisions of Section 12 of the *Local Government Act 1999* (the Act), the Adelaide Hills Council has undertaken a review of all aspects of its composition and structure so as to determine whether the community would benefit from any alterations thereto. It is the intent of Council that the arrangement which it now proposes will formally come into effect at the next scheduled Local Government election in November 2026.

Section 12(4) of the Act states: *"A review may relate to a specific aspect of the composition of the council, or of the wards of the council, or may relate to those matters generally – but a council must ensure that all aspects of the composition of the council, and the issue of the division, or potential division, of the area of the council into wards, are comprehensively reviewed under this section at least once in each relevant period that is prescribed by the regulations"*.

In keeping with the aforementioned requirements of the Act, the key issues considered during the course of the review included:

- whether the number of elected members should be reduced or increased;
- whether the Council area should continue to be divided into wards, or whether wards should be abolished;
- consideration of potential future ward structures, including the names/titles of the proposed wards and the level of ward representation; and
- the need for area councillors in addition to ward councillors (under a ward structure).

This report is presented for consideration in accordance with the provisions of Section 12(12) of the Act. It provides details pertaining to the review process; the public consultation undertaken by Council (and all documents relevant thereto); the proposal which Council intends to carry into effect; and the rationale behind Council's decisions.

2. Background

Adelaide Hills Council covers approximately 795.1km²; and had an estimated resident population of 41,842 as at the 30th June 2023. According to Electoral Commission SA, there were 30,886 eligible electors within the Council area as at the 31st January 2025, this equating to an elector ratio of 1:2,574.

The Council area is currently divided into two (2) wards, as described hereinafter and depicted on Map 1. The Ranges Ward is represented by seven (7) ward councillors, whilst the Valleys Ward is represented by five (5) ward councillors. The Mayor is the thirteenth and principal member of Council. This arrangement formally came into effect at the Local Government elections in November 2018.

Ranges Ward: Comprising the suburbs/localities of Aldgate, Ashton, Basket Range, Carey Gully, Castambul, Cherryville, Cleland, Crafers, Greenhill, Heathfield, Horsnell Gully, Longwood, Marble Hill, Montacute, Mount George, Norton Summit, Piccadilly, Scott Creek, Stirling, Summertown, Teringie, Uraidla and Woodforde; and part of the localities of Belair, Bradbury, Bridgewater, Crafers West, Dorset Vale, Ironbank, Mylor, Rostrevor and Upper Sturt.

Valleys Ward: Comprising the localities of Balhannah, Chain of Ponds, Charleston, Cudlee Creek, Forest Range, Forreston, Gumeracha, Inglewood, Kenton Valley, Kersbrook, Lenswood, Lobethal, Lower Hermitage and Millbrook; and part of the localities of Birdwood, Cromer, Hahndorf, Hay Valley, Houghton, Humbug Scrub, Mount Crawford, Mount Torrens, Oakbank, Paracombe, Upper Hermitage, Verdun and Woodside.

The distribution of electors between the existing wards is detailed in Table 1.

Table 1: Elector numbers and ratios for the existing wards.

Ward	Crs	H of A Roll	Council Roll	Total Electors	Elector Ratio	% Variance
Ranges	7	18,455	9	18,464	1:2,637	+2.49
Valleys	5	12,413	9	12,422	1:2,484	- 3.46
Total	12	30,868	18	30,886		
Average					1:2,574	

