

# Hands Off!

**Say NO**

To Council boundary realignment

November 2019



*Take your pick.* Woodforde and Morialta's quiet, semi-rural ambience is in stark contrast to Campbelltown's intensive, often ugly infill.

## Campbelltown Council takeover threatens our area

Campbelltown Council's push to takeover Woodforde and the Morialta area of Rostrevor has sparked a spirited backlash from concerned residents.

The first information session on the issue, run by the Adelaide Hills Council in September, drew a large crowd of concerned residents from both Woodforde and the Morialta area.

The overwhelming sentiment of residents who spoke or posed questions during that session was against the proposed annexation, which Campbelltown Council is putting to the Boundary Commission.

It claims that Adelaide Hills

ratepayers are using its services and infrastructure without paying.

The Campbelltown Council also says that some Adelaide Hills ratepayers have told the Council in the past that they wished to "join their community" – but it won't indicate how many.

Campbelltown is continuing to develop its case to the Commission and will run its own community consultation sessions in due course.

Meanwhile, Adelaide Hills Council is currently surveying its Woodforde and Morialta residents.

Please take the time to complete the survey form which you will receive in

the post and return it to the Council, making your position clear.

It is vital that residents speak up strongly and clearly during this process – before it's too late.

Campbelltown has already urged its ratepayers outside of Woodforde and Morialta to raise their voices during the consultation process, even though they will not be personally affected by the review.

**But your voice, as an Adelaide Hills resident and ratepayer who is actually impacted by any change, should be the only one that carries any real weight.**

**Say  
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To Council boundary realignment



Quiet, tree-lined streets of Woodforde, with elevated views out to the city and Gulf – perfect targets for infill and still more development.

## Rates claimed as a reason to switch

Lower rates have been suggested as one of the justifications for a move to Campbelltown – but what’s the real story?

Promoting the boundaries push in a letter recently distributed to all Woodforde and Morialta residents, Campbelltown Mayor Jill Whittaker claimed that her Council had “the lowest average rates in the metropolitan area.”

But what does “lowest average rate” mean exactly?

Does it have something to do with property valuations in Campbelltown

Council? Or is it based on the average house prices?

Perhaps it is the average of residential, commercial, industrial, primary production etc.

As with many other statements made by either Campbelltown Council or its Mayor on this issue, specifics are lacking.

It is the residential rate in the dollar that actually counts – that’s what is applied to your home’s valuation and determines your annual rates bill.

A quick check of neighbouring councils in fact reveals that, apart from

Tea Tree Gully Council, Campbelltown has – by a considerable margin – the highest residential rate in the dollar of adjoining metropolitan councils:

Campbelltown	.003005037
Port Adelaide Enfield	.00248
Walkerville	.0022738
Norwood Payneham	.00223830
Burnside	.00216000

**On this basis, perhaps we should be asking Burnside Council if they would like to take us over, as it has the cheapest rate in the dollar!**

