

**South Australian Local Government Boundaries Commission**  
**Campbelltown City Council General Proposal – Outline of matters to be investigated**

The following five areas will form the basis of the inquiry:

1. Financial matters
2. Land use and planning matters
3. Council employee matters
4. Representation matters
5. Community and service matters

The Commission must also design and deliver an engagement plan in accordance with Guideline 9 as part of the inquiry. The engagement plan will take the five above mentioned areas into consideration to ensure that the affected councils and communities are provided with the opportunity to make their views known on all relevant matters.

The matters detailed below will be fully investigated in relation to the affected councils. The role and performance of similar (but not affected) councils may be included or referenced in the inquiry, so far as it informs the Commission’s recommendations to the Minister for Local Government.

**1. Financial Matters**

Item number	Requirement	Reference in the Local Government Act/ Guideline	Matters that the investigation must cover
1	Financial implications	S 31(3)(b)(i)	<ul style="list-style-type: none"> <li>• Potential impact on operating revenue for affected councils, analysing impact on:               <ul style="list-style-type: none"> <li>○ general rates</li> <li>○ service charges</li> <li>○ other fees and charges</li> <li>○ grants (particularly Financial Assistance Grants).</li> <li>○ any other relevant operating revenue</li> </ul> </li> <li>• Potential impact on operating expenses for all affected councils.</li> <li>• Future financial impacts (short and long-term) on all affected councils’ operating budgets if a boundary change was implemented.</li> <li>• Analysis of estimated total revenue against estimated total expenditure for affected councils.</li> </ul>

Item number	Requirement	Reference in the Local Government Act/ Guideline	Matters that the investigation must cover
2	Division of assets and liabilities: land and buildings, plant & equipment, cash, investments, interests in any 'business activities', debtors	Guideline 4	<ul style="list-style-type: none"> <li>• Identification of all council owned assets and liabilities and those in the care, control and management of each affected council.</li> <li>• Identify impacts that the division/loss of these assets may have both financially and in service provision for the affected councils.</li> <li>• Identify any issues for the affected communities that would remain as a result of the division/loss of assets.</li> <li>• Identify any impacts of the transfer of these assets on affected councils, including operating budgets / asset management, Statement of Financial Position, and capital works programs in the context of each council's Long-term Financial Plan.</li> <li>• Identify any impacts of the transfer of these assets on affected councils and their communities with respect to servicing and managing assets during emergencies, e.g., flooding, fire, trees across roads, closing roads</li> </ul>
3	Impact of any significant contracts (e.g., waste management)	Guideline 4	<ul style="list-style-type: none"> <li>• Identify all significant contracts held by the affected councils, and any impacts of the proposal on them.</li> </ul>
4	Assessment of any significant differences in rating policies of the councils involved, the impacts on ratepayers and how these are to be addressed in both the short and longer term.	Guideline 4	<ul style="list-style-type: none"> <li>• Identify changes in rates that may apply to rateable properties within the affected areas based on the affected councils' current rating policy.</li> <li>• Identify any impact of rating changes on ratepayers, and any suitable measures to address impacts in the short to medium term if necessary.</li> </ul>
5	Assessment of any significant differences in fees and charges of the councils	Guideline 4	<ul style="list-style-type: none"> <li>• Identify all fees and charges currently in place for affected councils, and the impact on councils and ratepayers from any necessary changes to these.</li> </ul>
6	Existing grant arrangements relevant to affected area (including both Financial Assistance Grants and specific grants)	General Refer 31 (3)(b)(i)	<ul style="list-style-type: none"> <li>• Identify any existing grant agreements that would be affected by this proposal.</li> <li>• Identify any infrastructure or general projects that have received grant funding and are not yet completed and propose measures to transfer acquittal or reporting requirements if necessary.</li> </ul>

Item number	Requirement	Reference in the Local Government Act/ Guideline	Matters that the investigation must cover
7	Impact on any property-based services (e.g., CWMS)	General Refer 31 (3)(b)(i)	<ul style="list-style-type: none"> <li>Identify property-based services offered by affected councils, and the impact that a boundary change may have on the management of these services (including consideration of any applicable service charge or rate).</li> </ul>
8	Assessment of any significant differences in service levels provided by the councils	Guideline 4	<ul style="list-style-type: none"> <li>Assess the service levels provided by affected councils and identify any impact that a boundary change may have on the delivery of services to ratepayers and councils.</li> <li>Propose any measures to address differences in service provision across affected areas in the short to medium term.</li> </ul>

## **2. Land use and planning matters**

Item number	Matter	Reference in the Act/ Guideline	Matters that the investigation must cover
1	Potential conflicts that may arise from existing patterns of land use if the proposal was implemented	Guideline 4	<ul style="list-style-type: none"> <li>Identify any significant conflicts in land use patterns, including any potential interface issues with future or existing growth areas.</li> <li>Identify any land management issues that may arise with a transfer of areas– e.g., open space, stormwater, significant easements.</li> <li>Review and identify any significant differences in planning policies between the affected councils</li> <li>Identify any variances in development controls that may impact on development/growth if a council boundary change was implemented.</li> <li>Identify current or previous planning studies and outcomes that are relevant to the affected councils/areas, including demographic, growth projections, infrastructure needs/demands.</li> <li>Identify any existing or potential environmental impacts that should be considered.</li> <li>Assess the capacity of the affected councils to manage significant future growth areas.</li> <li>Identify any existing infrastructure deeds that may be affected by a boundary change.</li> <li>Assess how the affected councils could facilitate effective and sustainable planning, development, and protection of the environment if a boundary change was implemented, having particular regard to the Adelaide Hills Face Zone management.</li> <li>Consider the impact of any existing land management agreements.</li> </ul>