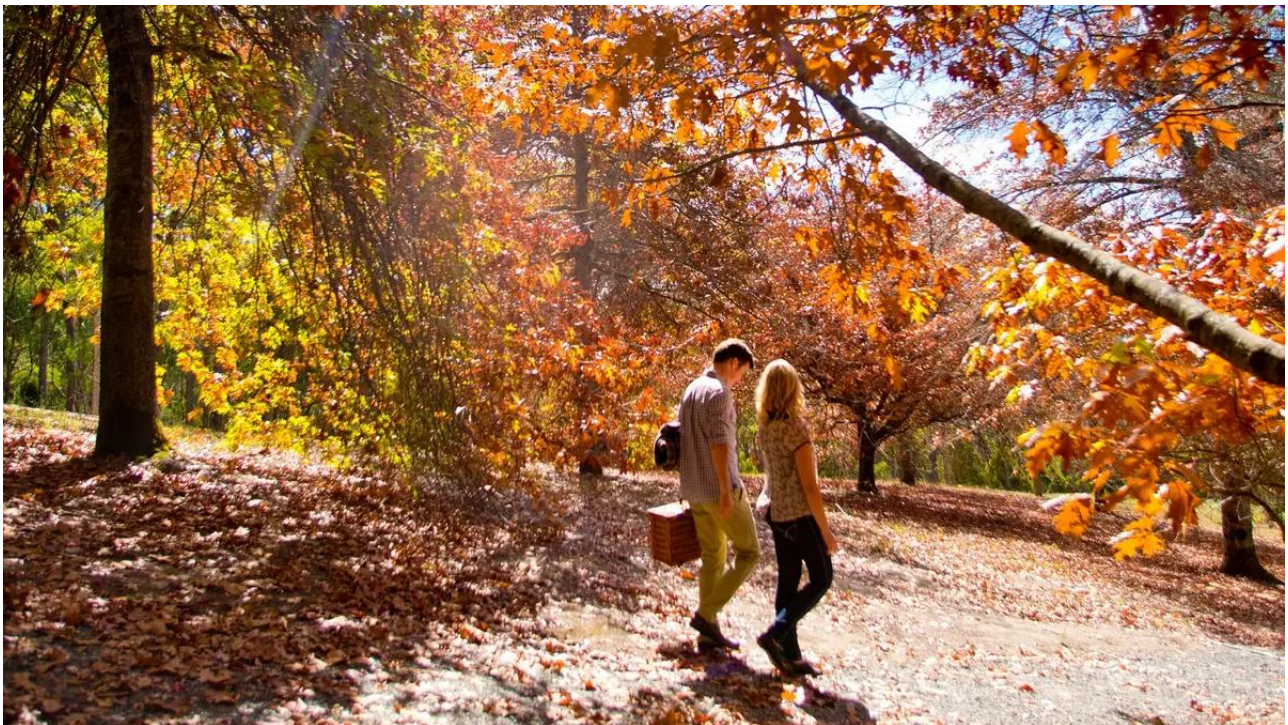
Source: Electoral Commission SA (31st January 2025)

The elector ratios in both of the existing wards lay within the specified quota tolerance limits (refer 8.2.1 Quota, page 17) and, as such, the ward structure could have been retained by Council.

- the anticipated population growth over coming years, and the likely impacts thereof upon elector representation across the Council area.

At its meeting on the 24th September 2024 Council identified the preferred (in principle) option in respect to its future composition and ward structure.

Public consultation was undertaken during the period Wednesday, 18th December 2024 to Tuesday, 28th January 2025; and the review process concluded on Tuesday 25th March 2025, at which time Council resolved to amend its elector representation arrangements.



3. Proposal

Having duly considered all relevant provisions of the Act and considerable information pertaining to the primary issues pertaining to the review, Council proposes the following in respect to its future composition and structure.

- The principal member of Council will be a Mayor elected by the community (as per the requirements of Section 51 of the Act).
- The future elected body of Council will comprise the Mayor and twelve (12) ward councillors.
- The Council area will be divided into three (3) wards (as depicted in Map 2 and described hereinafter), with each of the proposed wards being represented by four (4) councillors.

Ward 1: Comprising the districts/localities of Birdwood (part), Castambul, Chain of Ponds, Charleston, Cromer (part), Cudlee Creek, Forreston, Gumeracha, Houghton (part), Humbug Scrub (part), Inglewood, Kenton Valley, Kersbrook, Lobethal, Lower Hermitage, Millbrook, Montacute, Mount Crawford (part), Mount Torrens (part), Paracombe (part), Upper Hermitage (part) and Woodside.

Ward 2: Comprising the districts/localities of Ashton, Balhannah, Basket Range, Bridgewater (part), Carey Gully, Cherryville, Forest Range, Greenhill, Hahndorf (part), Hay Valley (part), Horsnell Gully, Lenswood, Marble Hill, Mount George, Norton Summit, Oakbank (part), Piccadilly, Rostrevor (part), Summertown, Teringie, Uraidla, Verdun (part) and Woodforde.

Ward 3: Comprising the districts/localities of Aldgate, Belair (part), Bradbury (part), Cleland, Crafers, Crafers West (part), Dorset Vale (part), Heathfield, Ironbank (part), Longwood, Mylor (part), Scott Creek, Stirling, Upper Sturt (part) and Waterfall Gully (part).

- The proposed wards will be identified as North Ward, Central Ward and South Ward.