## Slightly cheaper – but it’s not worth the risk

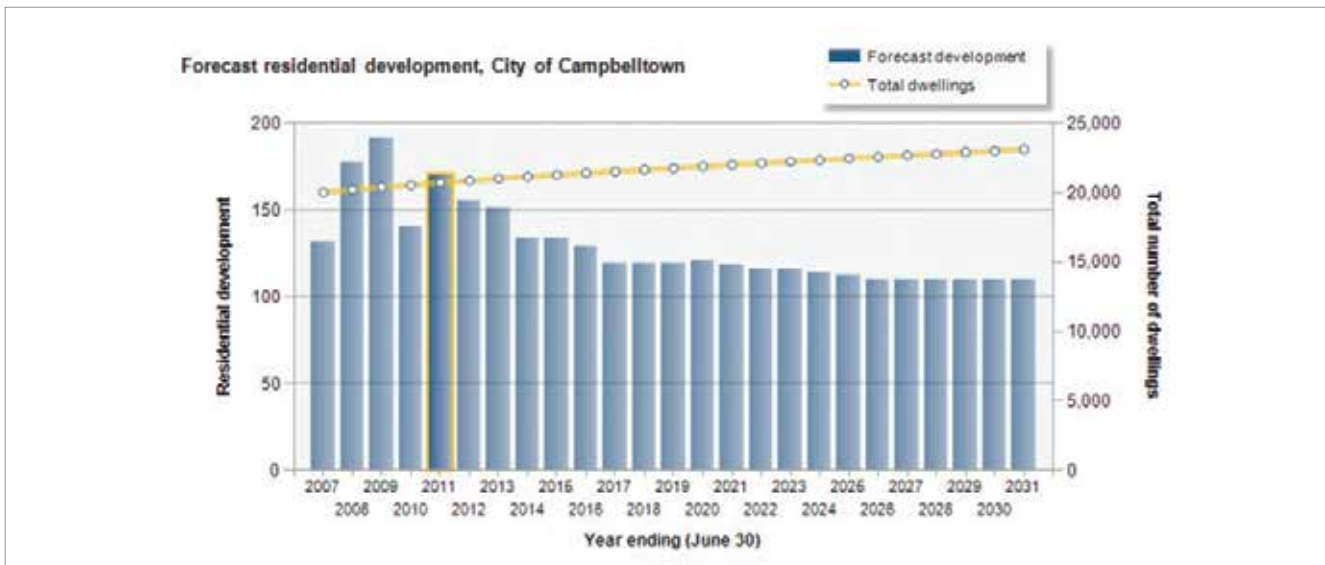
Annual rates 2019/20		Valuation	
<b>Adelaide Hills</b>		<b>\$700,000</b>	<b>\$850,000</b>
Rate in the \$	0.002469	\$1,728.30	\$2,098.65
Fixed charge		\$662.00	\$662.00
NRM levy	0.00009805	\$68.64	\$83.34
<b>Total rates</b>		<b>\$2,458.94</b>	<b>\$2,843.99</b>
<b>Campbelltown</b>		<b>\$700,000</b>	<b>\$850,000</b>
Rate in the \$	0.00305037	\$2,135.26	\$2,592.81
NRM levy	0.00009805	\$68.64	\$83.34
<b>Total rates</b>		<b>\$2,203.89</b>	<b>\$2,676.16</b>
Current saving		\$255.04	\$167.84
Per week		\$4.90	\$3.23

Campbelltown’s annual rates are currently nominally cheaper than Adelaide Hills’ but analysis shows that the saving is only marginal, and reduces and eventually zeros out as the assessed rateable value of your property increases.

Adelaide Hills’ basic rate in the dollar is actually lower but it also applies an additional fixed charge to all residential ratepayers, currently \$662 a year.

AHC staff told the recent September public information session at Rostrevor College that the mean rateable valuation in Woodforde / Morialta was \$700,000 – which would mean an average \$220 a year saving – and that will reduce as assessed property values rise over time.

**That’s the price of a cup of coffee per week. Is that sort of saving worth it for the real risks to the amenity, character and heritage of our area?**



• Graph from the Campbelltown City Council Strategic Plan, page 19

# Campbelltown Council hooked on a stream of development dollars

Campbelltown Council is set to approve more than 1,100 new dwellings in the next 10 years.

How will this affect your area? Campbelltown’s own economic planning documents provide some alarming clues.

*With 2,105 persons per sq. km, Campbelltown has one of the highest population densities among South Australian LGAs. It is expected that Campbelltown will experience strong population growth out to 2031 at a compound average growth rate of 1.1%*

- From the 2020 Campbelltown City Council Economic Development Plan, page 12

*The economic driver of demand growth and expenditure will come from population growth, residential infill, attracting tourists and others to the area.*

- From the 2020 Campbelltown City Council Economic Development Plan, page 22

*Economic development in general has historically been and is currently driven by residential development and property tax (rates) revenue. High population density increases demand for services, public spaces and public transport. The large number of businesses servicing the local resident population in Campbelltown is consistent with increasing residential density. Increased density in housing and mixed-use developments will further support this.*

- From the 2020 Campbelltown City Council Economic Development Plan, page 14

*The Council area is principally a residential area that has only a small amount of greenfield space available for future development. Consequently the majority of development likely to occur within the council area during the Plan period is anticipated to be residential infill development . . .*

- From the Campbelltown City Council Strategic Plan, page 19

Campbelltown has run out of greenfield sites and is keen to expand into low-density areas in Rostrevor and Woodforde.

