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30<sup>th</sup> May 2022

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Enquiries to: Russell Peate

Mr Rob Donaldson  
Chair  
SA Local Government Boundaries Commission  
GPO Box 2329  
ADELAIDE SA 5001

Dear Rob

**TICKERA TOWNSHIP – PUBLICLY INITIATED COUNCIL BOUNDARY CHANGE PROPOSAL**

Attached is the Copper Coast Councils views on the boundary change proposal submitted by Mr Morpett. It is recognized that the proposal is from Mr Morpett; it is not from the Barunga West Council and the proposal is not an extension of the Tickera Township.

Please note the relevant issues raised in the submission, including importantly the extent of community consultation that should be undertaken. It would be appreciated if you could acknowledge Councils Submission. Thank you.

Yours sincerely

Roslyn Talbot  
**MAYOR**

*lifestyle location of choice*



*lifestyle location of choice*

**SUBMISSION to  
The South Australian Local Government Boundaries Commission**

## ***Tickera Township Council Boundary Change Proposal***

**This submission is made by the following:**

**Copper Coast Council**

51 Taylor Street  
Kadina, SA, 5554

Contact: Russell Peate, Chief Executive Officer  
and representative of the Council

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**May 2022**

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## EXECUTIVE SUMMARY

The South Australian Local Government Boundaries Commission (the Commission) conducts inquiries into boundary change proposals in accordance with Chapter 3, Part 2 of the Local Government Act 1999 (the Act) and its Guidelines.

The Commission has commenced an inquiry into the Tickera Township publicly initiated Council boundary change proposal initiated by Mr Dale Morphett, relating to the boundaries between the Copper Coast Council and the Barunga West Council.

The Commission determined the proposal to be an **administrative proposal** pursuant to s 30(7)(a)(ii) of the Local Government Act 1999 (the Act). Accordingly, the inquiry into the proposal will be conducted in accordance with s 30 of the Act, and the Commission's Guideline 9 – Engagement and Consultation.

The proposal relates to a number of land parcels from the southern edge of the township of Tickera through to Black Rock Road and Kinnear Road, Tickera (the subject land) which are currently within the area of the Copper Coast Council – refer **Page 5** for a map of the Proposal.

The Proposal seeks to change the boundary between the two Councils so that the affected area falls within the Barunga West Council. The impacted area is predominantly owned by Mr Morphett. There are also a small number of other affected landowners along Myponie Point Drive and Morphett Road, Tickera.

To assist an inquiry into the proposal by the Commission, Council has been requested to provide information on each of the points outlined below to allow the Commission to assess the impacts of the Proposal.

- The potential impact on operating revenue – i.e., general rates, service charges;
- The impact on the various rights and interests of any Council employees affected by the proposal;
- The implications for Council employees, including any proposed transfer of staff and conditions of employment;
- The impact on internal structure and representation of Councils;
- The impact on any division of assets and liabilities - land and buildings, plant & equipment, cash, investments, interests in any 'business activities', debtors etc;
- The impact of any significant contracts (e.g., waste management);
- The material impact of any legal orders and proceedings relating to the subject area, and;
- Any land use planning matters that the Council believes relevant to the Proposal, including details of past or future planning studies that are relevant to the affected area, land management issues, potential environmental impacts.

The Commission has also requested a response in regard to Council's understanding of the 'community of interest' held by the affected area.

The Copper Coast Council strongly opposes the application from Mr Morphett for a boundary change moving the subject land from the Copper Coast District, into Barunga West Council.

The history of the Copper Coast Council area is intrinsically linked to the subject land and the Council submits that the community of interest and economic focus of the subject land is more linked to Copper Coast Council than with Barunga West Council.

The history of amalgamation for the now Copper Coast Council dates back to 1871 and as highlighted in Section 2.1 of this submission at no time since the inception of local government in the Upper Yorke Peninsula has the boundary over the subject land been a point of contention. This would demonstrate clearly that there is a strong community of interest between the communities within the subject land and the Copper Coast Council.

The Council refutes the contention that the communities residing within the subject land have been neglected or misrepresented and that representation would improve if joined with Barunga West Council. As a responsible local authority Council needs to make balanced decisions when considering the competing demands and priorities of the various communities that make up their territory. The subject land has been historically encapsulated in that approach.

The Council contends that our experience and capacity in supporting rural communities with service requirements will provide for better outcomes for the subject land than can be sustained by Barunga West Council.

The Council's view is that the proposal will not provide for more effective governance, including decision making, nor would it facilitate more effective planning for the immediate and long term needs for the subject land.

The influence of Copper Coast Council as a large regional local government authority is profound and that influence impacts favourably on the concept of communities of interest. Barunga West Council on the other hand provides for a localised rural and coastal focus with limited capacity for more diverse service needs.

It is Council's view that the proposal is principally driven by a desire of Mr Morphett to achieve a land use change over his property contained within the subject land. This is highlighted by recent proposals from Mr Morphett to subdivide the subject land in 1986, 1987 and 1988. Such a single focus should not be sufficient grounds for a change to a historical local government boundary that has stood the test of time and scrutiny for over 100-years.

The Council requests that the matters addressed within this submission should convince the Local Government Commission that the application for the subject land to move from Copper Coast Council into Barunga West Council by way of a boundary change, not be supported.

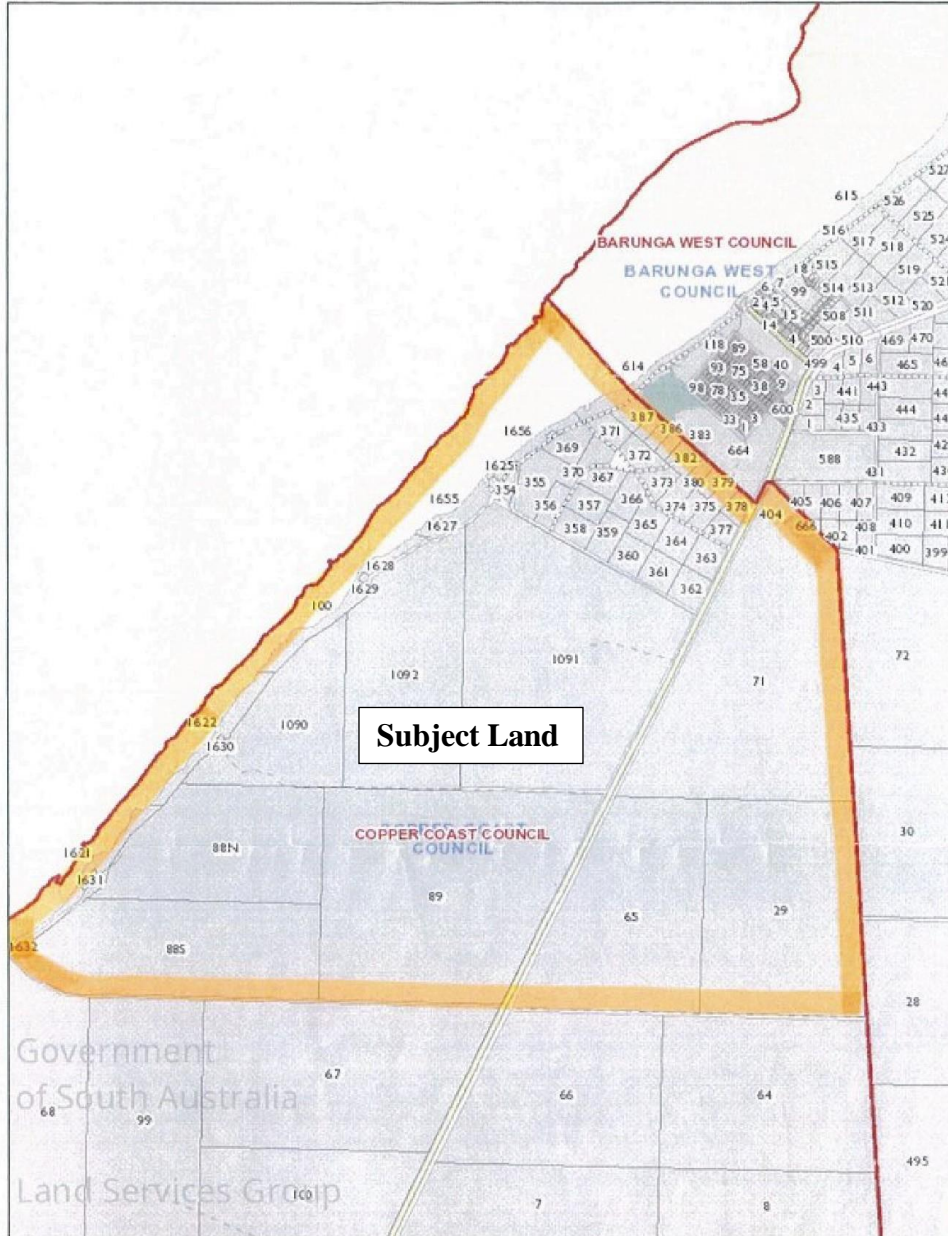
Copper Coast Council has not identified any significant productivity improvements, efficiency gains or cost savings should the application be approved and any change to the local authority administration for this area could potentially impact on the relationships between the respective local authorities.

### Tickera Township Boundary Change Proposal - Publically Initiated Map of Affected Area

**Land Services Group**

The SA Property and Planning Atlas is available on the Land Services Group Website: [www.sa.gov.au/landservices](http://www.sa.gov.au/landservices)

Date created:  
March 19, 2020



**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

**Boundary Change Proposal Map**

# 1 INTRODUCTION

## 1.1 Overview

The Copper Coast Council is a progressive and successful Local Government Authority, committed to further developing its community's quality lifestyle and liveability. Council will continue to strive to achieve the best outcome for its community through active facilitation of social, environmental, economic, cultural and governance initiatives in a high growth region.

The Council covers an area of some 773 square kilometres, (including a coastline of roughly 50 kilometres) servicing a population of approximately 15,000 people and over four hundred thousand visitors annually. Population trends indicate a growth of 7% is expected over the next decade.

Further residential developments in Kadina, Port Hughes, Wallaroo, North Beach and Moonta/Moonta Bay are indicators for potential population growth and demographic shifts for the region.

The 3 urban areas currently occupy approximately 19 sq. kms of the total Council area with rural farms constituting 97.5% of the district.

Copper Coast Council was formed in May 1997 through the amalgamation of the District Council of Northern Yorke Peninsula and the Corporation of the Town of Wallaroo. Up until the 2010 Local Government elections, the Council area was divided into four wards, before being changed to an area Council with no wards. It is represented by a Mayor and nine Councillors.

Today, the Copper Coast maintains its longstanding role as a service centre for a predominantly rural hinterland, however it is also significant in its role as the regional centre for an expansive region.