			<ul style="list-style-type: none"> <li>• Identify the applicable CFS bushfire regions, other regional bodies or structures and the implications of the boundary change on these regions.</li> <li>• Review the By-laws of each council and the implications of the differing provisions to the affected residents.</li> <li>• Assess the disaster preparedness, response, and recovery arrangements of each council in terms of their ability to adequately respond to emergency events susceptible in the affected area.</li> <li>• Assess the biodiversity and environmental management requirements of the affected area and each councils' level of expertise.</li> </ul>
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### **3. Council Employee Matters**

<b>Item number</b>	<b>Matter</b>	<b>Reference in the Act/ Guideline</b>	<b>Matters that the investigation must cover</b>
1	The impact on the various rights and interests of any council employees affected by the general proposal	Guideline 4 Section 31(3) (b)(iv)	<ul style="list-style-type: none"> <li>• Identify the rights and interests of council employees affected by the proposal.</li> <li>• Identify any significant difference in any workplace agreements or conditions such as an enterprise bargaining agreement.</li> <li>• Propose arrangements that may need to put in place in the short to medium term to manage any impact on employees.</li> </ul>
2	Implications for council employees, including any proposed transfer of staff and conditions of employment	Guideline 4 Refer 31(3)(b)(v)	<ul style="list-style-type: none"> <li>• Identify any workforce or human resourcing issues that may result from a boundary change, including any need for transfer of staff.</li> <li>• Assess conditions of employment in affected councils, identify any impact of a boundary change and propose any arrangements that may be necessary to manage this.</li> </ul>

#### **4. Representation Matters**

Item number	Matter	Reference in the Act/ Guideline	Matters that the investigation must cover
1	Impact on internal structure and representation of councils, and how this will be dealt with in the short and longer term	Guideline 4	<ul style="list-style-type: none"> <li>• Identify the current representation for all areas impacted by the proposal</li> <li>• Recommend the future of representation of all areas that may be affected by a boundary change, with particular attention to any impact on ward quotas within affected councils</li> <li>• Consider any previous structural changes or reviews relating to the affected councils, and whether these have any impact or relevance to potential change arising from this Proposal.</li> <li>• Consider the most recent representation review completed for each council.</li> <li>• Consider the current and proposed federal and state electorate boundaries impacted by the proposal.</li> </ul>

#### **5. Community and Services**

Item number	Matter	Reference in the Act/ Guideline	Matters that the investigation must cover
1	Community of interest	S 26(vii) and related s 26 principles	<ul style="list-style-type: none"> <li>• Advise on community members' identification as members of a particular local and/or regional community</li> <li>• Identify any economic, recreational, social, regional, or other kind of communities of interest and how these communities of interest contribute to the community structures, values, expectations and aspirations that may be affected if a boundary change was implemented and what impact this might have</li> <li>• Assess whether a council boundary change would result in a significant division within an existing community</li> </ul>
2	Ability of communities to access council services and relevant communication issues between councils and communities	Guideline 4	<ul style="list-style-type: none"> <li>• Assess how community members in affected areas access and use services and facilities provided by their own or nearby councils</li> <li>• Identify any impact on this access that may arise from a boundary change</li> <li>• Assess current activities and engagement between affected communities and councils, including participation in local decision making, and identify any impact that a boundary change may have on these relationships</li> </ul>

			<ul style="list-style-type: none"><li>• Identify existing relationships between affected councils and social, recreational, and sporting groups, and the impact that a boundary change may have on this relationship or the operation of the group.</li><li>• Determine if all affected councils would be in a position to offer its communities a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis if a boundary change was implemented</li><li>• Resident accessibility to federal and state government funded support services (often provided through councils, e.g., HomeAssist).</li></ul>
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### **Engagement requirements**

The Commission must undertake engagement into the inquiry to meet both the requirements of the *Local Government Act 1999* (the Act) and Guideline 9.

### **Legislative and Guideline requirements**

Section 31(3)(b) of the Act requires the Commission to consider—

- The extent of support for the general proposal within the affected community
- The extent of support for the general proposal of any council affected by the general proposal

Section 27(3)(b) of the Act requires that the Commission's guidelines must specify requirements relating to consultation that must be undertaken for the purposes of inquiries, including consultation with the community, councils affected by the proposal and entities that represent the interest of council employees affected by the proposal.

Accordingly, the Commission's Guideline 9 outlines the Commission's approach to consultation and engagement. This requires the Commission to design an Engagement Plan aligning with the engagement principles in the Guideline, and that is tailored to the engagement necessary to each Proposal.

### **Requirements for the inquiry**

To meet the Commission's requirements, it is proposed that an investigator will be appointed to—

1. Design an Engagement Plan for the Commission's approval in relation to the Campbelltown City Council's proposal. This Engagement Plan must be in accordance with Section 31(3) of the Act and Guideline 9. This will be designed in consultation with affected councils and based on the four Engagement Principles.
2. Deliver the approved Engagement Plan and provide a report to the Commission, in accordance with s 31(4)(b) of the Act.