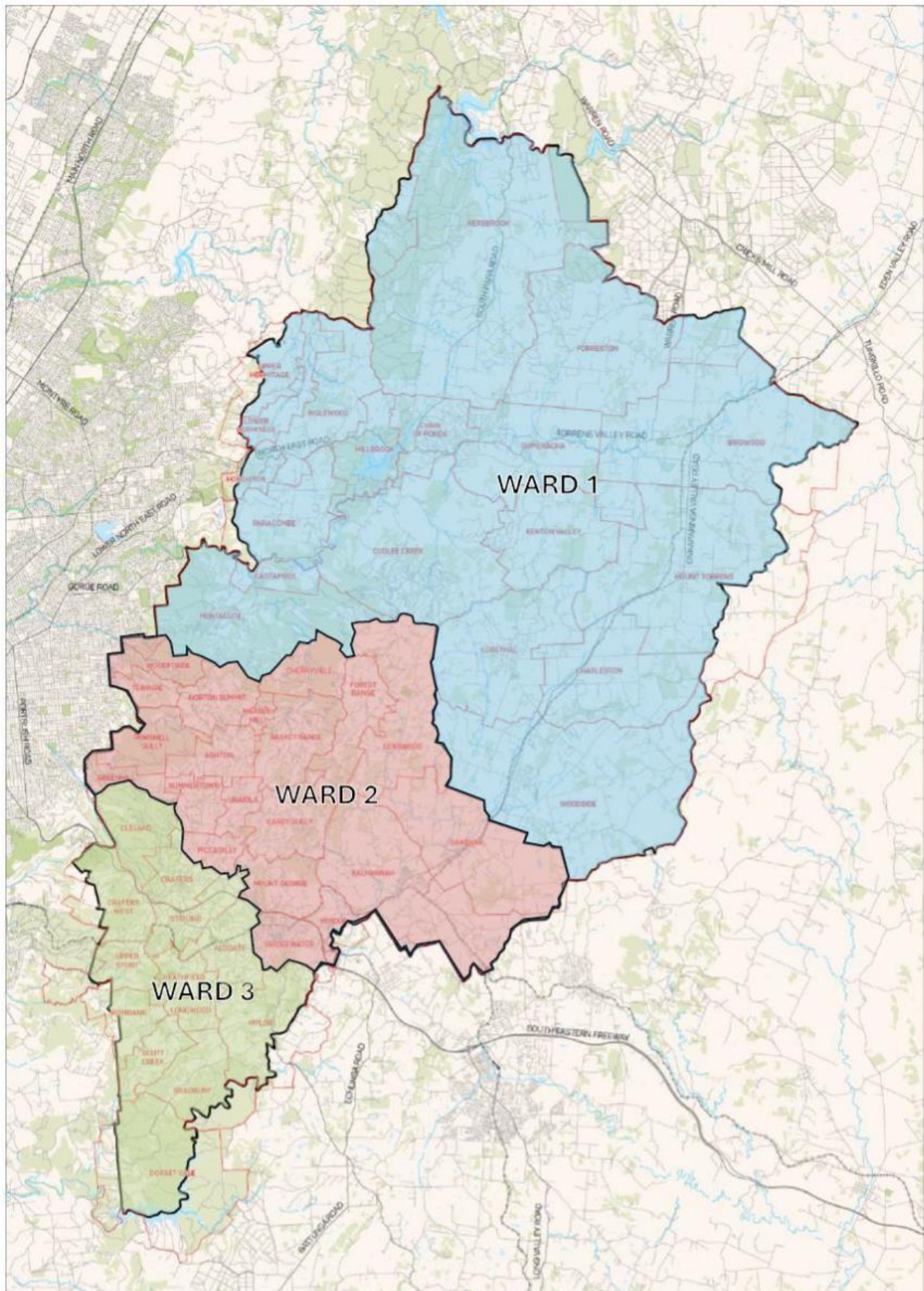
The distribution of electors between the proposed wards is detailed in Table 2, and the reasons for Council's decisions, together with an analysis of compliance with the relevant provisions and requirements of the Act, are provided hereinafter.

Table 2: Elector distribution between proposed wards.

Ward	Councillors	Electors	Elector Ratio	% Variance
Ward 1	4	9,870	1:2,468	-3.10
Ward 2	4	10,247	1:2,562	+0.60
Ward 3	4	10,440	1:2,610	+2.50
Total	12	30,557		
Average			1:2,546	

Source: Electoral Commission SA, House of Assembly Roll (8th April 2025)
Council Voter's Roll (June 2024)

Map 2: Proposed ward structure



4. Review Process

The following is a chronology of the review process undertaken by Council.