**Copper Coast Council Area**

## 1.2 Background and Proposal

Mr. Dale Morphett has proposed a minor boundary change between the Copper Coast Council and Barunga West Council in the area of Tickera. Within the appendices to this submission are attached the following:

- Initial proposal submitted by Mr. Morphett dated 16 September 2019
- Letter from Mildwaters Lawyers dated 24 March 2021
- Response sent to Mildwaters Lawyers dated 11 August 2021
- Letter from the South Australian Local Government Boundaries Commission dated 21 August 2020 (including attachments)
- Letter received from the South Australian Local Government Boundaries Commission dated 29 September 2021

It is noted in the letter from the Commission dated 21 September 2021 to both the Mayor of the Copper Coast Council and the Mayor of Barunga West Council that; "in the opinion of the Commission the boundary seeks to correct an anomaly that is generally recognised".

This is disappointing that the South Australian Local Government Boundaries Commission has made this statement without considering the facts, circumstances, history and relevant information relating to the said boundary.

The Copper Coast Council has not been afforded any opportunity to comment on a determination by the Commission that the proposal is an anomaly.

Indeed, letter dated 21st August 2009 sent to DMAW Lawyers by the then Chief Executive Officer Mr Peter Dinning, and letter sent to Mr David Winderlich, Australian Democrats on the 31 August 2009 by the then Chief Executive Officer, Mr. Peter Dinning demonstrates clearly that there was never an anomaly.

It is important to highlight the response by Mr Dinning to Mr Winderlich which states *inter alia*:

"As part of the consultation on the DC Barunga West's Towns and Minor Townships PAR the DC Copper Coast was provided with an opportunity to make comment on proposed zoning changes. DC Barunga West was seeking to amend the General Farming Zone abutting the Tickera township to a proposed Country Living Zone. Our Council did not support the rezoning of the land as the land opposing where the proposed change was planned was to remain as General Farming land in our Council area.

The alteration proposed to District Council Barunga West's PAR by District Council Copper Coast was requested to ensure that the policies in the Development Plans for those adjoining areas of both Councils would be complementary, by leaving a substantial buffer of land zoned General Farming on both sides adjoining our common Council boundary line.

The request for alteration was made on planning grounds to retain a consistent land use zoning of General Farming where land comprises larger land holdings than in a Country Living Zone where land holdings and allotments are generally smaller in area and have the potential to create land use conflict."



At its meeting on 12 February 2020, the Commission considered the potential proposal including all correspondence received in relation to the potential proposal. Subsequently the Commission wrote to both affected Councils on 29 September 2021 advising that Mr Dale Morphett had submitted a proposal to them for a boundary change between the Copper Coast Council and Barunga West Council.

The Commission determined the proposal to be an **administrative proposal** pursuant to s 30(7)(a)(ii) of the Local Government Act 1999 (the Act). Accordingly, the inquiry into the proposal will be conducted in accordance with s 30 of the Act, and the Commission's Guideline 9 – Engagement and Consultation.

The proposal relates to a number of land parcels from the southern edge of the township of Tickera through to Black Rock Road and Kinnear Road, Tickera (the subject land) which are currently within the area of the Copper Coast Council – refer **Page 5** for a map of the Proposal.

The correspondence from the Local Government Boundaries Commission (the Commission) regarding the proposal and process was tabled at the 3 November 2021 General Council meeting. Copper Coast Council resolved that staff provide a report to Council inclusive of comments received at the conclusion of the public consultation.

The Copper Coast Council appreciates the Commission's notification and the opportunity to provide comment by way of a formal submission in relation to the proposal. Council does however have issue with the manner and scope of the public consultation process.

In the consultation map referred to by the Commission, why is only the area in Barunga West Council identified. It is Council view that all of the area up to and around Kadina should be included to enable comment. The community of interest includes all of the area between Kadina and Tickera. There is no reason or rationale for the consultation area selected.

### 1.3 Section 26 Principles

The Copper Coast Council's submission rejecting the proposal and any boundary amendment takes heed of the Objects of the Act and Principles under section 26 (1) (c) of the Local Government Act 1999.

The principles outline factors that must be considered when considering what form a Council should take. They cover issues such as the ability of a Council to fulfil its functions from the resource base available to it, and the reflection of a 'community of interest' in the area and structure of a Council.

The principles should be used to emphasise the importance of ensuring that boundary changes enhance the capacity of local government within the area to continue to deliver results to local communities in a more strategic and effective way. Copper Coast Council would argue emphatically that it has the proven capacity to deliver on the above principles now and into the future.

## 2 COUNCIL POSITION STATEMENT

The minor boundary change proposal (determined by the Commission to be an **administrative proposal**) has been initiated by Mr Dale Morphett relating to the boundaries between the Copper Coast and the Barunga West Council.

Copper Coast Council strongly contends that this is a proposal from Mr Morphett **not** from the Barunga West Council. The Barunga West Council may well have a view on the development of the Tickera Township and its surrounds – but should be viewed as a separate proposal and separate process.

It is very clear based on the information provided in this submission that the community of interest almost solely relies on the Copper Coast Council – Kadina, not Alford, Bute or Port Broughton (in the Barunga West Council). For business, sport and schooling – people from Tickera come to Kadina.

In summarising Council's position in relation to the proposal Council, contends the following.

- That the proposal has been initiated by Mr Morphett not from the Barunga West Council.
- That the proposal is an individual proposal for which no reason or rationale has been provided by the applicant Mr Morphett.
- That the proposal is for the sole benefit of Mr Morphett and any benefit to be sought by Barunga West Council should be the subject of a separate application.
- That the proposal is **not** to correct a boundary anomaly that is generally recognised as suggested by the Commission but proposes to change a long-standing local government administrative boundary that has stood the test of time for over 100-years of boundary review through a multitude of amalgamations and mergers. It is and has never been recognised as an anomaly as **Section 2.7.3** 'Community of Interest' clearly demonstrates.
- That there is no evidence of any benefit to the communities within the subject land that supports a boundary change over the subject land.
- That the consultation process should be inclusive of the area south of Tickera towards Kadina and Wallaroo. The current consultation process focussed purely on the township of Tickera appears to be an anomaly and is inconsistent with the intent of the Commissions own Guidelines. The Commissions own Guidelines indicate they will consider appropriate consultation on administrative proposals in the context of the four principles. Two of those principles appear to have been compromised when determining the consultation area. They are;
  - Engagement is genuine - The Commission will make every effort to ensure that councils and communities can participate in boundary change proposals and understand the range of views on boundary change proposals.

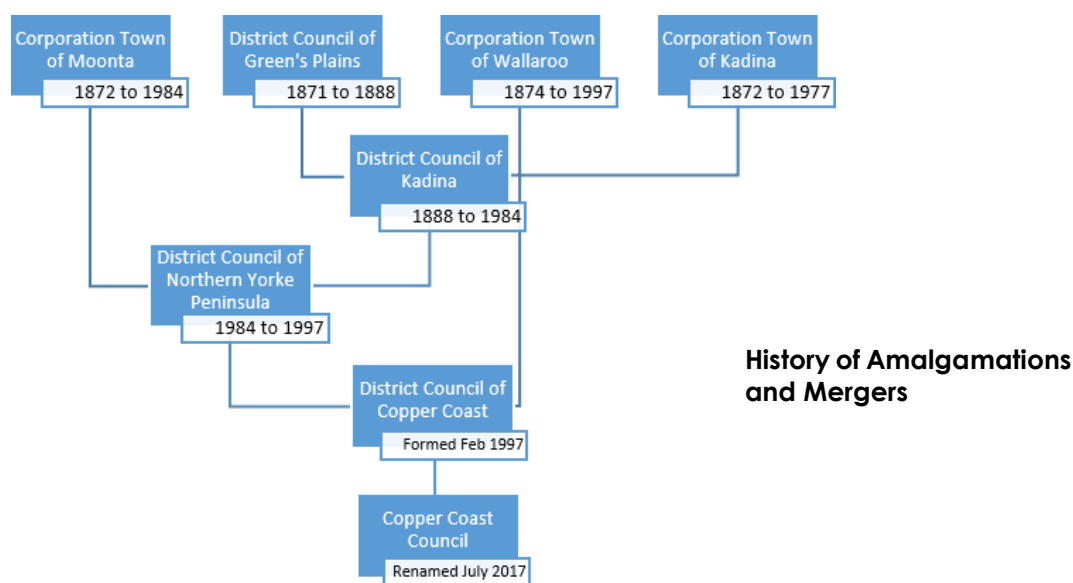
- Engagement is inclusive and respectful - Councils and the community affected by a boundary change proposal will have the opportunity to participate and be heard.
- That the South Australian Local Government Boundaries Commission not support a boundary change proposal in favour of Mr Dale Morphett's application.

## 2.1 Historical Context

The District Council of the Copper Coast was formed on 6 February 1997 through the amalgamation of the former District Council of Northern Yorke Peninsula and the Corporation of the Town of Wallaroo. In July 2017, the name was changed to the present designation.

The path to the current Copper Coast Council has had an interesting local government history since the first body was formed in 1871. Since then, there have been a number of amalgamations and name changes. Below is a short history of the Copper Coast Council and a schematic of the evolution of the current Council.

This schematic diagram captures the history of amalgamations and mergers that have led to the evolution of the Copper Coast Council as we know it today.



The first local government of Copper Coast, the District Council of Green's Plains, was established in 1871.

The District Council of Green's Plains was a local government area in South Australia from 1871 to 1888. It was the first local government on the Yorke Peninsula. It was proclaimed on 20 July 1871 under the District Councils Act 1858, following a memorial signed by 32 local residents as required under the Act. It comprised parts of the cadastral Hundreds of Kadina and Kulpara, and was named after early sheep station Green's Plains established by John Green in 1851.

The Corporate Town of Moonta was a local government area in South Australia from 1872 to 1984, centred on the town of Moonta.

The Corporate Town of Wallaroo was a local government area in South Australia from 1874 to 1997, centred on the town of Wallaroo.

The District Council of Kadina was a local government area in South Australia from 1888 to 1984. It was established by the District Councils Act 1887, which took effect from 5 January 1888. It comprised the former District Council of Green's Plains, which amalgamated into the new Council, and the areas of the cadastral Hundreds of Moonta and Wallaroo not contained in the Corporate Town of Kadina, Corporate Town of Moonta or the Corporate Town of Wallaroo.

The District Council of Northern Yorke Peninsula was formed on 1 July 1984 with the amalgamation of the District Council of Kadina and the Corporate Town of Moonta. It covered an area of 748 square kilometres, including the towns of Kadina, Moonta, North Beach and Paskeville. It consisted of five wards: Kadina, Moonta Rural, Moonta Township, Paskeville and Wallaroo.

It ceased to exist on 3 May 1997 when it merged with the Corporate Town of Wallaroo to form the District Council of the Copper Coast.

The District Council of the Copper Coast was formed on 6 February 1997 through the amalgamation of the former District Council of Northern Yorke Peninsula and the Corporation of the Town of Wallaroo. In July 2017, the name was changed to the present designation.