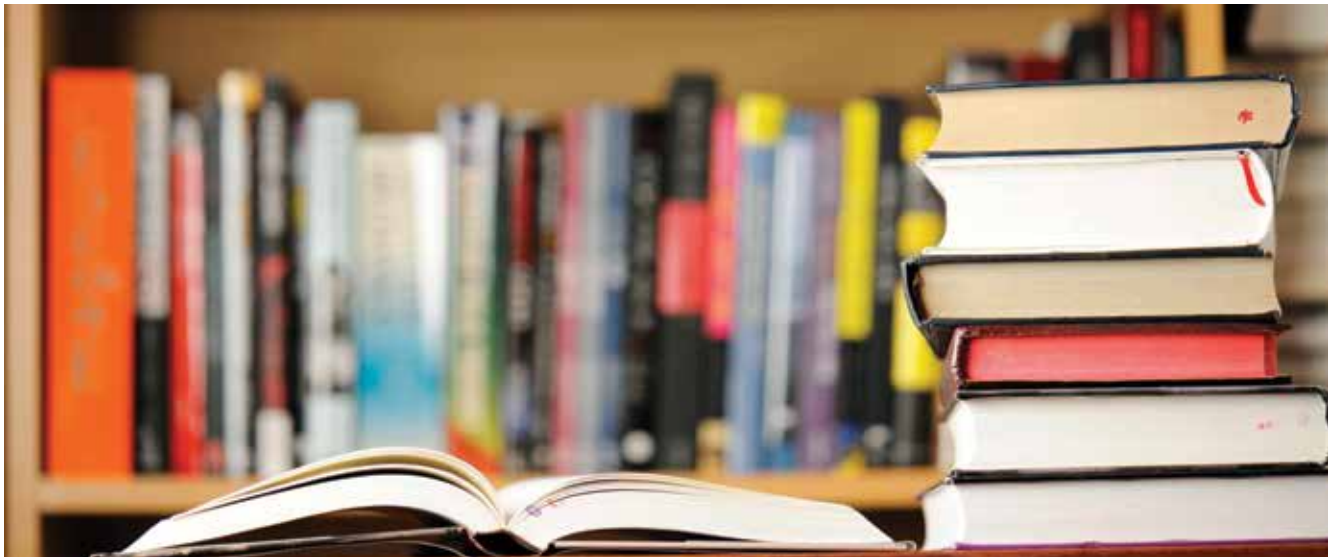
Whatever guarantees the Campbelltown City Council makes need to be measured against that Council’s objective of ongoing population growth and property development.

Adelaide Hills Council has an abundance of greenfield sites and can therefore meet growth targets without recourse to infill and high-density housing.

AHC policies are not dependent on compromising the quality of life of residents.

Which would you rather have for your street?





Adelaide Hills ratepayers who may, or may not, borrow from the State Government-supported Campbelltown library, are an insignificant part of total borrowers and it is fanciful to suggest that they would add anything to the cost of running the library.

# Residents branded freeloaders to justify boundary change

Woodforde and Morialta residents are being labelled freeloaders as Campbelltown Council seeks to justify its claim on our area.

Adelaide Hills ratepayers are alleged to be using services they don't pay for and have no right to.

This, together with the suggestion that some have in the past "expressed a desire" to be part of Campbelltown, are the two major issues used by that Council to explain why it has approached the Boundaries Commission for the review.