Date	Event
28 March 2024	C L Rowe and Associates Pty Ltd was appointed to assist Council with the conduct of the review.
5 August 2024	C L Rowe and Associates Pty Ltd conducted an information workshop/briefing with the elected members of Council and discussed the key issues of the review, as outlined in the Information Paper. Refer Information Paper – Appendix A; Notice of Information Session – Appendix B
2 September 2024	C L Rowe and Associates Pty Ltd conducted a workshop/briefing with the elected members of Council; and discussed the key issues of the review, potential ward options and the relevant information provided in a Discussion Paper. Refer Discussion Paper – Appendix c; Notice of Information Session – Appendix D.
24 September 2024	Council resolved: • to receive and note the Discussion Paper dated August 2024; • to agree “in principle” Council should consult on Option 3 as detailed in the Discussion Paper for the future elector representation to come into effect at the next Local Government elections in 2026; and • that a Representation Report be drafted and presented for consideration and endorsement prior to the initiation of the public consultation process. Refer Agenda Item and Minutes – Appendix E.
12 November 2024	Council resolved to: • receive and note the report titled ‘Draft Representation Review Report’; • approve the draft representation report in Appendix 2 of the Draft Representation Review Report put public consultation, in compliance with the provisions of Section 12 (7) of the Local Government Act 1999;

Date	Event
12 November 2024 (cont.)	• delegate the Chief Executive Officer the discretion to make any formatting, nomenclature or other minor changes to the draft Representation Review Report for consultation purposes; • delegate to the Chief Executive Officer the discretion to determine the final consultation dates, for a period not less than three (3) weeks. Refer Representation Report – Appendix F; Council Agenda and Minutes – Appendix G; Public Consultation Policy – Appendix H.
18 December 2024 to 28 January 2025	Hardcopy information and submission forms available at customer service centres and libraries and information evenings at Gumeracha, Stirling, Woodside and Norton Summit.
18 December 2024	An advertisement was published in the "Courier" newspaper advising that the review was being undertaken and seeking written submissions by Tuesday, 28th January 2025. Refer copy of notice – Appendix I.
18 December 2024	4,119 emails were sent to January 'Hills Voice E-News' subscribers regarding the Representation Review Report public consultation. Refer copy of email – Appendix J;
18 December 2024	12,829 emails were sent via the campaign monitor regarding the Representation Review Report public consultation. Refer copy of email – Appendix K;
18 December 2024	1,952 emails were sent via the Engagement Hub regarding the Representation Review Report public consultation. Refer copy of email – Appendix L;
18 December 2024	Emails were sent to the mayor and elected members to share, regarding the Representation Review Report public consultation.
18 December 2024	The Council website page and Community Engagement Hub page displayed information pertaining to the review. Refer copy of Community Engagement Hub page and submission form – Appendix M.

Date	Event
18 December 2024 & 7 January 2025	Information pertaining to the review was provided via Council's social media (Facebook, X and LinkedIn). Refer copy of social media post – Appendix N.
28 January 2025	At the close of the public consultation stage, eight (8) written submissions and two (2) petitions had been received by Council. Refer copies of submissions - Appendix O.
11 March 2025	Council resolved: 1) that the (staff) report be received and noted; 2) to receive and note the "Community Consultation Outcomes Report containing 58 valid submissions and 2 petitions; 3) the following proposal for the future composition and structure of the Adelaide Hills Council be carried into effect as follows: a) the principal member of Council continues to be a Mayor, elected by the electors for the area; b) The Council elected body comprise a Mayor and twelve councillors; c) The Council area be divided into three wards (as per the structure presented in the Representation Review Report dated November 2024 at Appendix 2); d) The proposed wards be identified as Ward One – Rivers, Ward Two – Central and Ward Three – Ranges, with each ward being represented by four Councillors; and 4) to prepare and forward the necessary report and documentation to the Electoral Commissioner pursuant to Sections 12(11a) and 12(12) of the Local Government Act 1999. Refer Agenda Item and "Elector Representation Review Community Consultation Outcomes" Report – Appendix P; and Council Minutes – Appendix Q).

Date	Event
25 March 2025	Council revoked part 3 of the resolution made on 11 March 2025, and replaced it with the following: The following proposal for the future composition and structure of the Adelaide Hills Council be carried into effect as follows: e) the principal member of Council continues to be a Mayor, elected by the electors for the area; f) The Council elected body comprise a Mayor and twelve councillors; g) The Council area be divided into three wards (as per the structure presented in the Representation Review Report dated November 2024 at Appendix 2); h) The proposed wards be identified as North (for the Ward identified as Ward 1 in the Representation Review Report), Central (for the Ward identified as Ward 2 in the Representation Review Report) and South (for the Ward identified as Ward 3 in the Representation Review Report), with each Ward being represented by four Councillors. Refer Council Agenda & Minutes – Appendix R).