The Nharangga peoples are the traditional custodians of the area, and that community is investing heavily in education and training in support of First Nations local residents. There are proposals for the development of an Aboriginal Cultural Centre in Moonta and the establishment of a Coastal Bush Tucker Interpretive Trail between Moonta Bay and Port Hughes.

European settlement of the area dates from the 1840s, with land used initially for sheep grazing, and then for grain growing from the 1860s. Population was minimal until 1859, following copper discoveries at Moonta and Wallaroo. Rapid growth took place during the 1860s and 1870s, particularly in and around Kadina, Moonta and Wallaroo as townships were established, spurred by copper mining.

Growth continued during the late 1800s and early 1900s, aided by the opening of the railway line in 1878. The main mines closed in 1923, causing the population to decline, although small scale mining continued intermittently. The population has gradually increased over recent years, with growth expected to continue.

The local government administrative boundaries between the Copper Coast and Barunga West Councils have been long established and unaffected by the amalgamations/mergers that have occurred over the last 100-years plus. The fact that the boundary under review has remained intact through those amalgamation and merger processes would demonstrate that the proposal is **not** to correct an anomaly as generally recognized and suggested by the Commission.

It is and has never been recognized as an anomaly as the 'Community of Interest' clearly demonstrated in **Section 2.7.3** of this submission. The current boundary between Cooper Coast Council and Barunga West Council has long standing credibility and there is no evidence to support a change to the boundary that has existed for more than 100 years.

## 2.2 Financial

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

### 2.2.1 Finance and Rating Implications

Copper Coast Council returned an operating surplus for the 2020/2021 financial year of \$3,918,000. After asset disposal and fair value adjustments, other capital income and revaluation adjustments, the reported **net surplus** increased to \$5,366,000. This compares favourably to that of Barunga West Council who for the same year had a **net deficit** of \$213,000.

A comparative table of financial indicators and other relevant financial information requested as part of the inquiry is provided below. The financial data relates to the financial year ending June 2021.

	<b>COPPER COAST COUNCIL</b>	<b>BARUNGA WEST COUNCIL</b>
<b>Total Population (2020)</b>	15,100	2,550
<b>Total Rateable Properties</b>	12,000	2,718
<b>Operating Surplus Ratio</b>	5.7%	-1.5%
<b>Net Financial Liabilities Ration</b>	85.8%	-28.7%
<b>Asset Renewal Funding Ratio</b>	26.1%	47.0%
<b>Rate Revenue</b>	\$18.36M	\$4.93M
<b>Grant Revenue</b>	\$3.065M	\$1.579M
<b>Operating Revenue</b>	\$31.7M	\$6.6M

Source: [councilsinfocus.sa.gov.au/](https://councilsinfocus.sa.gov.au/) and Council Annual Reports

As the Commission would be aware, the relative financial sustainability of a Council is a key measure on that Councils ability to service its community. The above table demonstrates that Copper Coast Council has an extremely robust statement of financial sustainability driven from the underlying operating result in 2020-21 which has been achieved through sound financial management and improved efficiency and performance in the provision of all services and asset management plans.

Based on the comparative table above, Copper Coast Council is of the view that our Council is best placed to retain custodianship of the subject land.

In terms of the impact of this boundary change proposal on Council rates; the effect on an 'average' rural farm property would be minimal and it is not anticipated that there would be an increase in the current annual rates to compensate for the loss of revenue

should the proposal be approved.

## **2.2.2 Division of Assets and Liabilities**

There would be minimal impact on any division of assets and liabilities- including land and buildings, plant & equipment, cash, investments, interests in any 'business activities', debtors, debt, overdraft and staff entitlement etc should the proposal be approved.

## **2.2.3 Impact on Tenders and Contracts**

There would be minimal impact on any significant contracts or legal orders and proceedings relating to the subject area.

## **2.2.4 Fees and Charges**

There is minimal impact in relation to fees and charges currently in place for subject area other than the waste collection separate rate on individual properties.

## **2.3 Land Use and Planning**

**A Council should facilitate effective planning and development within an area, and be constituted with respect to an area that can be promoted on a coherent basis;  
A Council should be in a position to facilitate sustainable development, the protection of the environment and the integration of land use schemes**

### **2.3.1 Assessment of land use impacts**

Planning matters relevant to the inquiry would specifically relate to two proposed zoning changes to the subject land.

1. As part of a consultation process on the DC Barunga West's Towns and Minor Township PAR in 2009 the Copper Coast Council was provided the opportunity to make comment on the proposed zoning changes. Barunga West Council was seeking to amend the General Farming Zone abutting the Tickera township to a proposed Country Living Zone. Our Council did not support the rezoning of the land as the land opposing the proposed change was to remain General Farming land in our Council area. Copper Coast Council wanted to ensure that the policies in the Development Plans for both Councils were complementary by leaving a substantial buffer of land zoned General Farming on both sides of the Council common boundary line.
2. More recent were proposals from Mr Morphett to subdivide the subject land. Mr Morphett submitted 3 subdivision applications in 1986, 1987 and 1988 and all were refused.

Since Mr Morphett's applications for rezoning, land-use planning and development in South Australia has changed and the Planning, Development and Infrastructure Act 2016 (the Act) is being progressively introduced to replace the Development Act 1993 to enable a more efficient, responsive and effective planning system.

The objects of the new Act, including the Principles of Good Planning, demonstrate key priorities that will become the foundation of all future planning instruments, including the Planning and Design Code, State Planning Policies and Regional Plans.

The Code will be a central feature of South Australia's new planning system, becoming the state's single planning rulebook for assessing all development applications. It replaces the complex and at times inconsistent planning rules found within the 72 development plans currently in use across the State.

The Design Code became live for the Phase 3 group of Councils on 19 March 2021. Copper Coast Council was included with the Adelaide Metro Councils in Phase 3. Under the new code, there has been minimal change to the desired outcomes for development over what was land for primary production, now Rural Zone.

Current zoning for the subject land is rural for which the desired outcomes for land use are;

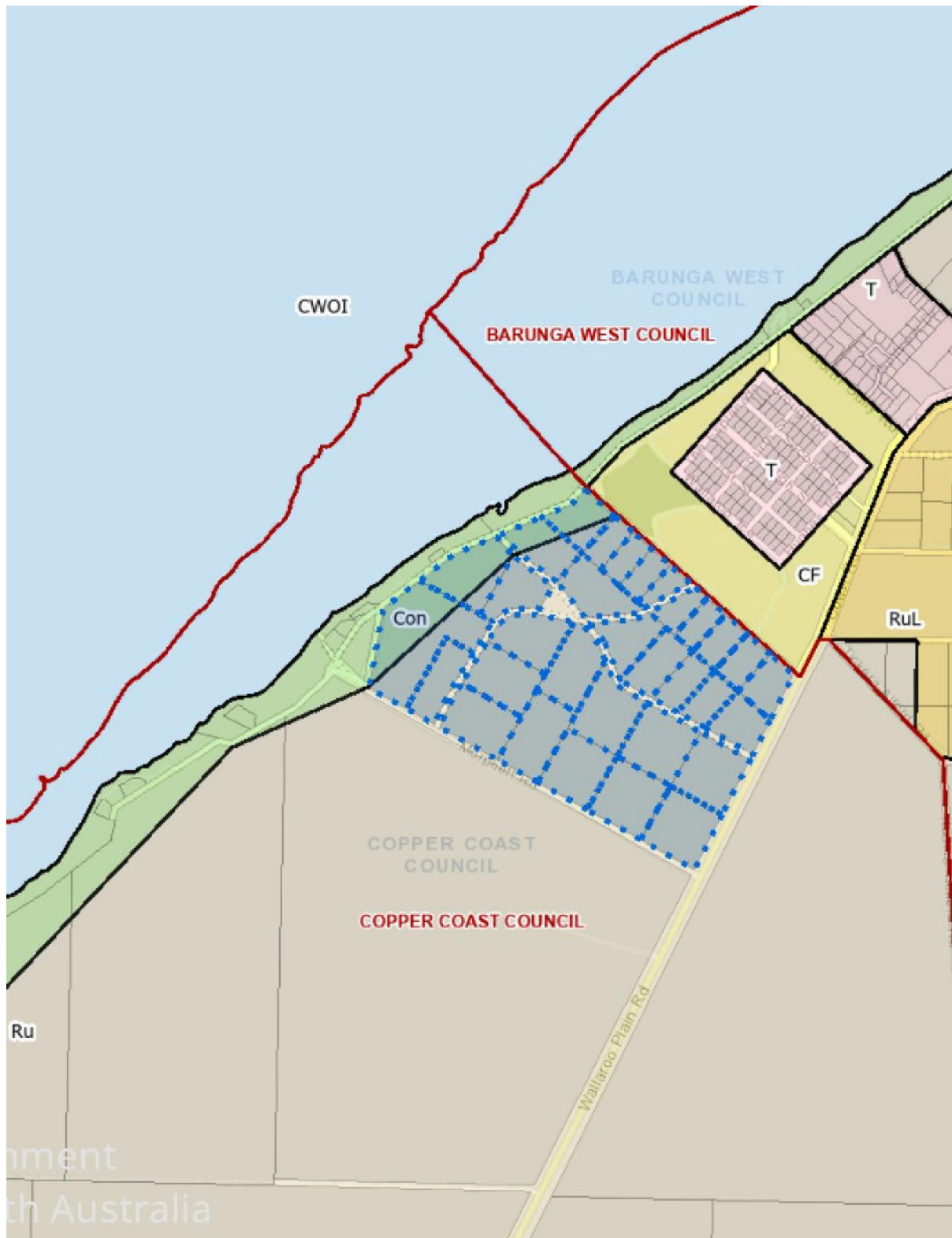
- A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.
- A zone supporting diversification of existing businesses that promote value adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

Council remains committed to working with Mr Morphett on any development opportunities that fit within the parameters of the development plan inclusive of non-complying development where there is broader community acceptance and opportunities for economic growth and environmentally sustainable outcomes.

The proposal notes that the current zoning should provide for residential growth in the Tickera township and for nearby rural residential development. It is considered that this is contrary to the existing zoning and State Planning Code.

Notwithstanding this, any economic development or growth is and should not be based on a boundary line. Both Councils can work collaboratively for such growth, without the need for a boundary change.





Subject Land (Blue) - SAPP Report dated 18 May 2022

## 2.4 Employment Matters

**A Council should have a sufficient resource base to fulfil its functions fairly, effectively and efficiently**

### 2.4.1 Assessment of Impact on Employees

Council employees are unlikely to be affected by the proposal, and, as such, the impact on their rights and interests, including the impact of any significant difference in any workplace agreements or conditions would be minimal.

## 2.5 Economic

The population of Copper Coast Council has grown from 10,473 to 15,100 since the merger, delivering a gross regional product of \$545 million through agriculture (\$110m), retail (\$85m), health (\$55), and tourism (\$200m) primarily, with government and other goods and services contributing \$100m.