Earlier this year Campbelltown Mayor Jill Whittaker told the Press that her Council was "subsidising" Adelaide Hills residents who used Campbelltown's libraries, sporting clubs and roads.

And former Mayor Simon Brewer, who continues to lobby strongly for the takeover, is pushing the same argument to justify realignment.

"At present you are providing the residents of this land-locked area roads, playing fields, meeting spaces, library and many other services for

which they pay nothing," he has told Campbelltown residents and ratepayers. "That is unfair. It is not like any other boundary situation that I am aware of."

All of these claims will have to be backed up with credible supporting data if Campbelltown, also a 'land-locked area' whose residents use the roads, playing fields, meeting spaces, and libraries of other council areas, is to progress its submission through the next stage of the Boundaries Commission's process.

## Libraries part of a Statewide network



Some AHC residents may well use the Campbelltown library. Many are also known to use the State Library in the City of Adelaide and the Burnside Library.

If a Hills ratepayer happens to borrow a book, does this create a need for Campbelltown to hire another librarian? Or do borrowers actually simply present their books at the self-

checkout barcode scanner?

Council libraries, wherever they're located, are part of a Statewide network and receive significant State funding, to an average of about 25%.

In 2018, for example, Campbelltown received a Library Operating Subsidy of \$166,000 and a Library Materials Grant of \$181,000 (refer to Council's 2018 Annual Report). The total the

previous year was \$310,000.

How many AHC residents are recorded as regular Campbelltown library borrowers? And if some are, they are using the Statewide One Card public library network, which means borrowers could just as well be reading books drawn from the Kimba, Marion, Snowtown or Norwood libraries as those from Campbelltown.

# So what are they offering?

What does Campbelltown City Council offer that Adelaide Hills doesn't?

## Rubbish collection

The same East Waste contractors would continue to pick up our household waste and green bins.

One 'at call' hard waste collection would still be offered to each residence per financial year. This free service is currently provided by East Waste on behalf of both Adelaide Hills Council and Campbelltown.

## Roads

The same low-traffic-volume internal roads would continue to be maintained at minimal and similar cost to whichever Council controls the area.

## Home support program

Both Campbelltown and Adelaide Hills offer a range of services for frail older people and younger people with a disability.

These programs are jointly funded by the Australian Government Department of Health and the



Government of South Australia Department for Communities and Social Inclusion.

And modest fees apply, whichever Council area you're in.

## eWaste drop-off facility

A great service – but it is funded by the State Government's Green Industries SA, just as the AHC facility and others all around the metro area are similarly State-financed.

## Parks, reserves and ovals

These are available all over Adelaide. Who hasn't visited Wigley Reserve at Glenelg or Victoria Park in the City?

Black Hill and Morialta Conservation

Parks are listed by Campbelltown as attractions in their district. They're actually both in the AHC area – but that's irrelevant, as they're both State-owned and funded.

## Sports & recreation

Rostrevor and Campbelltown tennis clubs, for example, are doubtless fine organisations but these sporting groups all offer memberships to the general public and, quite reasonably, charge annual fees.

Being a Campbelltown Council ratepayer doesn't provide free membership or access.

## Meeting rooms and halls

Campbelltown's venues are for hire to the public and have their costs listed in the Schedule of Fees & Charges.

Campbelltown's Function Centre, for example, is commercially promoted as "a sensational venue, perfect for weddings, engagements, special birthdays, christenings, conferences, meetings and more." In other words, it's open for business at a price and available to anyone from anywhere who is prepared to pay.

## "They use our roads" Well no we don't, actually

Virtually all of the major exits from Woodforde and the Morialta area of Rostrevor are State Government roads or jointly maintained by both Councils.

Is it an issue for Campbelltown when residents of Woodforde / Morialta, or even their own ratepayers, travel to the city, traversing Norwood-Payneham-Saint Peters? Or head for the Hills via Burnside? Or go to work in the City?