5. Public Consultation

The public consultation stage of the review process was conducted during the period Wednesday 18th December 2024 to Tuesday 28th January 2025. The consultation period and consultation process were undertaken in accordance with the provisions of Section 12(7) of the Act and Council's Community Consultation Policy.

The public consultation process incorporated the following.

- An advertisement published in "The Mount Barker Courier" newspaper (18th December 2024).
- An email to "January Hills Voice" subscribers (18th December 2024).
- Information posted to the Council website and Community Engagement Hub page throughout the public consultation period.
- An email campaign via campaign monitor (18th December 2024).
- An email campaign via Engagement Hub (18th December 2024).
- An email to the Mayor and Elected Members providing information to share with the community.
- Posts to social media (on five occasions).
- The provision of a hard copy of the Representation Report, information and submission forms at the customer service centres and libraries throughout the public consultation period.
- The conduct of information evenings at Gumeracha, Stirling, Woodside and Norton Summit.

At the expiration of the public consultation period on Tuesday 28th January 2025, Council had received eight (8) written submissions and two (2) petitions.

The submissions were formally considered by Council at a meeting convened on the 11th March 2025. Copies of the submissions and petitions are provided in Appendix O.

6. Proposal Rationale

6.1 Composition and Structure of Council

6.1.1 Principal Member

The principal member of the Adelaide Hills Council has always been a Mayor who has been elected by the community.

Council is aware that Section 51(1) of the Act requires the principal member of Council to be either elected as a representative of the area as a whole or appointed (by the Governor under circumstances prescribed under Section 10 of the Act); and is to have the title of mayor.

6.1.2 Number of Councillors

Council has comprised a principal member and twelve (12) ward councillors for twenty-five (25) or more years.

Section 11A of the Act specifies that a council must not be comprised of more than thirteen (13) members, including the Mayor. However, the Act also allows Council to seek an “exemption certificate” from the Electoral Commissioner if it desires to retain more than the specified maximum number of elected members.

The Council proposal to retain thirteen (13) elected members, being the Mayor and twelve (12) ward councillors, is in keeping with the requirement and intent of the Act.

In addition, Sections 26(1)(c) and 33(1) of the Act seek to ensure adequate and fair representation while at the same time avoiding over-representation in comparison to other councils of a similar size and type (at least in the longer term).

The comparison of representation arrangements between the Adelaide Hills Council and the other metropolitan councils is not necessarily a straightforward exercise, given that no councils are identical in terms of their size (elector numbers and/or area), character, population, topography or communities of interest.

Table 3 provides (for comparison purposes) the elector data, elector ratios, and the size/area of the metropolitan councils. The data indicates that the Adelaide Hills Council:

- Is the largest metropolitan council in area; and
- exhibits a level of representation and an elector ratio that are relatively consistent with the representation arrangements of the City of Unley, the City of Holdfast Bay and the City of Burnside, all of which are of a similar size (in terms of elector numbers) to Adelaide Hills Council and comprise twelve (12) councillors.

Table 3: Elector representation – Metropolitan councils

Council	Councillors	Electors	Elector Ratio
Walkerville (1.34 km ²)	8	5,841	1: 743
Prospect (7.81 km ²)	8	15,217	1:1,902
Gawler (41.10km ²)	10	20,667	1:2,067
Norwood Payneham & St Peters (15.1 km ²)	13	26,079	1:2,006
Unley (14.29 km ²)	12	28,048	1:2,337
Holdfast Bay (13.72 km ²)	12	28,835	1:2,403
Adelaide Hills (795.1 km²)	12	30,886	1:2,574
Burnside (27.53 km ²)	12	32,508	1:2,709
West Torrens (37.07 km ²)	14	43,290	1:3,092
Adelaide (15.57 km ²)	9	30,587	1:3,399
Campbelltown (24.35 km ²)	10	37,336	1:3,734
Mitcham (75.55 km ²)	12	49,896	1:4,158
Playford (344.9 km ²)	15	73,966	1:4,931
Port Adelaide/Enfield (97.0 km ²)	17	90,918	1:5,348
Charles Sturt (52.14 km ²)	16	91,087	1:5,693
Marion (55.5km ²)	12	68,627	1:5,719
Tea Tree Gully (95.2 km ²)	12	74,756	1:6,230
Salisbury (158.1 km ²)	14	98,609	1:7,044
Onkaparinga (518.4 km ²)	12	134,557	1:11,213

Source: Electoral Commission SA (31 January 2025)

* City of Adelaide also comprises two (2) "area councillors".