Since merger the region's population has grown an average of 1.51% per annum, whilst tourism grew 6% in the twelve months ending March 2018 driven by intrastate 'visiting family and friends' travel from Adelaide, its northern suburbs and within the region itself.

One of the key mantles of the Copper Coast Council's Economic Development and Marketing Plan is that economic development in the Copper Coast is to be delivered by the community and commercial interests in the region working through four interconnected pillars of investment and activity. These pillars are tourism, health, education and investment.

Council continues to implement the Plan and a number of the strategies have been achieved, including the Federal funding received for the Copper Coast University Centre, which is based at the Kadina TAFE campus. Student intake for university courses commenced in the first semester 2021. Council is partnering with the Uni Hub Spencer Gulf in sharing some resources, so university courses and programs can be provided.

Council continues to work with the Kadina Chamber of Commerce (Kadina Hub) as part of their initiative to attract businesses and Government Departments to Kadina and the Copper Coast area. We continue to promote and market the Yorke Peninsula's Copper Coast in partnership with Yorke Peninsula Tourism.

Event tourism is an important part of the Copper Coast with the Yorke Peninsula Field Days and the hosting of major events such as the SA Masters Games and the Copper Coast Cycling Cup. and other events.

Council works with existing and new businesses who wish to establish or expand and try to assist and facilitate such business within the confines of the Development Plan and State Development Act.

A key driver of the Copper Coast Council's Economic Development and Marketing Plan is to foster open communication and positive collaboration to facilitate development and lead to common good.

It is this common good that needs to be understood and valued by the community. Without it the region's ability to achieve its potential will be perpetually limited and restrained by the small but weighty anchor of insular and narrow-minded negativity.

Any proposed boundary changes must enhance the capacity of local government within the region, so the region can continue to deliver results to local communities based on the common good. Council views the proposal as contrary to such a principle and rather is one driven by self-interest on the part of the applicant rather than the broader interests of the region and the communities within.

## 2.6 Representation

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

**The importance within the scheme of local government to ensure that local communities within large Council areas can participate effectively in decisions about local matters**

### 2.6.1 Council Representation

Formed in May 1997 through the amalgamation of the District Council of Northern Yorke Peninsula and the Corporation of the Town of Wallaroo, the Council area was divided into four wards and was represented by a Mayor and 10 Councillors. Since the election in 2010, the ward structure was abolished and the elected members now represent the electorate in its entirety.

An Elector Representation Review was conducted in 2016/2017, with the final report being adopted in June 2017. As a result of this review, it was resolved to reduce the number of Elected Members from 10 to 9 following the 2018 Council Elections. The next Elector Representation Review will be undertaken and adopted on or before October 2024.

The Council covers an area of some 773 square kilometres, servicing a population of approximately 15,100 people and around 400,000 visitors annually.

Council's total representation quota (the number of electors for each Councillor) is 1:1,173 (11,728 electors as of June 2021), which is lower than the Statewide average representation quota of 1,763 and that of Barunga West Council as outlined in the table below.

	<b>Copper Coast Council</b>	<b>Barunga West Council</b>
Electors	11,728	2,538*
Councillors (Including Mayor)	10	9
Ratio	1,173	282

\* **Representors calculated from data provided in Barunga West Council 2019/20 Annual Report**

In comparison Barunga West Council's representation quota, that is the number of people able to vote in a Council election, divided by the number of elected members (including the Mayor) representing them, is 1 elected member for every 282 electors.

Based on the above information, Council is of the view that the inclusion of the subject area will not have a material impact on representation requirements in the short-mid-term.

Copper Coast Council is also of the view however that due to proximity (Tickera being 22 kms from Kadina and 35km from Port Broughton), the inclusion of subject land within the Barunga West Council will disadvantage residents in local matters such as community consultation, representation and decision making, as well as attendance at community and Council meetings and events.

The Council contends that merging the subject land with Barunga West Council would divide communities of interest and therefore the adopted representation arrangements that recognised this.

### **2.6.2 Community Participation**

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The Copper Coast Council is focused on promoting community engagement in decision making through strong community engagement, this includes:

- Extensive community engagement on project and program initiatives; enabled through multiple modes of communication including public meetings, hard copy and online engagement material;
- Engagement on the Council's priorities for the community through consultation on the Annual Business Plan;
- Links directly with the community and connection through community groups, and;
- New residents within the Copper Coast Council are strongly encouraged to participate in all Community Engagement matters that they feel passionate about.

Information and Communication Technology (ICT) is a key component in the Council's ability to process information and deliver communication with the broader community.

Through constant innovation and technology development, Council continually aspires for improvement in service delivery to the community. The Council supports the information and communication services of the Kadina, Wallaroo and Moonta Libraries and the Visitor Information Centre.

Council has used technology to improve efficiencies in areas such as planning, communication, consultation, and marketing to the community. A strategic view of ICT has been developed to encompass the Council's rapid growth of service provision, aspiring to improve telephony, community internet initiatives, asset management systems and the implementation of Spatial Data programs.

The Council continues to broaden staff knowledge and expertise through ICT training programs aimed to improve service productivity and functionality to better serve the Copper Coast community.

## 2.7 Community and Services

### 2.7.1 Ratepayer Impact

**Proposed changes should, wherever practicable, benefit ratepayers  
A Council area should incorporate or promote an accessible centre (or centres) for  
local administration and services**

It is likely that future communities of the subject land will take advantage of and frequent key locations within the Copper Coast Council boundary:

- Kadina Hub (22 km from the subject land) - includes a vast array of retail shops, service providers, eateries and family-friendly activities on offer;
- Libraries - The Council provides library services in all 3 major towns of the Copper Coast. Library services, free internet access and wireless access are available across the Council area. The Copper Coast Library in Kadina is a joint use library servicing the Copper Coast and TAFE SA and is open 45.5 hours per week. Copper Coast Uni Hub opened in January 2021 and is also co-located with the library. 24/7 access is available to the students to offer a flexible learning space;
- Council's Art Galleries are situated in the Ascot Theatre, Kadina, and at the Moonta Town Hall;
- Volunteer Resource Centre - The Volunteer Resource Centre is located in the Council office at Moonta;
- Retirement Units - Council operates 37 retirement units throughout the Copper Coast;
- Copper Coast Sport and Leisure Centre - The Copper Coast Sport and Leisure Centre was originally built in 1976, with funding from various Government Grants, Local Council Funding and the generosity of the local residents and businesses.
- Centre Copper Coast University Centre is located within the Community Library/TAFE Complex in Kadina. This was made possible with the investment and support of the Copper Coast Council, Steering Committee and is 'Supported by the Australian Government Department of Education, Skills and Employment through the Regional University Centres Program', and;
- The Copper Coast Council Administration Centre which includes a library, business hub and community spaces for hire. Access to computers is available at this location to access Council online services.

## 2.7.2 Service Delivery

**A Council should offer its community a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis.**

**A scheme that provides for the performance of functions and delivery of services in relation to 2 or more councils (for example, a scheme for regional governance) may improve Councils' capacity to deliver services on a regional basis and therefore offer a viable and appropriate alternative to structural change**

The Copper Coast is home to the Yorke Peninsula's three largest urban centres of Kadina, Moonta and Wallaroo. The retail sector is largely based around these three centres whilst Kadina is recognised in the State Planning Policy Framework as the commercial and industrial hub of the Yorke Peninsula.

The most significant industry sectors are broad acre farming, fishing and tourism, supported by health and growing aged care services. With the introduction of the National Broadband Network (NBN - 100mbps -fibre to the premises) the Copper Coast is well placed to engage with national and global markets while offering exciting opportunities for improved productivity and business efficiencies.

The Central Business Districts (CBD's) of the three towns offer a diversity of general and specialist stores supported by many smaller retail outlets and business services. The retail service includes major brand names like ALDI, Woolworths, Mitre 10, Stratco, Foodland and fast-food outlets like McDonalds, Subway and Hungry Jacks.

The Copper Coast Council delivers and is continually planning for improved services and facilities to benefit this regional catchment, investing heavily in servicing and representing its community and the region. It is continually striving to improve and contribute towards the districts economic and environmental sustainability, the social and recreational services it provides and as a whole to realise the collective vision within Council's Strategic Plan.

The Copper Coast Council provides its community with an expansive list of services, programs and a strong investment program in civic infrastructure. These include:

- community facilities and programs including libraries and neighbourhood centres and community halls;
- sport and recreation infrastructure and programs;
- a business hub;
- significant local roads upgrades. An annual renewal and maintenance program for roads, footpaths and stormwater;
- waste management services;
- investment and maintenance for open space, and;
- a significant commitment to tree planting on both council-owned and state-owned roads.

Copper Coast Council has not identified any operational efficiencies associated with the boundary change.

General administrative services are provided with Copper Coast Council's Administration Hub and Chamber within very close proximity to the subject land.

The proposed boundary change flies in the face of the strategic and holistic way of planning for the future of our community which Copper Coast Council has been embracing. A planned, organised way forward is preferred rather than a 'tacked on' and reactive approach as is the basis of the current proposal.

The proposed boundary adjustment will also disadvantage historic and proven outcomes including, amongst other things, greater integration in the areas of hard infrastructure, waste services and maintenance activities, soft infrastructure and connectivity for which the subject communities already rely upon.

### 2.7.3 Community of Interest

**A Council should reflect communities of interest of an economic, recreational, social, regional or other kind, and be consistent with community structures, values, expectations and aspirations.**

There are many factors contributing towards the recognition of a Community of Interest, some are tangible and easy to identify/measure and others though are more difficult to substantiate, and although intangible are felt strongly through the community, and are equally important.

There are several indications that the residents of Tickera inclusive of the subject land have existing communities of interest in Kadina. There are functional connections where residents of Tickera frequent the commercial centres within the Copper Coast Council area for education, employment and leisure activities as highlighted in Section 2.7.2 above.

Council research indicates that for those who travel out of the Tickera township for work or school travel predominantly in the direction of Kadina. Citizens come into daily contact with individual government departments that do not use the same boundary lines. A boundary change is not necessary as access to services and facilities continues regardless of which Council has jurisdiction.

It is acknowledged that Kadina is a regional service centre for the wider region, it is clear that Kadina's Community of Interest extends well beyond its current boundary. From a service perspective, the Copper Coast Council remains the primary service centre for the region, with most rate paying businesses from the broader region located within the townships of Kadina, Moonta and Wallaroo.

Copper Coast is also a regional service point for many allied health and Government services (Centrelink, Medicare, Service SA, Education, Kadina Health Service, RDA, Emergency Services, SA Police and MADEC).

The Council area also provides for a rural and coastal playground, economic opportunities, provision of supplies, transport inter-connectivity, etc, for the people of Tickera and beyond.