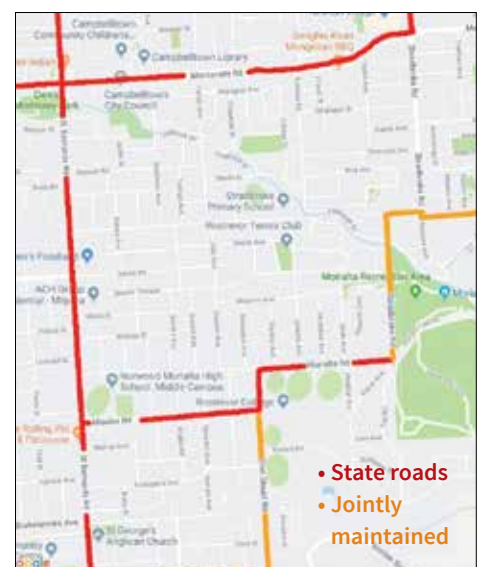
Are the Campbelltown residents, or those from anywhere in the metro area, who daily tread our footpaths or drive our roads to access the Morialta Conservation Park, somehow seen as freeloaders?

The "they use our services" line is now a standard argument from Councils looking to grab some of the neighbours' territory.

It was trotted out by Marion Council in its recent push for a slice of Onkaparinga and then by Holdfast Bay looking to annex a chunk of Marion.

In fact, the Holdfast Bay Mayor even justified that Council's claim for part of Marion's area by saying "they're zoned to our schools, they use our beaches."

Give us a break – State Government or privately-funded schools and beaches which are Crown Land for the public use of all!





## Our view

*That part of Rostrevor called 'Morialta' doesn't look the way it does by accident. The MRA was set up 50 years ago to enhance its bush-like, semi-rural character and to protect it from those that would, for a quick buck, turn the place into a concrete jungle. We have also acted to protect the Morialta Conservation Park. Over the years the MRA and its members have, among other things, fought off multiple developers (including a recent attempted large-scale threat); under-grounded our power lines; inspired the purchase of parts of the Morialta Conservation Park to save it; and secured 16 hectares of land for the Park. This rates and revenue-driven foray by the Campbelltown City Council – and that's all it is – is just the latest in a long line of battles we have had to fight. The CCC has money on its mind. We have the preservation of a unique part of Adelaide on ours. Woodforde residents have seen first-hand what 'development' can look like, with many houses in 'Hamilton Hill' no more than about 5 metres (or 3 or 4 steps) wide.*

**Together, we can all protect both Woodforde and Morialta – but everyone has to make their individual voice heard – loud and clear!**

Published by:  
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# Takeover bid is clutching at straws

A report presented to Campbelltown Council by its General Manager Corporate & Community Services, earlier this year, arguing the case for a Boundaries Review, made some remarkable assumptions.

*"It is quite likely that residents in this area associate more with communities of interest within the City of Campbelltown than Adelaide Hills Council, and Campbelltown Council is already providing considerable services to residents in the boundary realignment area."*

**"Quite likely?"** What objective measure can Campbelltown provide to back this assertion?

**"Considerable?"** This implies costly, time and resource-consuming services. How is this quantified?

Which services and facilities? And how does their use by an unspecified number of Adelaide Hills residents impact on Campbelltown's costs or inconvenience anyone?

*"Socially, Council would be able to provide residents in this area access to social services (eg Council's Youth Advisory Committee or Community Home Support Programs) that currently can't be provided due to the Council boundaries. Staff are aware that this causes issues for some residents in the area as public transport links to the Hills are limited and the distance is a barrier for participation."*

Which residents of Woodforde/Morialta have the Campbelltown Council identified as being reliant on public transport to get to Stirling or Woodside to access Community Home Support Programs? How many? How often?

And surely the point of Home Support is that it takes place in the home?

**Adelaide Hills offers precisely the same service and it is already used by some of our residents.**

## The push is on for our rates revenue



Campbelltown, like any Council, wants people from outside its area to help support local businesses.

