

WHAT WE HEARD!

Publicly Initiated - Tickera Township Proposal

Council and Community Consultation

The Commission sought feedback from the two affected Councils (Copper Coast Council and Barunga West Council), local landowners and residents on a range of matters to assist the Commission's understanding of the community in and around the Tickera Township and how the community interacts with the affected councils.

The community consultation on this proposal **closed on 5 August 2022**.

The consultation has provided the Commission with some meaningful insights into the views of the affected Councils, the landowners in the affected area and the broader Tickera community.

In summary the key issues identified in the consultation feedback so far include;

Copper Coast Council – Summary of feedback

- The proposal is **strongly opposed** by the Copper Coast Council.
- The Council's submission notes that the history of the Copper Coast Council area is intrinsically linked to the subject area and it is the Council's view that the community of interest and economic focus of the subject area has stronger links to the Copper Coast Council than the Barunga West Council.
- 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.
- It is the Council's view that the proposal is principally driven to achieve a land use change over the affected area.
- The Council's view is that proceeding with the proposal will **not** result in more effective governance of the subject area. The Council's view is that the Copper Coast Council already has well developed governance arrangements in place that address local decision making and effective planning for the immediate and long term needs of the subject area.

Barunga West Council – Summary of feedback

- The Proposal **is supported** by the Barunga West Council.
- The Council advised that proceeding with the proposal would also allow the Council to consider this land within its future masterplan for Tickera. This is particularly important because one of the infrastructure priorities for the Tickera community is a formalised boat launching facility at Myponie Point, which is located adjacent to the affected area.
- Tickera has been identified by the Barunga West Council as a potential growth area and one of the options being considered in the development of the Council's future Masterplan for Tickera relates to the subject area.
- The Council advised that it is well placed to represent the interests of the affected landowners, in addition to providing each of the landowners with Council services.

Community Consultation – Summary of feedback

- Sixteen submissions were received during the community consultation stage from both residents within the affected area and from the broader community.
- 81% of the feedback from the community has indicated opposition towards the proposal

There were four areas that were most commonly raised by the community in the feedback provided, including;

Community of Interest

- Tickera residents predominantly use the services provided by the Copper Coast Council in Wallaroo and Kadina.

Land Use Planning

- Concerns that the proposed boundary change could lead to land use rezoning and then land division and development within the affected area, which some respondents do not support or have concerns about

- **Boundary History**

The boundary between the Barunga West and Copper Coast Councils has been in place for over 100 years through various Council amalgamations, and the real need for the proposed boundary change now is questioned.

Road Maintenance

- Questions were raised that if the proposal proceeded, it was unclear which council would be responsible for managing Black Rock Road and the Wallaroo/Tickera Road. This would need to be confirmed and agreed by the relevant Council.

The Commission will take into consideration all matters raised during the consultation in undertaking its inquiry and make a recommendation to the Minister for Local Government that the Commission believes is in the best interests of the community.

Clarification Matters

Rezoning and Land Divisions

While the proposal does not seek to amend the current land use zoning of the affected area, both Copper Coast Council and Barunga West Council provided information regarding past proposals to re-zone or subdivide the land, and possible future plans for the expansion of the Tickera township.

To clarify the Commission's role, the Boundaries Commission **is not** the relevant body to receive or make a decision on land use zoning, land use change or development approval/s. This is the responsibility of the State Planning Commission or the relevant Council.

- Under the *Planning, Development and Infrastructure Act 2016* (PDI Act), amendments to the Planning and Design Code (the Code) can be initiated by a range of parties including local councils, State Government agencies, joint planning boards, essential infrastructure providers and private parties with an interest in land.
- The PDI Act provides the opportunity for a member of the public or a Council to seek to rezone an affected area through a code amendment. These amendments are administered under the PDI Act through the State Planning Commission.

If the boundary change proposal were to go ahead, it does not mean that a land use zone change or land division would be supported by the State Planning Commission. A separate process under the PDI Act 2016 would need to be undertaken.

Next Steps

To gain further insight into the community's views, and to complete its consultation on this proposal, the Commission will visit Tickera to allow interested parties to provide further input or clarification into matters that have been identified through the initial consultation. The Commission is hosting individual hearings at the Tickera Community Centre on **29 September 2022 between 10:30am and 2:00pm**.

People wishing to discuss this Proposal should contact the Commission on Ph: 08 7109 7164 or by email to boundaries.commission@sa.gov.au to book a time. At the completion of the community consultation phase, the Commission will consider a final Inquiry Report in accordance with section 30 of the *Local Government Act 1999* and make recommendation/s to the Minister for Local Government in respect of the proposal.