The above are examples of how the Copper Coast Council considers its Community of Interest and the wider region in its strategic planning. Other key documents where the areas of interest have been included in considerations relative to the broader regional function of the Council include:

- Copper Coast Strategic Plan 2019-2029;
- Annual Business Plan 2021/22;
- Long Term Financial Plan 2017 – 2028;
- Infrastructure and Asset management Plan 2017 – 2027;
- Yorke Peninsula Recreation, Sport & Open Space Policy 2018;
- Community Emergency Risk Management Plan - Draft February 2021;
- Regional Public Health Plan Yorke Peninsula Alliance 2020 - 2025;
- Adverse Event Management Plan 2020;
- Copper Coast Council Economic Development and Marketing Plan;
- 5 Year Stormwater Management Plan 2021 – 2025, and
- 5 Year Transport Plan.

Both the Copper Coast Council and Barunga West Council have significant rural populations. In the case of Barunga West, the rural population has a limited urban population to support it. Regionally, the centres that provide regional business services and support are not located in Barunga West Council and, instead, are served by Kadina, Wallaroo and Port Pirie.

The influence of Copper Coast Council on its own communities and those of the broader region is profound and that influence impacts on the concept of communities of interest.

Communities of Interest are often based on assumptions of people's behaviour and characterised by their frequent interactions such as employment, shopping, banking, recreation, education and social activities within that urban centre.

Copper Coast Council's sphere of influence encapsulates the Tickera township and the subject area; and far beyond.

#### **2.7.4 Governance**

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There is no evidence to suggest that Barunga West Council could better reflect the interests of the subject land residents and landowners of the broader Tickera communities, nor, as a result, promote the wellbeing of those communities (current and future) better than Copper Coast Council.

The proposal does not explain how greater democratic local decision making and action by and on behalf of the communities residing within the subject land might be better enabled by the change, other than potentially a more sympathetic ear in relation to changes in land use.



### 3 CONCLUSION

**Copper Coast Council does not support the requested boundary change at this time. We contend that our Council has the capacity to provide better local government for the subject land adjacent the Tickera township than the Barunga West Council.**

Council is strongly of the view that this is not the appropriate time to promote a boundary change when there is significant change in the sector already and there is no evidence to suggest that there would be any efficiency gains in service provision to the impacted land.

In addition, there is no evidence to suggest that a change would positively affect local government representation and decision-making over the subject land, particularly in relation to desired planning decision outcomes.

The Copper Coast Council contends that with its extensive experience and considerable resource base we are better placed to provide for the needs of the property owners and residents within the subject land than our neighbouring Barunga West Council who have significantly less in terms of servicing capacity.

Copper Coast Council will continue to provide the resources necessary to enable it to effectively perform and exercise its responsibilities, duties and powers regardless of whether the application is approved or declined.

The Council's view is that the proposal will not provide for more effective governance including decision making, nor would it facilitate more effective planning for the immediate or long term needs for the area concerned.

Coordinated local partnerships (including but not limited to expansion of townships such as Tickera) through a more coordinated decision making and partnered approach between the two Councils and private developers would be the most effective and preferred way to facilitate growth strategies focused on the subject land.

With the local government elections fast approaching, now is not the time to distract the communities of both Councils with a boundary change proposition, when other more constructive processes can be put in place to review the aggrieved parties' concerns and aspirations.

In summary Copper Coast Council strongly opposes the proposal from Mr Morphett for the subject land to move from the Copper Coast District into Barunga West Council by way of a boundary change for the following reasons;

- **Historic** - The history of the Copper Coast Council area is intrinsically linked to the subject land and the Council submits that the community of interest and economic focus of the subject land is more appropriately linked to Copper Coast Council rather than with Barunga West Council.
- **Process** – The proposal is not to correct an anomaly that is generally recognised as suggested by the Commission but proposes to change a long-standing local government administrative boundary that has stood the test of time for over 100-years of boundary review through a multitude of amalgamations.

Council is of the view that the consultation process should have been inclusive of the area south of Tickera towards Kadina and Wallaroo. The current consultation process focussed purely on the township of Tickera appears to be an anomaly and is inconsistent with the intent of the Commissions own guidelines.

- **Community of Interest** - The history of amalgamation for the now Copper Coast Council dates back to 1871 and as highlighted in Section 2.1 of this submission at no time since the inception of local government in the Upper Yorke Peninsula has the boundary over the subject land been a point of contention. This would demonstrate clearly that there is a strong community of interest between the communities within the subject land and the Copper Coast Council.

There is a sense of belonging and strong community connection between Tickera and the communities of Kadina, Wallaroo and Moonta. It is widely recognised that this connection also reaches out to Port Broughton within the Barunga West Council area, but why look to changes in effective and historic local government boundaries that have worked effectively for over 100-years when proactive dialogue between the two Councils will achieve a more favourable outcome.

- **Individual Benefit** - The proposal has been initiated by Mr Morphett not from the Barunga West Council and is an individual proposal for which no reason or rationale has been provided by the applicant Mr Morphett.

It is Council's view that the proposal is principally driven by a desire of Mr Morphett to achieve a land use change over his property contained within the subject land. Such a single focus should not be sufficient grounds for a change to a historical local government boundary that has stood the test of time and scrutiny for over 100-years.

The Council refutes the contention that the communities residing within the subject land have been neglected or misrepresented and that representation would improve if joined with Barunga West Council. As a responsible local authority Council needs to make balanced decisions when considering the competing demands and priorities of the various communities that make up their territory. The subject land has been historically encapsulated in that approach.

The decision-making process is complex and Council is required to consider a multitude of factors and considerations. Despite efforts to secure broad community support around Council plans and proposals, it is not always possible to satisfy all community expectations in respect to levels of service and development aspirations.

- **Elector Representation Review** - An Elector Representation Review was conducted in 2016/2017. The next Elector Representation Review will be undertaken and adopted on or before October 2024. This review process would surely provide for a more transparent and timely opportunity to review representation and Council boundaries.

As highlighted on **page 9** of this submission, the consultation process should have been inclusive of the area south of Tickera towards Kadina and Wallaroo. The current consultation process focussing purely on the township of Tickera appears to be an anomaly and is inconsistent with the intent of the Commissions own Guidelines requiring genuine and inclusive community engagement. Those communities impacted by this proposal will reach much further than Tickera and surely to Kadina and Wallaroo given the strong community of interest that has historically existed.

Copper Coast Council is confident that the matters addressed with this submission should be sufficient to convince the Commission that the application for the secession of the subject land from Copper Coast Council for inclusion into Barunga West Council, should not be supported.

Should the Commission require any further information or wish to discuss this submission, please do not hesitate to contact Russell Peate, Chief Executive Officer.

Yours sincerely,

**Mayor Roslyn Talbot**  
Copper Coast Council

**ATTACHMENTS:**

**APPENDIX 1 - INITIAL PROPOSAL SUBMITTED BY MR. DALE MORPHETT DATED 16 SEPTEMBER 2019**

**APPENDIX 2 - LETTER FROM MILDWATERS LAWYERS DATED 24 MARCH 2021**

**APPENDIX 3 - RESPONSE SENT TO MILDWATERS LAWYERS DATED 11 AUGUST 2021**

**APPENDIX 4- LETTER FROM THE SA LOCAL GOVERNMENT BOUNDARIES COMMISSION DATED 21 AUGUST 2020 (INCLUDING ATTACHMENTS)**

**APPENDIX 5 - LETTER FROM THE SOUTH AUSTRALIAN LOCAL GOVERNMENT BOUNDARIES COMMISSION DATED 29 SEPTEMBER 2021**

Mr Graham Dale Morphett  
1357 Wallaroo Plain Road  
TICKERA SA 5555  
(Postal Address: PMB 9 KADINA SA 5555)  
Telephone: 0429 674 961  
08 8824 2108

Ref. No. 1LT20191971  
16 SEP 2019  
File No. 9-67-2

**Chief Executive Officer  
Copper Coast Council  
51 Taylor Street  
KADINA SA 5554**

Dear Sirs

**Proposal To Alter Council Boundaries**

I am putting forward a submission pursuant to **Chapter 3 – Constitution of Council – Local Government Act 1999**.

This submission is to alter the boundary between the Copper Coast Council and Barunga West Council adjacent to Tickera Township, namely that part of the southern Boundary between Barunga West Council and Copper Coast Council at Tickera is to be moved further south to Black Point Road and Kinner Road.

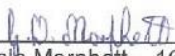
Enclosed with this letter is a Declaration of a sufficient number of Eligible Electors.

I invite Council to confirm that the enclosed Declaration is in order and that a Public Initiated Submission to change the boundary can proceed with the appropriate number of eligible electors who reside within the affected area having signed.

Once Council does confirm the above, the proposal will be forwarded to the Commission as a public initiated proposal.

I look forward to hearing from you.

Yours faithfully








  
Dale Morphett – 16 September 2019

FORM 1 — LOCAL GOVERNMENT ACT 1999 (SECTION 27)

DECLARATION BY ELIGIBLE ELECTORS TO MAKE A PUBLIC INITIATED SUBMISSION TO CHANGE A COUNCIL'S EXTERNAL BOUNDARY, COMPOSITION OR REPRESENTATIVE STRUCTURE

We the undersigned declare that we are each an eligible elector in accordance with section 27(1) of the Local Government Act 1999, and that we support a public initiated submission proposing that Tickera Local Government Area be incorporated into the Shire of Mackay.