When determining its preferred future composition, Council also gave consideration to the following.

- Section 12(6)(a)(i) of the Act specifically required Council to examine the question of whether the number of members should be reduced. The Act is silent on the issue of a potential increase in the number of elected members.
- Whilst ward councillors are elected to provide representation of (and assistance to) the constituents within their wards, they also act in the best interest of the whole community within the Council area. This includes approximately 11,000 or more residents who are not enrolled to vote but have the same day-to-day concerns and issues which confront the eligible electors throughout the Council area. As the demands and needs of the whole of the local community directly impact upon the workloads of the elected members, the greater the number of elected members the greater the lines of communication between Council and the greater the likelihood that the elected members will be capable of providing an adequate service to the local community.

- There must be sufficient elected members to manage the day-to-day affairs of Council; provide adequate and readily available lines of communication between Council and the community; and ensure that the potential for diversity in the elected member's skill sets, experience and backgrounds is maintained.
- It is anticipated that the population of the Adelaide Hills Council will continue to grow in the foreseeable future (refer 6.2.3 Population and Demographic Trends, page 18). Whilst it is difficult to quantify the future population growth with any certainty at this time, the anticipated increase in the population of the Council area over the next eight years (i.e. the next scheduled representation review) will obviously result in greater elector numbers, higher elector ratios and greater demands being placed upon the elected members (both individually and as a collective body).

Council believes that it is important to find a balance between adhering to the intent of the Act (in regard to the future number of elected members) and maintaining a quality and level of representation similar to that which has long been experienced and expected by the local community. Ultimately, Council formed the opinion that the retention of twelve (12) ward councillors and the Mayor will meet both objectives at this time.

In addition, Council is of the opinion that twelve (12) ward councillors and the Mayor will be required to provide fair and adequate representation to an increasing local community, and will afford reasonable opportunities for potential future candidates to seek election to Council. Further, whilst a reduction in the number of councillors would result in some financial benefit to Council and the community, Council desires to provide an appropriate and consistent level of representation across the Council area, without excessively increasing the workloads of, and demands placed upon, the elected members.

Council believes that twelve (12) councillors are required to provide fair and adequate representation at this time.

6.1.3 Wards/No Wards

The Council area has been divided into wards since the Adelaide Hills Council was proclaimed in 1997.

Currently two (2) of the nineteen (19) metropolitan councils (i.e. the Towns of Gawler and Walkerville) have no wards, as do thirty-five (35) of the forty-nine (49) regional councils.

Council acknowledges that the "no ward" alternative could befit the smaller of the metropolitan councils; affords electors the opportunity to vote for all of the vacant positions on Council; automatically absorbs fluctuations in elector numbers; allows for the most supported candidates from across the Council area to be elected; and supposedly enables the elected members to be free of parochial ward attitudes. Notwithstanding this, Council is concerned that the "no ward" alternative:

- does not guarantee direct representation of all communities within the Council area;

- may make it easier for single interest candidates and/or groups to gain support (than does the existing ward based system);
- has the potential to make the task and expense of contesting "council-wide" elections difficult and excessive; and
- has the potential to increase the cost of conducting elections and supplementary elections, given that under the "no wards" structure all contested elections must be conducted on a "council-wide" basis.

On the other hand, Council believes that a ward structure:

- guarantees a level of direct representation of all areas and communities within the Council area;
- ensures local interests and/or issues are not overlooked in favour of the bigger "city-wide" picture; and
- provides recognizable lines of communication with Council through the ward councillors.

It is also considered that ward councillors can have empathy for, and an affiliation with, the constituents and communities within their ward; and ward councillors deliberate and make decisions on the basis of achieving the best outcome for their ward and the whole of the Council area (as would be the role of an area councillor under the "no ward" alternative). Further, the community knows and accepts the division of the Council area into wards, and the structure and level of representation that it provides. As such, the retention of a ward structure will likely be perceived as an indication of stability within Council and Local Government in general.

Given the aforementioned, Council supports the on-going division of the Council area into wards.

6.1.4 Proposed Ward Structure

During the course of the review Council has considered numerous ward structures based on ten, eleven and twelve councillors.

