



Office of the Mayor

28 June 2022

Mr Rob Donaldson
Chair
South Australian Local Government Boundaries Commission
GPO Box 2329
ADELAIDE SA 5000

Dear Mr Donaldson

Campbelltown City Council – Stage 2 Boundary Change General Proposal

Thank you for your letter dated 6 June 2022 and for the opportunity to provide further information to the Commission.

As requested, I have attached the following information:

- (a) Further information about the advantages and disadvantages of the Proposal
- (b) Clear cadastral and topographic map/s of the Subject Area that clearly display the proposed boundary line relative to properties and landform and landscape features of the proposal area relative to adjacent areas of Campbelltown City Council.

I trust that this information will provide the appropriate information to further inform the Commission's consideration. Please don't hesitate to contact me should additional information be required.

Yours sincerely

Jill Whittaker
Mayor

ATTACHMENT (a): ADVANTAGES AND DISADVANTAGES OF THE PROPOSAL

CCC (Campbelltown Council)'s proposed boundary realignment focusses on:

- Formalising the existing (and future) Community of interests, which currently extends beyond its existing eastern boundary
- Ensuring that people who are part of the Campbelltown Community are able to influence decisions affecting their quality of life and local services in their community
- Ensuring that people who are part of the Campbelltown Community are represented in the area they live
- Planning for the future growth of Hamilton Hill as it continues to develop to ensure the infrastructure is managed holistically

This is underpinned by the following principles:

- Strong existing communities of interest
- Economic and efficiency gains for both Councils
- The physical attributes and location of the subject (proposed realignment) area align with those of a metropolitan Council in character
- Better management of assets between the subject area and CCC
- Ability for AHC (Adelaide Hills Council) residents from the subject area to better influence and shape the services that they currently enjoy
- Formalising existing relationships and the sense of belonging that the majority of residents of the subject area have with the CCC area
- Formalising the strong relationship that exists between Rostrevor College and CCC

This Council boundary was determined over 150 years ago and there is significant evidence that the communities of interest have shifted and no longer match the current boundary. Local Government is all about 'local'. Our role is to serve our local Community and to represent their needs.

Local by definition means characterised by or relating to position in space, relating to or occurring in a particular area, city, or town, located or living nearby and existing in or belonging to the area where you live.

The residents in the subject area are local. Largely, they recreate, play sport and shop etc in CCC. It would be rare that they would do any of that in the AHC area. Formalising their relationship with their local Community will provide stronger community connection and a greater sense of belonging, as well as enabling them to have a say in shaping the future of their local area. Becoming part of CCC would also enable them to join Council Committees or stand for Council elections and have greater ability to influence the Community they live in.

The recent announcement of the boundaries of Morialta Secondary College based in CCC supports this concept of local. The school zoning includes the entirety of Rostrevor and the suburb of Woodforde (including Hamilton Hill) which is the exact area that Council is proposing should be included in the CCC area.

It is also an anomaly that residents from AHC in the subject area are required to travel through CCC to access the Council office or facilities in AHC.

The following pages outline the advantages and disadvantages of the proposed boundary realignment.