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

Full Name of Elector	Signature	Date Signed	Property Description Giving Entitlement to be an Elector	Postal Address
CEVIN KAMSHED		2/7/19	1019 MYPOONIE RESIDENT	185 MORPHETT
Rowena James		2/7/19	1019 MYPOONIE Rd Drive TIDELC 5555	P.O. BOX 146 WALLEROO 5555
AEDEN JOHNS		2.7.19	627 MYPOONIE RD TIDELC	88 ORB ROAD
Judith Thomas		2/7/19	1019 MYPOONIE RD Drive TIDELC 5555	BOX 13 AUFGON
Judith James		3/7/19	1019 MYPOONIE RD Drive TIDELC 5555	P.O. BOX 146 WALLEROO SA 5556
ROBERT BACMAN		3/7/19	21 CHARLES AB TICKERA 5555	P.O. Box 177 TICKERA SA 5555
QUEEN BALYANI		3/7/19	21 CHARLES AB TICKERA 5555	P.O. Box 177 TICKERA SA 5555

**FORM 1 — LOCAL GOVERNMENT ACT 1999 (SECTION 27)  
 DECLARATION BY ELIGIBLE ELECTORS TO MAKE A PUBLIC INITIATED SUBMISSION TO CHANGE A COUNCIL'S EXTERNAL  
 BOUNDARY, COMPOSITION OR REPRESENTATIVE STRUCTURE**

We the undersigned declare that we are each an eligible elector in accordance with section 27(1) of the Local Government Act 1999, and that we support a public initiated submission proposing that **WAKI. OF THE SOUTHWEST BOUNDARY, SE. BARNUMLA, WEST, CORNER 4. RD. KERRA CROSS - FRENCH. RT. TICKERA. RD. MANVED. FURBER. SOUTH. RD. TICKERA. RD. ROAD. AND. KERRA. RD. ROAD.**

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

Full Name of Elector	Signature	Date Signed	Property Description Giving Entitlement to be an Elector	Postal Address
ALEX STUBBS		4-7-19	RESIDENT	1802356 TICKERA
MOVICQUE CYRIL GYMON MANNERS		4-7-19	RESIDENT OF TICKERA	BOX 356 TICKERA RD BOX 377 TICKERA 10711 BOUNDARY TIE TICKERA
TERRY KEELIN MANNERS		4-7-19	RESIDENT	1706 N08 KADINA
KENNETH HEATH MANNERS		4-7-19	RESIDENT OF TICKERA	PMB 8 TICKERA
Diane Murgittin MANNERS		4-7-19	RESIDENT OF TICKERA	pmB 8 TICKERA
M.A. Pridmore		4-7-19	RESIDENT	pmB 8 TICKERA



Full Name of Elector	Signature	Date Signed	Property Description Giving Entitlement to be an Elector	Postal Address
Lescaux Hayden		4.7.19.	Resident of Tickera	Box 571 Tickera 5555
GROFF ALESSANDRO		4-7-19	RESIDENT OF TICKERA	BOX 251 TICKERA
Stacy Horbridge Anthony Schweider		04/07/19	Resident of Tickera RESIDENT OF TICKERA 1492 MARSHETT RD TICKERA	PO BOX 251 TICKERA 5555
EMINE SCHEIDER		5.7.2019	Resident of Tickera 1492 MARSHETT RD TICKERA	Box 15 Tickera 5555
AND R PAUL		5.7.19	Resident of Tickera	Box 13 Tickera 5555
Kathy Gabrielli		5-7-19	1	TELESA P.O. Box 664 KADUNA 5554 S.A.
JOHN FAVILLA		5/7/19.	96 Mypony Dr Draakfont. Tickera 5555	PO Box 361 Tickera, S.A. 5555
Scott Andrew H Bussenschuh		6/7/19.	226 Bussenschuh Rd Tickera, S.A. 5555	PO Box 361 Tickera, S.A. 5555



LOCAL GOVERNMENT BOUNDARY SUBMISSION - TICKERA

Council Boundary Change Proposals - Guideline No. 6

Version: 11 February 2019

Full Name of Elector	Signature	Date Signed	Property Description Giving Entitlement to be an Elector	Postal Address
Evelyn KENNETT		7.7.19	resident of Tickera Box 260 Tickera	5355 PO Box 1899 Tickera.
MIKE Cole		07.07.2019	Resident Tickera	PO Box 1899 Tickera.



**MILDWATERS  
LAWYERS**

(08) 8621 2199  
mildwaterslawyers.com.au  
15 Taylor Street, Kadina SA 5554

Matter Number: JB:202390

24 March 2021

Copper Coast Council  
51 Taylor Street  
Kadina SA 5554

**ATTENTION: Russell Peate (CEO)**

Dear Sir,

**Re: Graham Morphet – Boundary Realignment Proposal**

We act for Graham Morphet.

Please note that we are assisting our client in making a proposal to the South Australian Local Government Boundaries Commission ("the Commission") to alter the boundary between the Copper Coast Council ("the Council") and Barunga West Council, adjacent to the Tickera township.

For reference, we **enclose** a map of the affected area.

We note that the Council is aware of the above proposal as the former CEO has previously corresponded with our client.

By way of background, we are in the final stages of submitting a consolidated proposal on behalf of our client. The Commission have, however, requested further clarification in relation to the **enclosed** declaration by eligible electors. That is, the Commission has requested: -

1. confirmation from the Council of the total number of eligible electors within the affected area; and
2. certification from the Council that the signatories within the enclosed declaration represents at least 10% of the eligible electors within the affected area.

We would be pleased if you could provide our office with written correspondence which satisfies the Commission's aforesaid requests at your earliest convenience.

Should you require anything further, please do not hesitate to contact our office.

We look forward to hearing from you.

Yours faithfully  
**Mildwaters Lawyers**

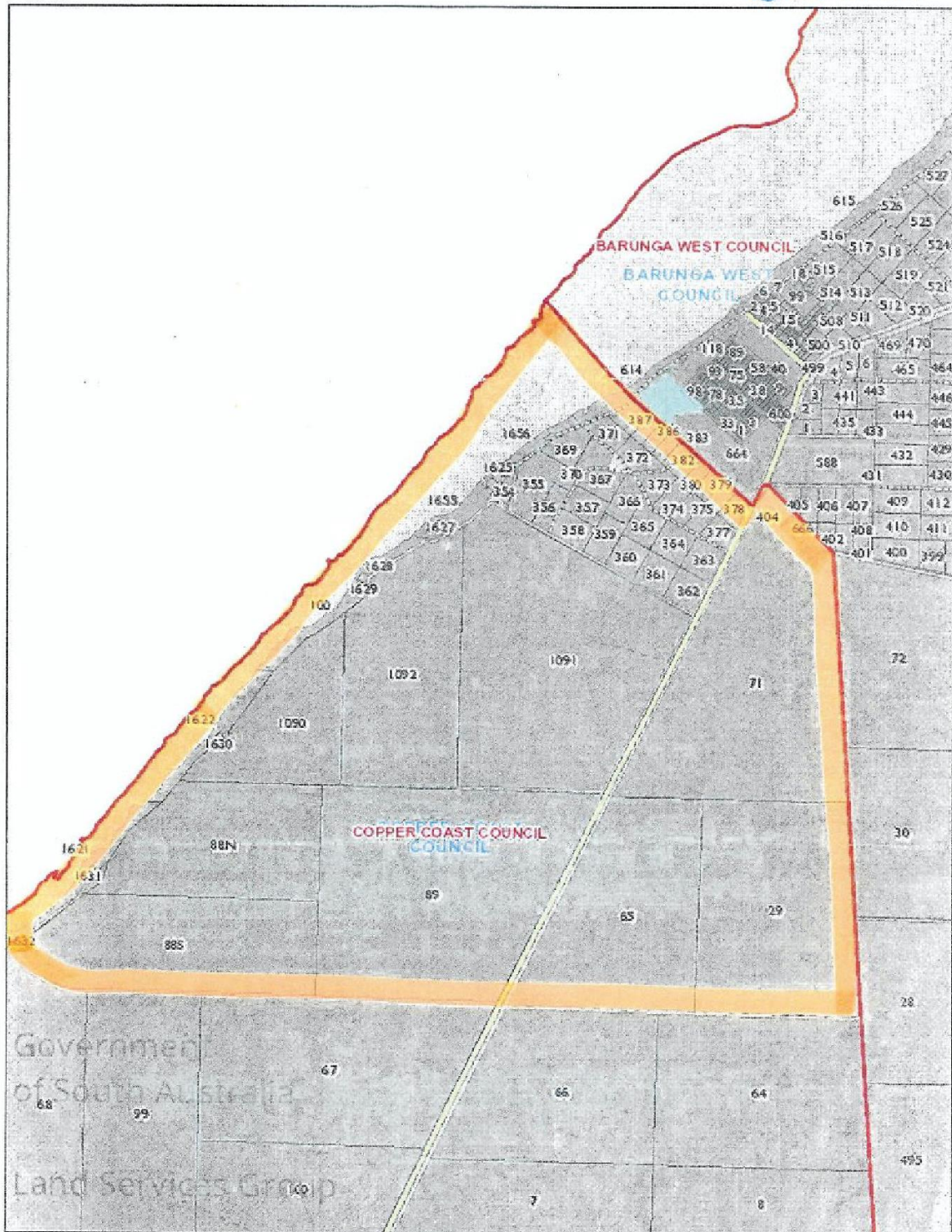
Joel Byrth  
joel@mildwaterslawyers.com.au  
Liability limited by a scheme approved under Professional Standards Legislation



# Land Services Group

The SA Property and Planning Atlas is available on the Land Services Group Website: [www.sa.gov.au/landservices](http://www.sa.gov.au/landservices)

Date created:  
March 19, 2020



**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

LOCAL GOVERNMENT BOUNDARY SUBMISSION - TICKERA

3/18/2020

Export

PARCEL IDENTIFIER	TITLE	CROWN REF	PROPERTY UNIT	PROPERTY HOUSE	PROPERTY ST NAME	PROPERTY ST TYPE	PROPERTY SUBURB	VALUATION NO
H210900SE377	CT5609/574			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE614	CR5765/951			1	CHALMERS	RD	TICKERA	3413354281
H210900SE364	CT5609/574			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE381	CT5577/68			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE361	CT5609/574			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE385	CT5609/575			LOT355	MORPHETT	RD	TICKERA	3410234057
D54962AL1631	CT5931/157			1019	MYPONIE POINT	DR	TICKERA	3410244183
H210900SE375	CT5609/574			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE378	CT5609/574			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE376	CT5609/574			LOT355	MORPHETT	RD	TICKERA	3410234057
D54962AL1092	CT5935/776			1357	WALLAROO PLAIN	RD	TICKERA	3410229004
D54962AL1625	CT5934/128			149B	MORPHETT	RD	TICKERA	3410244407
H210900SE384	CT5609/575			LOT355	MORPHETT	RD	TICKERA	3410234057
D54962AL1629	CT5923/801			96	MYPONIE POINT	DR	TICKERA	3410244140
H210900SE88N	CT5935/777			1357	WALLAROO PLAIN	RD	TICKERA	3410229004
D54962AL1632	CT5938/950			959	MYPONIE POINT	DR	TICKERA	3410244204
D54962AL1633	CT5938/949			957	MYPONIE POINT	DR	TICKERA	3410244343
H210900SE89	CT5935/776			1357	WALLAROO PLAIN	RD	TICKERA	3410229004
D64203AL1628	CT5949/76			89	MYPONIE POINT	DR	TICKERA	3410244378
D54962AL1627	CT5924/58			44	MYPONIE POINT	DR	TICKERA	3410244300
H210900SE387	CT5609/575			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE360	CT5577/68			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE370	CT5577/68			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE363	CT5609/574			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE374	CT5577/68			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE382	CT5577/68			LOT355	MORPHETT	RD	TICKERA	3410234057
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H210900SE371	CT5609/575			LOT355	MORPHETT	RD	TICKERA	3410234057
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H210900SE362	CT5609/574			LOT355	MORPHETT	RD	TICKERA	3410234057
D54962AL1656	CR5916/652			LOT1614	MYPONIE POINT	DR	WALLAROO PLAIN	3410243674
H210900SE357	CT5577/68			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE373	CT5577/68			LOT355	MORPHETT	RD	TICKERA	3410234057
D54962AL1655	CR5916/651			LOT1614	MYPONIE POINT	DR	WALLAROO PLAIN	3410243674
H210900SE356	CT5577/68			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE355	CT5577/68			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE29	CT5702/518			1358	WALLAROO PLAIN	RD	TICKERA	3410224000
H210900SE380	CT5609/574			LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE71	CT5669/875			1358	WALLAROO PLAIN	RD	TICKERA	3410224000
D54962AL1622	CR5916/643			LOT1614	MYPONIE POINT	DR	WALLAROO PLAIN	3410243674
D54962AL1090	CT5935/777			1357	WALLAROO PLAIN	RD	TICKERA	3410229004
H210900SE386	CT5609/575			LOT355	MORPHETT	RD	TICKERA	3410234057
D54962AL1630	CT5935/775			1269	WALLAROO PLAIN	RD	TICKERA	3410244423

http://www.lga.gov.au/arcgis/rest/services/Export/Export/0/ExportData?\_lang=en&\_format=PDF&\_output=PDF&\_outputFormat=PDF&\_outputOptions=PDF