Council favours the proposed ward structure because it:

- is relatively simple in configuration;
- is reasonably well balanced in terms of the distribution of electors between the proposed wards (and the resulting ward elector ratios);
- exhibits ward elector ratios which lay well within the specified quota tolerance limits (and are therefore capable of sustaining reasonable future fluctuations in elector numbers);
- has consistent levels of ward representation;
- will provide sufficient opportunities for aspiring candidates to Council (and the individual wards);
- will provide a level of ward representation which will ensure continued representation within a ward under circumstances whereby a ward councillor or councillors are absent or unavailable;

- should maintain reasonable and manageable workloads for the ward councillors; and
- proposes wards which are not excessively large in area and, as such, should provide an environment wherein close relationships between ward councillors and their constituents can still be fostered, and ward councillors can be more familiar with the issues and/or concerns within their ward.

Council's proposal to introduce a new, three-ward structure is considered to be rational and justifiable.

6.1.5 Area Councillors (in addition to Ward Councillors)

Council is aware that Section 52(2) requires that a councillor will (depending on how the council is constituted) be elected by the electors for the area, as a representative of the area as a whole (whether or not the area is divided into wards); or if the area is divided into wards, be elected by the electors of a particular ward, as a representative of the ward.

Council is also aware that only one council in South Australia (i.e. the City of Adelaide) has two tiers of representation (i.e. area councillors in addition to ward councillors); but considers that this form of elected member/representation affords few advantages. Under a ward structure area councillors hold no greater status than a ward councillor; have no greater responsibilities than a ward councillor; nor need comply with any extraordinary or additional eligibility requirements. In addition, ward councillors generally consider themselves to represent not only the ward in which they were elected, but also the Council area as a whole.

For these reasons it is considered that the introduction of area councillors (under a ward structure) would be unwarranted; unnecessary; and potentially a costly additional tier of representation.

6.1.6 Ward Identification/Titles

Council has opted to identify the proposed wards as North, Central and South Wards. This is considered to be a simple means of identification which befits the geographical location of the proposed wards within the Council area and the proposed ward structure.

Council considered alternative ward names during the course of the review but was unable to identify any names of a common theme that had relevance to all three of the proposed wards.

Whilst the names of watercourses were favoured by a good number of local residents, significant watercourses which specifically related to the localities within each of the proposed wards could not be identified. As such, this proposed ward identification option was ultimately disregarded.

6.2 Local Government Act 1999

Throughout the course of the review, specific attention was paid to the provisions of Sections 26 and 33 of the Act. Brief comments pertaining to Council's findings and opinions, as they relate to the relevant principles and/or matters, are provided hereinafter.

6.2.1 Quota

Ward quota is the number of electors within a ward divided by the number of ward councillors, whereas the “elector ratio” for the Council area is the total number of electors divided by the number of councillors (i.e. the Mayor is excluded).

Given the aforementioned, any potential future ward structure must incorporate wards wherein the distribution of electors is equitable, either in terms of numbers (if the wards have equal representation) or elector ratio. Under the latter circumstance, the elector ratio within each ward must be within 10% of the average elector ratio for the Council area. The Act only allows for the 10% quota tolerance limit to be exceeded in the short term if demographic changes predicted by a Federal or State government agency indicate that the ward quota will not be exceeded at the time of the next periodic Local Government election.

As indicated in Table 2 (refer 3. Proposal, page 5), the elector ratios in each of the proposed wards lay well within the specified quota tolerance limits.

6.2.2 Communities of Interest

The Act speaks of the desirability of reflecting communities of interest of an economic, social, regional or other kind.

Council defines “Communities of interest” as a community of people who share a common interest or passion over an extended period of time, and are generally identified by considering factors including neighbourhood communities; virtual communities; history and heritage communities; sporting facilities; community support services; recreation and leisure communities; retail and shopping centres; work communities; industrial and economic development clusters; and environmental and geographic interests.

The Council area covers 795.1km² and incorporates sixty (60) districts and/or localities, all of which could conceivably constitute a “community of interest”. Council is keen to ensure that, where possible, identified “communities of interest” are maintained in their entirety within the bounds of a ward, taking into account the features of the landscape; the location of, and connection between, the various communities; and the distribution of the electors.

In order to achieve the aforementioned, Council proposes a ward structure wherein all townships and districts are maintained in their entirety within a ward.

6.2.3 Population and Demographic Trends

Further residential development and urban renewal (and therefore population growth) is expected across the Council area in the future.

The following information provides some insight into the demographic trends that have occurred over recent years, and the extent of the anticipated future population increase. This information has been taken into account by Council when determining its preferred future ward structure.

Data sourced from Electoral Commission SA indicates that the number of electors within the Council area increased at varying rates over the period 2010 – 2024. Overall, during the cited period the number of enrolled electors increased by 2,187 or 7.6% (i.e. 28,767 to 30,954).

