

Hands Off!

Say NO

To Council boundary realignment

November 2020



Chalk and cheese. Separated by just 1.5 km but a world apart. Streetscapes in the Adelaide Hills Council's Morialta/Rostrevor and Campbelltown's Newton.

Campbelltown's land claim a threat to our neighbourhood

Campbelltown Council is surveying residents of Woodforde and Morialta/Rostrevor, asking us to agree to be annexed from the Adelaide Hills and to risk everything we value.

It has dismissed last year's AHC survey of residents – in which you voted and which recorded overwhelming opposition to the move – as unreliable and potentially biased.

It is now banking on its claimed "shared history, community values" and marginally lower rates to be enough to convince you there is nothing to fear from rampant development.

It is touting its "proximity to services" as a plus, when we all know that local shops, businesses, waste and recycling services are all freely available to us, which ever Council we are in.

You have to decide whether a few dollars off your rates bill for the next year or two is worth the risk of relying on a Council which has a long history of supporting insensitive development.

You have been surveyed once before by the AHC. Campbelltown has ignored that.

How you now respond to their own survey is vital. Say No!

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A sign of things to come ?

How much longer will this wildlife warning need to be in place on what is now the boundary between serene, spacious Woodforde and its new cheek-by-jowl neighbour, Hamilton Hill? We're still graced by daily visits from koalas, echidnas and the occasional 'roo.

And we want to keep it that way. Taking a punt on Campbelltown Council standing up for our hard-won community environment is not a wager we're willing to make.



Campbelltown's own residents join the social media backlash

It's not just the residents of Woodforde and Morialta who are fearful of what could happen to our areas.

Campbelltown's own residents are increasingly fighting back and making their feelings known about the development which is ruining their neighbourhoods.

These comments are among dozens on development-related posts on the *Love Campbelltown* Facebook page.

They are in response to the relentless clearing, subdivision and construction of so-called townhouses, squeezed onto sites de-nuded of valuable trees and gardens.

Campbelltown seeks to deflect this sort of criticism from its own ratepayers by pointing to its "triumph" in having the minimum lot size in its Development Plan increased from 150 to 250 square metres,

following community backlash. Of course, the State Government's planning controls dictate much of this appalling development. But 250 sq metres a victory?

Councils can resist all of this on behalf of their rate-paying residents.

Do you want to roll the dice? Is this the Council you want standing up to protect your street's amenity?

The two storey excrement now towers over my back yard and blocks all view of black hill. I used to love my beautiful Athelstone . Now it feels like i live in brompton, but with less bus services.

Like · Reply · 1 y · Edited

Campbelltown council calls it progress, I call it greed. What they are doing to campbelltown is disgusting, I wonder if any councillors have these two storey building blocks around them.

Like · Reply · 15 h

Also I should take a before and after shot of my back yard, previously trees and koalas and hills. Now I stare at 5 new monstrosity's which are so glary, I have to have my blinds half down. Nothing can sell infill to me.

Like · Reply · 1 y

Can't stop it. My neighbour has 9! Backyards adjoining her house. All in the name of progress. Hears everything and has them looking down in her. If we have to have the new houses then I want better looking streets instead of the rubbish streets, gutters and half pavements. We have to walk on the streets in hectorville as only half pavements.

Like · Reply · 12 h · Edited

We are planning to move out the area as street parking is making it impossible to get around now. So many houses without adequate off street parking. Stupid planning pandering to the agenda of greedy developers.

Like · Reply · 1 y

Campbelltown's planning pledge no guarantee of infill protection

Campbelltown Council's promise to adopt the same planning protections as we currently enjoy under the Adelaide Hills Council is of little comfort to residents who fear rampant development could blight both Woodforde and Morialta.

The proposed structure and provisions of the new SA Planning & Design Code mean that all current council development assessment functions will pass to a single, Statewide authority when it comes into force some time next year.

The Code's currently-proposed protections, specifications and overlays for our area very closely mirror those of the Adelaide Hills Council's Development Plan.

But we also know the Code is still being fine-tuned – no final decision will now be made until some time later in 2021, the new Minister for Planning having bowed to widespread public pressure not to rush the unpopular "reforms".

Campbelltown can make a "no change" promise but residents need to be aware that Councils – and anyone, any developer with an interest in land in SA – will still be able to commence a "Code Amendment" under the new system at any time.

Any developer will still be free to approach a Council to undertake a Code Amendment on their behalf. And any Council will then be free to



Protecting our patch. The Hills Face Zone development proposed for the Morialta section of Rostrevor in 2016 which was rejected by the Adelaide Hills Council.

itself be the proponent and to recover any costs from the developer.