LOCAL GOVERNMENT BOUNDARY SUBMISSION - TICKERA

3/19/2020

Export

H210900SE367	CT5577/68		LOT355	MORPHETT	RD	TICKERA	3410234057
D54962AL1624	CT5923/819		149A	MORPHETT	RD	TICKERA	3410244087
D54962AL1091	CT5916/631		1357	WALLAROO PLAIN	RD	TICKERA	3410229004
H210900SE372	CT5609/575		LOT355	MORPHETT	RD	TICKERA	3410234057
D64203AL100	CR5949/75		LOT1614	MYPONIE POINT	DR	WALLAROO PLAIN	3410243674
H210900SE354	CR5765/949		LOT354	MORPHETT	RD	TICKERA	3410234014
H210900SE369	CT5577/68		LOT355	MORPHETT	RD	TICKERA	3410234057
D54962AL1626	CT5934/127		149C	MORPHETT	RD	TICKERA	3410244124
H210900SE359	CT5577/68		LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE65	CT5702/518		1358	WALLAROO PLAIN	RD	TICKERA	3410224000
H210900SE885	CT5353/62		1357	WALLAROO PLAIN	RD	TICKERA	3410229004
H210900SE366	CT5577/68		LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE383	CT5609/575		LOT355	MORPHETT	RD	TICKERA	3410234057
H210900SE358	CT5577/68		LOT355	MORPHETT	RD	TICKERA	3410234057



Council Boundary Change Proposals — Guideline No. 6

Version: 11 February 2019

FORM 1 — LOCAL GOVERNMENT ACT 1999 (SECTION 27)

DECLARATION BY ELIGIBLE ELECTORS TO MAKE A PUBLIC INITIATED SUBMISSION TO CHANGE A COUNCIL'S EXTERNAL BOUNDARY, COMPOSITION OR REPRESENTATIVE STRUCTURE

We the undersigned declare that we are each an eligible elector in accordance with section 27(1) of the Local Government Act 1999, and that we support a public initiated submission proposing that part of the current boundary of the Tickera Ward, West Coast, Canterbury District Council, New Zealand, be altered to form a new ward, Tickera Ward, West Coast, Canterbury District Council, New Zealand.

(Insert a brief outline in 1 or 2 sentences of the intent of the proposal being submitted)

Full Name of Elector	Signature	Date Signed	Property Description Giving Eligibility to be an Elector	Postal Address
ALBY JUNGHE		4-7-19	RESIDENT	15 OXLEY TOWN
MONIQUE JUNGHE		4-7-19	RESIDENT	Box 356 Tickera
CLYDE SYMON MANNERS		4-7-19	RESIDENT OF TICKERA	PO BOX 372 TICKERA 1011 POUANUI-TICKERA ROAD
TERRY MELVIN MANNERS		4-7-19	RESIDENT	PMB NO 8 MADINA
KENNETH HEATH MANNERS		4-7-19	RESIDENT OF TICKERA	PMB 8 TICKERA
Diane Mays MANNERS		4-7-19	Resident of Tickera	PMB 8 Tickera 5555
Mr A Handley MANNERS		4-7-19	RESIDENT	PMB 8 TICKERA

Version: 11 February 2019

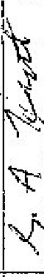

Council Boundary Change Proposals — Guideline No. 6

Full Name of Elector	Signature	Date Signed	Property Description Giving Entitlement to be an Elector	Postal Address
Lorraine Hampton	<i>L Hampton</i>	4-7-19	Resident of Tickera	Box 531 Tickera
GEOFF HARBIDGE	<i>G Harbridge</i>	4-7-19	RESIDENT OF TICKERA	BOX 251 TICKERA
Stacy Harbridge	<i>Stacy Harbridge</i>	07/07/19	Resident of Tickera	PO BOX 251 TICKERA
ANTHONY SCHNEIDER	<i>Anthony Schneider</i>	5/7/19	RESIDENT OWNER OF TICKERA 49C MORPHETT RD	P.O. Box 442 KADINA
ELAINE SCHNEIDER	<i>Elaine Schneider</i>	5-7-2019	Resident of Elshiem 49C MORPHETT RD TICKERA	P.O. Box 442 KADINA
JAN R. PREE	<i>Jan Pree</i>	5-4-19	Resident Tickera	Box 18 TICKERA
Kathy Gabrielli	<i>Kathy Gabrielli</i>	5-4-19	"	BOX 13 TICKERA
JOHN FAVILLA	<i>John Favilla</i>	5/7/19	96 Mypony Pt Drive North. Tickera 5555	P.O. BOX 664 KADINA 5554 S.A.
Scott Andrew Bussenschutt	<i>Scott Andrew Bussenschutt</i>	6/7/19	226 Bussenschutt Rd Tickera, S.A 5555	P.O. Box 361 Tickera, S.A 5555



Version: 11 February 2019

Council Boundary Change Proposals - Guideline No. 6

Full Name of Elector	Signature	Date Signed	Property Description Giving Entitlement to be an Elector	Postal Address
Graham KENNETT		7.7.19	Resident of Tickera	5355 Box 260 Tickera
MIKE Cole		07.07.2019	RESIDENT	P.O. Box 189 Tickera.



Tel 08 8828 1200  
PO Box 396, Kadina 5554  
51 Taylor St, Kadina 5554  
Email [info@coppercoast.sa.gov.au](mailto:info@coppercoast.sa.gov.au)  
Web [www.coppercoast.sa.gov.au](http://www.coppercoast.sa.gov.au)  
ABN 36 670 364 373

11<sup>th</sup> August 2021

Please quote our ref: OEM20214535  
Your ref: JB:202390  
Enquiries to: Russell Peate

Joel Byrth  
Mildwaters Lawyers  
15 Taylor Street  
KADINA SA 5554

[joel@mildwareslawyers.com.au](mailto:joel@mildwareslawyers.com.au)

Dear Joel

**GRAHAM MORPHETT – BOUNDARY REALIGNMENT PROPOSAL**

Thank you for your patience and understanding in responding to your letter dated 24<sup>th</sup> March and subsequent emails regarding the proposed boundary realignment submitted by Mr Graham Morphett. I have taken further time to research the matter, but have been delayed because of COVID-19 and many Council projects that have received grant funding requiring delivery of such projects.

Specifically in relation to your requests the following is provided:-

- A Table showing the Lot/Section number based on the boundary realignment map provided, Valuer General number owner, Council Assessment Number, whether on the House of Assembly/Council Electoral Roll and whether such persons have signed the Declaration/Petition.

My assessment is that based on the proposed boundary realignment proposal area there are 10 owners that are on the House of Assembly/Council Roll that would be deemed to be eligible Electors. Based on the Form 1 Declaration completed on the 11<sup>th</sup> February 2019, my assessment is that there are 5 eligible Electors within the affected area; representing more than 10% of the eligible Electors within the affected area.

Please contact me should you require any further information.

Yours sincerely

Russell Peate  
CHIEF EXECUTIVE OFFICER

*lifestyle location of choice*

LOCAL GOVERNMENT BOUNDARY SUBMISSION - TICKERA

LOT/SEC	VG	OWNER	ASSESS	COMMENTS	HOA/COUNCIL ROLL	Signed petition
355, 367, 369, 387	5410254057	Graham Dale Moorpitt	A61917		N	
354	5410254014	Crown Land	A61983		N	
157, 895, 1291, 1292, 89, 1290, 898	3410253004	Lockmore Holdings Pty Ltd	A61984		N	
1514 etc	3410253624	Crown Land	A61987		N	
1523	5410244336	Colin Rick & Dorothy Lamshed	A61920	appears not to be on list	Y	Callie on the petition. Doro by not on list
1524	5410241037	Brenton William Chappell	A61972		Y	
1556	5410241874	William William Schneider	A61959	appears not to be on list	Y Y	Anthony & Elaine on the petition
1555 etc	5410245674	Crown Land	A59677		N	
1527	5410244300	Leon Lambert & Larnelet Wayne Johns	A61185		Y-LWJ	
1500	5410243074	Crown Land	A59677		N	
1528	5410244978	Grant Michael Reubenicht	A61215		N	
1579	5410244140	Paul Dan & John Vincent & Richard Simon Tavilla	A61103		Y-VF	John Favilla on the petition
1531	5410244183	Jonathan & Judith Nancy James	A61121		Y Y	John & Judy on the petition
1532	5410244204	Blair Henry & Veronica Jane Hogwood, Ian Francis & Helen Ann Bull,	A61135		Y Y-Bu, Bull, Simpson	
1525	5410244343	Jeffrey John Thomas & Donna Made Simpson	A61202		N	
29, 65, 71	3410244000	Graham Dale Moorpitt	A146773, A146777		N	
1530	5410244023	Alaram (Mc 148) Pty Ltd	A61248		N	
1514	5410243624	Crown Land	A59677		N	
	3410253004	Lockmore Holdings Pty Ltd	A60854		N	

**Roylene Schild**


---

**From:** Roylene Schild  
**Sent:** Thursday, August 12, 2021 8:58 AM  
**To:** joel@mildwaterslawyers.com.au  
**Cc:** Records Management  
**Subject:** OEM20214535 - 9.85.1 - Boundary Realignment Proposal  
**Attachments:** OEM20214535 - Boundary Realignment Proposal.pdf; MORPHETT RE CHANGE COUNCIL BOUNDARIES.pdf

Good Morning Joel,

Please find attached correspondence from Chief Executive Officer Russell Peate in response to your letter regarding boundary realignment proposal.

Kind regards,  
Roylene



**ROYLENE SCHILD**  
Personal Assistant to CE  
Executive Services

51 Taylor Street KADINA S.A.  
08 8828 1200  
rschild@coppercoast.sa.gov  
www.coppercoast.sa.gov.au

[f](#) [in](#) [v](#) [@](#)

We acknowledge we are part of Nharangga Land and recognise the Nharangga people as the traditional and continuing c.