The Department of Planning, Transport and Infrastructure document "Local Area (SA2 and LGA), Population Projections for South Australia, 2021 – 2041" (published March 2024) indicates that the population of the Council area is anticipated (medium series) to increase by 3,439 people or 8.3% (i.e. 41,240 to 44,679) during the period 2021 – 2041.

Data provided by the Australian Bureau of Statistics (refer 3218.0 Regional Population Growth, Australia) indicates that the estimated population of the Council area generally increased from year to year during the period 2001 – 2023; and overall increased by 3,293 people or 8.54% over the specified period (i.e. 38,549 to 41,842). The same data indicates that the population increased by 1,669 people or 4.15% during the five year period 2018 – 2023 (i.e. 40,173 to 41,842).

Australian Bureau of Statistics "Quick Stats" indicate that the estimated population of the Council area increased by 4,250 people or 11.6% over the period 2001 – 2021 (i.e. 36,629 to 40,879).

According to the Adelaide Hills Council "community profile", the estimated resident population of the Council area increased by 555 people or 1.42% (i.e. 39,165 to 39,720) during the period 2006 – 2012; decreased by 57 people or -0.14% (i.e. 39,687 to 39,630) during the period 2013 – 2015; and then increased by 2,210 people or 5.58% (i.e. 39,632 to 41,842) during the period 2016 – 2023. Overall, this equates to an increase of 2,677 people or 6.84% over the period 2006 – 2023. 15

In addition, Council is aware of the following.

- The residential growth opportunities identified in the District Masterplan (2015) have largely been realised via the development of Hamilton Estate (Woodforde), "The Crest" at Woodside, Dunnfield Estate at Mount Torrens, Hughes Place Estate at Lobethal, and a small estate (Pomona Road) at Stirling. The anticipated residential development at Birdwood has not eventuated.
- There are currently no Code Amendments seeking the rezoning of land for residential purposes or the expansion of township boundaries.
- Approximately 60% of metropolitan Adelaide's watershed is within the Council area and this restricts the potential for further residential development.
- Land divisions are largely confined to small scale infill/urban renewal developments.
- Two small land divisions (10 and 12 allotments) have been approved in Charleston.
- Two small land divisions (6 and 11 allotments) have been approved in Lobethal.
- There are opportunities for small residential developments in Birdwood (8 Shannon Street) and Lobethal (30-32 Pioneer Avenue, 13 Kenton Valley Road and Magpie Castle Road).

6.2.4 Topography

The Adelaide Hills Council is 795.1 km² in area; extends from Mount Bold Reservoir in the south to the South Para Reservoir in the north and from the Hills Face escarpment in the west to the eastern escarpment of the Mount Lofty Ranges; and primarily comprises natural and/or rural landscape, undulating hills, farming land uses and sixty township, settlement and/or district communities.

Council acknowledges that the topography and travel distances can, at times, have some effect upon the elected members' ability to attend to the requirements and/or demands of the community, and has consequently given due consideration to the impacts of the topography during the review process.

It is considered that the proposed ward structure is a relatively simple and efficient division of the Council area which befits and accommodates the existing topography of the Council area. Council believes that the topography of the Council area should have little or no impact upon Council's elector representation proposal, given that the proposed ward structure has been developed to maintain entire "communities of interest" (districts/localities) within the bounds of the proposed wards; and (where practicable) to take into account the topography of the area.

6.2.5 Communication

Council believes that the Mayor and twelve ward councillors can provide adequate lines of communication between the elected members of Council and the community, taking into consideration the anticipated future growth in elector numbers; the size of the Council area; the nature and density of the urban development within the Council area; and the continual advancements in telecommunications and information technology.



7. Conclusion

The Adelaide Hills Council has completed a review of its composition and structure, as required by the provisions of Section 12 of the Act. The review, which was conducted in accordance with the specified process outlined within the Act and Council's Community Consultation Policy.

The review, culminated in Council resolving as follows.

- The principal member of Council will be a Mayor elected by the community (as per the requirements of Section 51 of the Act).
- The future elected body of Council will comprise the Mayor and twelve (12) ward councillors.
- The Council area will be divided into three (3) wards, with each ward being represented by four (4) councillors.
- The proposed wards will be identified as North Ward, Central Ward and South Ward.

This report is referred to the Electoral Commissioner in accordance with the provisions of Section 12(12) of the Act, and certification is hereby sought so as to enable Council's proposal, as detailed herein, to come into effect at the next Local Government elections (November 2026).

Should you require any additional information or wish to discuss the review, please contact the undersigned on telephone 8408 0483 or email sludzay@ahc.sa.gov.au.



Greg Georgopoulos
Chief Executive Officer