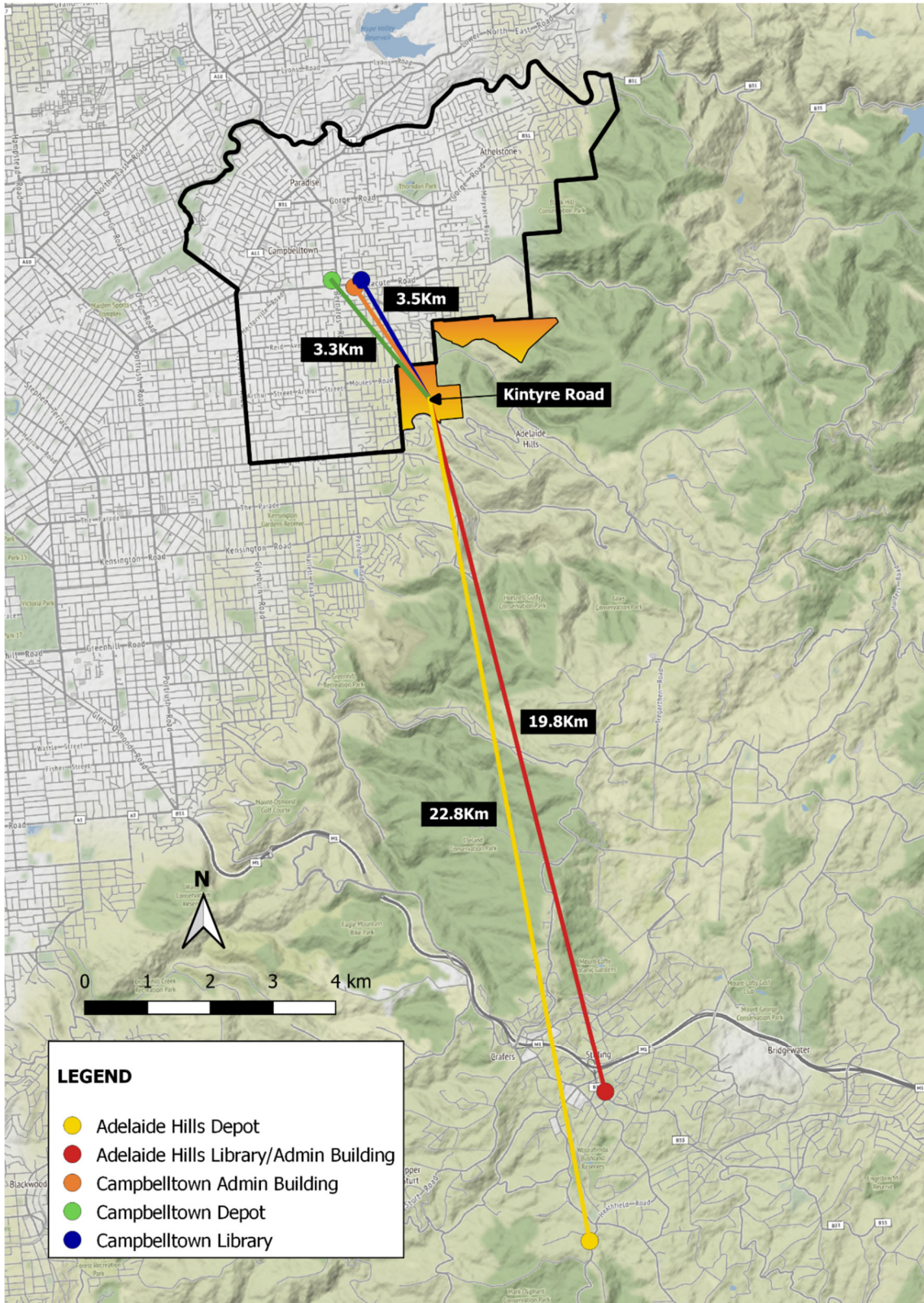
ADVANTAGES

To Adelaide Hills Council Residents (in the subject area):

- **Formalising the existing (and future) Community of interest:** for many residents in the subject area the Campbelltown Community and facilities are part of their everyday. They recreate, play sport, interact, have social networks etc in CCC and it makes sense for them to be included as part of our Community. This could foster a greater sense of connection and belonging for those residents and importantly provide them the right to have a say and influence how the services and facilities they use are shaped in the future. For AHC residents who feel an affinity with the CCC area and the people who live in CCC, becoming part of CCC would increase and formalise that sense of belonging.
- **Close proximity to Council services:** Being close to the Community means shorter travel times and more efficient response times. This is no reflection on service levels of either Council, rather a practical and logical statement. All things being equal, distance and location alone means that CCC will be in a better position to respond quickly to fallen trees, blocked stormwater, lost or wandering dogs, or dangerous potholes, to cite a few examples.
- **Cheaper rates for at least the same or improved levels of services:** Most ratepayers in the subject area would receive a reduction in Council rates. This is outlined in the submission and based on rate increases since 2020 this differential (saving) would now be greater.
- **Faster response to emergencies:** shorter distances to the depot means that CCC can respond within minutes to emergencies and safety issues. For example the picture below shows water which regularly ponds after rain at the intersection of Glen Stuart Road and Morialta Road adjacent Rostrevor College which creates a road safety hazard and is more effectively managed by CCC. In a storm event AHC will be faced with prioritising many other dangerous situations on rural roads in comparison to the quieter backstreets of the metropolitan area under consideration.



- Closer proximity of Council services for AHC Residents who need or want to engage with their Council in person:** This proximity (shown in the map below) also means quicker response times as outlined in the point above and for things such as fixing potholes, removing fallen trees, animal management, building inspections, delivery or collection of items etc.



- **Stormwater Management:** One Council would be able to better manage the Stormwater issues, particularly in the vicinity of the new Hamilton Hill Development which has put pressure on CCC's stormwater and creek system.
- **Traffic Management:** CCC has been instrumental in addressing the traffic management and car parking issues on Glen Stuart Road in front of the Hamilton Hill Development and Stradbroke Road where the newly developed Morialta Mukanthi Conservation Park Playground has been built. It makes sense that one Council would manage these issues more effectively and efficiently
- **Rostrevor College:** CCC has a strong relationship with Rostrevor College despite it not being in the CCC area. Examples of our strong connection with the College include:
 - Student representatives have been appointed to CCC's Youth Advisory Committee for the past 20 years
 - Immunisations provided to students at Rostrevor College by Eastern Health Authority (funded by CCC)
 - Australian Day Young Citizen of the Year Nominees and winners
 - NAIDOC Award recipients
 - Personal Achievement Grants provided to College Students
 - Included in consultations with other Schools in the area
 - Students performing at Citizenship ceremonies
 - Participated in Youth Talent nights
 - Provided footpaths opposite the school to assist with pedestrian movements at their request
 - Discussed and consulted regarding pedestrian crossings at the school
 - Committed to constructing a footpath (as requested) in front of the school (on the AHC side of the boundary) if the boundary realignment proceeds
 - Discussed a potential joint venture between CCC and the College on the College site adjacent their oval, The Womma.
 - ROCS (Rostrevor Old Collegians) Football team have made their home base in CCC and are now enjoying the newly developed Campbelltown Memorial Oval.