Attracting tourists and others is seen as one of Campbelltown's main economic drivers, according to its own 2020 Economic Development Plan.

Woodforde and Morialta residents already provide plenty of economic input into the area's businesses.

But we don't affect Campbelltown's costs in any meaningful way.

The level of incremental spending incurred by Campbelltown Council

as a result of our residents would be so immeasurably small that, for all practical purposes, it could or should be, considered to be zero.

Shopping at Woolies or patronising the Rostrevor Pizza Bar do not constitute use of Campbelltown services – they're private enterprises which welcome our business, just as those in Burnside, Norwood or Adelaide do.

**Campbelltown is already a major beneficiary of our spending. We're not freeloaders.**



Campbelltown has been at the centre of a State Government-led push to higher density living.

# Aggressive infill the big fear

Campbelltown's long history of intense urban infill and the risk that it will be repeated in Woodforde and Morialta, are the major concerns for local residents.

Campbelltown has sought to reassure residents that it would adopt the existing planning requirements contained in the Adelaide Hills Council's Development Plan, should its takeover be successful.

However, it knows that both the Adelaide Hills Development Plan and its own will be replaced by the State Government's new Planning & Design Code in July 2020 – in the end, it won't be up to Councils at all.

While the new Code is being fine-tuned and is still open to public comment, there is no certainty that the State Government will take on board the submissions of either the public or Councils when it comes to preserving existing controls on residential building site areas, frontages and infill.

In the meantime we need strong persuasive voices lobbying on our behalf to protect the character and amenity of our area.

How confident can you be that Campbelltown would argue as

strongly as AHC for the preservation of our current planning protections and would it demonstrate the same resolve as Adelaide Hills has in the face of any renewed and determined push by developers?

Adelaide Hills Council has a proven track record of standing up to unreasonable development in our area, notwithstanding the fact that it's objections, together with those of Campbelltown, to the scale and intensity of the McNally / Hamilton Hill development were steam-rolled over by the former State government.

## Standing up to developers

For example, developers' attempts to have the Hills Face Zone boundary shifted and a large scale residential development permitted within the Morialta section of Rostrevor and in the Hills Face Zone, via a proposed privately-funded Development Plan Amendment, were roundly rejected by the Adelaide Hills Council in 2016.

This reflected the intense opposition

of residents to both substantial development at odds with the AHC Development Plan and to the requested by-passing of long-term State Government regulations governing the Hills Face Zone.

AHC ruled that the privately-funded DPA not be proceeded with. How might that attempt by developers have fared if it had been Campbelltown Council making the decision?

We have seen developments (e.g. Porter Terrace) in the Campbelltown area that were allowed to proceed on areas even smaller than their own development guidelines permitted at the time.

Regarding development issues more broadly, had the old East Torrens Council area passed to the control of Campbelltown rather than to the AHC when it was disbanded and amalgamated back in 1997, Woodforde and Morialta are more than likely to have suffered 20 years of on-going erosion of their hard-won amenity and planning protections.



**Say NO**

To Council boundary realignment



Woodforde and Morialta have their own distinct character – in stark contrast to most of Campbelltown.

## No, we're not just another concrete jungle

*"You are a metropolitan area, not rural, and you use our services."*

That's the view of Campbelltown Council and its Mayor Jill Whittaker.

"If you were part of Campbelltown you could take part in community consultation and influence community

decisions. You could join committees such as active ageing or economic development," she says.

But it is the semi-rural feel of our area, not its "metropolitan nature", which attracted us here in the first place.

It is the "metropolitan" aspect of the

densely-built, in-filled, traffic-clogged, over-parked, treeless residential streets of much of the Campbelltown area which we have deliberately avoided by choosing to live in Woodforde and Morialta.

**Say no to boundary realignment.**

## Tell them what you think – before it's too late

Residents concerned about the change of Council boundaries need to speak up now.

Let your Adelaide Hills Councillors, your State Member of Parliament and Campbelltown know how you feel.

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