**WARNING**

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Tel (08) 7109 7145  
DPI.BoundariesCommission@sa.gov.au

Mr Russell Peate  
Chief Executive Officer  
Copper Coast Council  
PO Box 369  
KADINA SA 5554

Mrs Maree Wauchope  
Chief Executive Officer  
Barunga West Council  
PO Box 3  
PORT BROUGHTON SA 5522

#### **Notification of stage 1 potential boundary proposal**

Dear Mr Peate and Ms Wauchope

I write to inform you that the Boundaries Commission (the Commission) has been notified by Mr Dale Morphett of a potential publicly initiated boundary change proposal (the potential proposal). This potential proposal seeks to change the boundary between the Copper Coast Council and the Barunga West Council in the area of Tickera.

The process by which the Commission deals with boundary proposals under the *Local Government Act 1999* (the Act) is set out in the nine Guidelines that the Commission has published that detail the aspects of the boundary change process.

At its meeting on 12 February 2020, the Commission considered the potential proposal, including all correspondence received in relation to the potential proposal.

At the meeting, the Commission determined that further information was required from Mr Morphett demonstrating the proposal's alignment with the section 26 principles in the Act before the Commission could advise whether or not a general proposal could be referred.

On 18 June 2020, Mildwaters Lawyers provided additional information to the Commission on Mr Morphett's behalf.

Subsequently, the Commission discussed Mr Morphett's potential proposal, along with the additional information at its 21 July 2020 meeting.

Under Stage 1 of Guideline 6, the Commission has advised Mr Morphett that he may refer a general proposal to the Commission. You should note that advice from the Commission that a general proposal can be referred does not guarantee that the proposal will be formally accepted.

Included in Mr Morphett's potential proposal were letters from both the Copper Coast Council and the Barunga West Council to confirm the eligibility of the 10% of electors that have put this proposal forward – I have attached these letters for your convenience.

However, neither of these letters have satisfied the requirements outlined under Guideline 6 which requires verification of each eligible elector making the proposal by the Chief Executive

Officer (CEO) of the relevant council, along with verification that the proposal is being made by at least 10% of eligible electors in either the affected area in the Copper Coast Council or 10% of eligible electors in the entire Barunga West Council.

The Commission has therefore informed Mr Morphett that before the Commission will consider a general proposal, the Commission requires written certification from either;

1. The CEO of the Copper Coast Council verifying the eligibility of each elector and that the proposal is being made by at least 10% of eligible electors in the affected area in the Copper Coast Council, or,
2. The CEO of the Barunga West Council verifying the eligibility of each elector and that the proposal is being made by at least 10% of eligible electors in the entire Barunga West Council.

If a proposal is referred to the Commission, it is the Commission's responsibility to determine whether the proposal should be investigated. If the Commission determines that a proposal should be investigated, all affected councils will be notified of this decision.

Guideline 9 also outlines the engagement and consultation that the Commission will undertake when investigating proposals. The Commission must undertake thorough community engagement on proposals before making recommendations to the Minister. This would include close engagement with councils that may be affected by the proposal.

When discussing proposals, the Commission gives close consideration to the principles contained under section 26 of the Act. These principles are of fundamental importance to boundary change proposals and ultimately form the basis of any recommendation that the Commission may make to the Minister.

The information about the potential proposal from Mr Morphett along with the Commission's nine guidelines are available at—

[www.dpti.sa.gov.au/local\\_govt/boundary\\_changes](http://www.dpti.sa.gov.au/local_govt/boundary_changes)

I trust that this information is of assistance to you. If you have further questions, please contact Mr Thomas Rossini in the Office of Local Government on 7109 7443, or [boundaries.commission@sa.gov.au](mailto:boundaries.commission@sa.gov.au).

Yours sincerely



**Bruce Green**  
Chair, SA Local Government Boundaries Commission

21 August 2020

Attachments

1. Letter from Copper Coast Council CEO - 20 November 2019
2. Letter from Barunga West Council CEO - 11 December 2019



Mr Dale Talbot  
15/09/2021  
15/09/2021  
15/09/2021

Mayor Roslyn Talbot  
Copper Coast Council  
PO Box 396  
KADINA SA 5554

Mayor Leonie Kerley  
Barunga West Council  
PO Box 3  
PORT BROUGHTON SA 5522

**Mr Dale Morphett's Publicly Initiated Council Boundary Change Proposal**

I write to inform you that the South Australian Local Government Boundaries Commission (the Commission) has received a publicly initiated proposal from Mr Dale Morphett proposing a boundary change between the Copper Coast Council and the Barunga West Council in the area of Tickera (the Proposal).

The Proposal affects a number of land parcels from the southern edge of the township of Tickera through to Black Rock Road and Kinnear Road, Tickera (affected area) which are currently within the area of the Copper Coast Council.

The affected area is predominantly owned by Mr Morphett with a small number of other affected land owners along Myponie Point Drive and Morphett Road, Tickera.

Mr Morphett has proposed that the boundary between your Councils be moved so that the affected area is entirely within the Barunga West Council. A map of the Proposal is attached for your information.

The process by which the Commission deals with boundary change proposals is set out Chapter 3 part 2 of the *Local Government Act 1999* (the Act) and in the nine guidelines that the Commission has published that detail aspects of the boundary change process.

A requirement of a publicly initiated proposal is that the proposal be made by at least 10% of eligible electors in the affected area. The Commission has received confirmation from the CEO of the Copper Coast Council that this requirement has been met.

At its meeting on 15 September 2021, the Commission assessed the Proposal. When discussing a proposal, the Commission gives close consideration to the requirements of Guideline 6 and the principles contained under section 26 of the Act. These principles are of fundamental importance to boundary change proposals ultimately form the basis of any recommendation that the Commission may make to the Minister.

The Commission also determined that the Proposal will be considered as an administrative proposal, as defined by s 30(7)(a)(ii) of the Act, as, in the opinion of the Commission, the boundary change seeks to correct an anomaly that is generally



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boundaries.commission@sa.gov.au

recognised. The Proposal will therefore be inquired into in accordance with s 30 of the Act, and the mandatory requirements outlined in Guideline 9 – *Engagement and Consultation*.

The inquiry will include consultation with both affected Councils and the broader community.

I must emphasise that the Commission's determination to inquire into the Proposal does not mean that the Proposal has been recommended to proceed. A recommendation to the Minister regarding this Proposal will be made once the Commission has conducted and considered the findings of its inquiry.

Section 30(5) of the Act provides the Commission with the ability to make variations to an administrative proposal as the Commission thinks fit. Ultimately, the recommendation made to the Minister will, in the Commission's view result in the best outcome for the affected communities.

The Commission may request additional information from the affected Councils or from Mr Morphet in accordance with section 32A(1) of the Act as part of its inquiry.

To assist the Commission in undertaking its inquiry, I would appreciate it if you could nominate a staff member in your Council who can act as the primary contact person for the Commission.

After conducting an inquiry into an administrative proposal, the Commission will consult with the Minister on the matter in accordance with section 30(3), before finalising a report on the Proposal, including the Commission's recommendations.

I also advise that, under the Commission's publication policy, the information about the proposal has been made available at— [www.aqd.sa.gov.au/lghc](http://www.aqd.sa.gov.au/lghc)

Thank you for your Council's co-operation in this matter. If you have further questions, please contact the Commission on 7109 7164 or [boundaries.commission@sa.gov.au](mailto:boundaries.commission@sa.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bruce Green'.

**Bruce Green**  
Chair, SA Local Government Boundaries Commission

29 September 2021



LOCAL GOVERNMENT BOUNDARY SUBMISSION - TICKERA



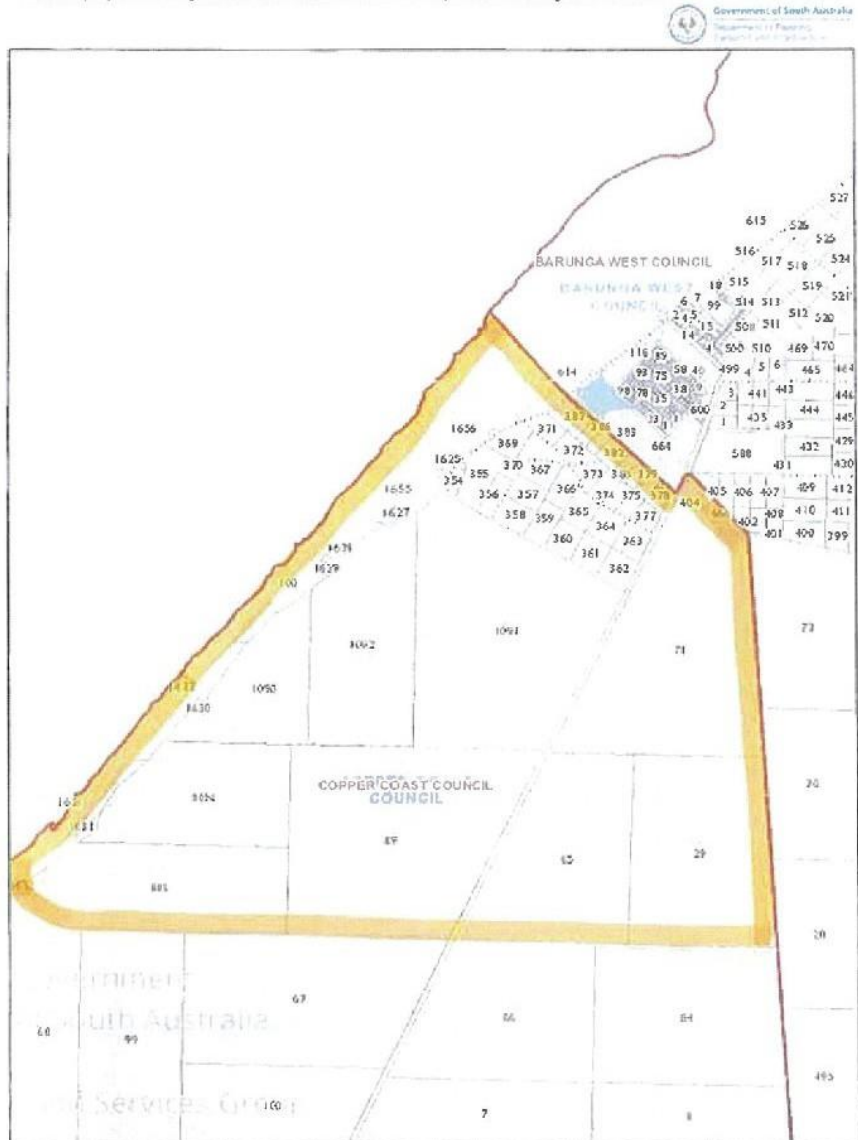
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Map of proposed boundary change – affected area highlighted in orange:

Land Services Group

The SA Property and Planning Atlas is available on the Land Services Group Website: [www.sa.gov.au/landservices](http://www.sa.gov.au/landservices)

Date created:  
March 19, 2020



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