CCC wishes to engage with the College in a stronger way and things like joint ventures are problematic on a site which is not in the CCC area. CCC agrees with the school that a footpath is needed on the eastern side of Glen Stuart Road (especially adjacent the bus stop) however as this is in the AHC area means that CCC can't assist with these works.

- **Defines a better delineation to the Hill Face "hills" Zone**

- **Programs to support older residents:** Older people will have access to CCC's CHSP program, door to door transport services, social programs, transport to medical appointments etc. It is difficult when a resident on one side of the street can access these services, and a resident on the opposite side of the street is unable to. Funding agreements align with Council boundaries and CCC is unable to assist these residents, despite the fact that they may have strong connections with our Community. AHC may be able to assist these residents however the timing of these services and the length of the journey is different to their friends and neighbours across the road.

To Adelaide Hills Council

- **Efficiency gains** in not having to travel the distance to service this area.
- **Reduction in asset management responsibility.**
- **Cost savings** in serving the subject area which would allow AHC to focus on the remainder of their Council area and not have to deal with the expectations/demands of a small metropolitan section of their council which is significantly different to the small town, rural nature of AHC
- **Supports the AHC Strategic Boundary Review** conducted in 2020.

To Campbelltown Council Residents

- **Communities of Interest:** – CCC residents would enjoy the opportunity to welcome their AHC friends who they already recreate, educate and socialise with. Strong communities of interest already exist and residents are often surprised to learn that residents in the subject area do not already belong to CCC. Formalising this existing relationship makes sense to CCC residents and would reinforce the strong bonds that already exists between families, sporting groups, students, environmental groups and community groups.
- **Rostrevor College:** – a large proportion of students at Rostrevor College reside in the CCC area and don't understand that the College is not in the council area. The students and College will benefit from the strengthened relationship that will occur if the College is within the CCC boundary including a more holistic approach to managing traffic issues for student safety.
- **An equitable funding model:** Currently CCC ratepayers are subsidising the stormwater management and creek management issues created by Hamilton Hill and are having to deal with increased traffic and parking issues that would be better funded and managed by one Council.

To Campbelltown Council

- **Increase in rates income** (offset by increased expenditure to service the subject area).
- **Better traffic management and stormwater controls:** The subject area has two creek catchment areas creating flooding risks caused by the significant increase in infill development. The impacts on housing downstream can be better treated when managed by one Council through mitigating flooding issues whilst maintaining environmental values.
- **Supports Council's role and function** as outlined in Section 6 and 7 of the Local Government Act 1999 and will enable CCC to act as a strong representative for its wider community and deliver efficient services in a socially just, economic, efficient and sustainable manner.
- **Supports the Section 26 Principles of the Local Government Act 1999**, notably using the resources available to local communities in an economic manner and fulfilling CCC's role and function fairly, effectively and efficiently.
- **Representation for residents** who regularly use Council services, recreate and 'live' in the CCC area.
- **Better long term asset management** as the subject area becomes sensibly integrated with neighbouring CCC areas and respective assets.
- **Improved community outcomes with partnership projects through other arms of government.** CCC has an excellent track record of attracting grant funding for much needed projects that benefit the Community.
- **Better strategic planning and master planning** eg the southern transport plan, footpath connectivity, storm water management, open spaces, and creek management.
- **Delivers what the 1973 Royal Commission into Local Government Boundaries identified as the best way forward almost 50 years ago:** It would be a great example of Local Government moving forward without politics preventing the right decisions being made. The Royal Commission noted that while there was no push for this change from either area at the time that a change made sense as outlined in this submission.
- **Streamlined and Efficient Consultation:** CCC often has to consult with AHC regarding adjacent areas on relevant matters. This adds time and complexity to the consultation process. Having these residents in one Council will reduce the need to consult with AHC and significantly streamline the process.

DISADVANTAGES

To Adelaide Hills Council Residents (in the subject area):

- **The fear and consequent opposition of some AHC residents that the planning rules in the subject area will change to allow more intense development to occur:** CCC is committed to maintaining the current zoning of the subject area and recognises the natural beauty of the Hills Face Zone. Increased traffic and stormwater management associated with more housing make this equally unappealing to CCC residents. In addition, the State Government is the final decision maker when it comes to changing a Development Plan so any changes will be at the bequest of the incumbent State Government.

To Adelaide Hills Council

- **Loss of rates income** (offset by a reduction in expenditure for the subject area).

To Campbelltown Council Residents

- **Nil.**

To Campbelltown Council

- **The condition of assets in the relevant area is unknown** to CCC at this time. This could be a significant risk.

ATTACHMENT (b): CADASTRAL AND TOPOGRAPHICAL MAP