While such a proposal needs the go-ahead of the State Planning Commission and the Minister, the opportunity definitely exists.

This is much the same as the current system's Privately-funded Development Plan Amendment provisions – a process with which local residents here have had intimate dealings.

Developers' attempts to have the Hills Face Zone boundary shifted and a large scale residential development permitted within the Morialta

of Rostrevor and within the Hills Face Zone, via a proposed Privately-funded Development Plan Amendment, didn't get past first base in 2016. They were roundly rejected by the AHC at the urging of local residents.

How might that attempt by developers have fared if it had been Campbelltown Council making the decision?

And what are the chances of such a proposal being relaunched under the control of a new Council?

That's the multi-million dollar question we're not prepared to take a punt on.

Concrete jungle remains a viable threat

Residents' concerns about ugly infill are not unfounded, as Campbelltown Council suggests.

Yes, the current Campbelltown Council has said it will support the same planning requirements that protect us now.

But that's no long-term guarantee that future councillors will not support a Code Amendment

proposed by developers tempted by the size of our blocks and our proximity to the Morialta Park.

Adelaide Hills, on the other hand, has a record of protecting this area.

Campbelltown's long history of intense urban infill, which predated State-mandated planning requirements, leaves residents of the target areas wary of how that

Council would act once it had control.

Simply offering to leave things as they are is not itself a persuasive reason to convince us to want to leave a Council which has served us well and has a long-demonstrated and reliable record of protecting our interests.



This says it all, really!

Directly opposite the main gate to one of SA's natural gems – Morialta Park. Intensely stacked "townhouse" boxes, surrounded by an ugly colourbond fence, welcome visitors to the priceless park over the road, which, for the time-being, is still in the Adelaide Hills Council suburb of Woodforde. But there's not even a requirement from Campbelltown Council for a sensitive screening of local native vegetation to be planted along its side of Morialta Road in front of this eyesore's fence. There's plenty of room on the Campbelltown Council-owned verge – but it apparently hasn't occurred to anyone there to respect this natural heritage.

Rates 'saving' may not be as generous as you think

Woodforde and Morialta residents could easily be misled into expecting a bigger rates "discount" than they would actually receive from a move to Campbelltown.

A personalised letter to ratepayers, distributed by CCC Mayor Jill Whittaker in late October, provided the rates bill we would each have received for 2020-21, based on this year's property valuations, had we already been a part of Campbelltown.

But the figure didn't include the Regional Landscape levy, which ranges from about \$65 to \$90 a year, depending on your property valuation.

The levy (previously known as the NRM levy) is paid by all ratepayers across SA and is added to all Council rates bills.

If you compare the dollar figure quoted in your letter from CCC to the bottom-line amount payable on your last bill you received from the AHC – which is the obvious thing to do – you'll need to deduct the levy figure if you want an accurate comparison.

It adds up to a saving of just \$2 to \$5 a week, depending on your property valuation.

Adelaide Hills Council firmly against boundary claim

Campbelltown Mayor Whittaker's recent personal letter to residents suggests that the idea of Woodforde and Morialta becoming part of Campbelltown was first floated in 1997, when the old East Torrens Council was disbanded.

But there's mention of the fact that this proposal was strenuously resisted by residents of both areas at the time.

And it claimed that more recently "the previous AHC initiated discussions with CCC in 2017-18 to consider a formal boundary realignment and,

quite separate to this, AHC in 2019 launched a study into all its boundaries regarding possible changes."

The AHC has never initiated or sought a formal realignment, as claimed.

Informal discussions did occur between the former AHC Mayor and his Campbelltown counterpart of the time. But the elected members, the actual AHC, have never considered asking for a change of boundaries.

In fact, the full Adelaide Hills Council has twice formally asked

Campbelltown to withdraw its claim – and has been twice refused.

Adelaide Hills shares boundaries with nine other Councils – the most in SA – and a considered strategic review of its position is nothing more than prudent, forward business planning.

It certainly doesn't suggest that AHC wants to be rid of our areas – the opposite is clearly the case, given AHC's very publicly and frequently stated opposition.

This is all about Campbelltown's territorial ambitions.

Slightly cheaper rates pushed as the big drawcard for switching sides

Campbelltown is using its marginally lower rates as lure to encourage a “yes” vote for boundary realignment.

The CCC was given a complete data set from Department of Planning, Transport and Infrastructure, detailing the full names and addresses of all owners and the current valuation record for each property in Morialta and Woodforde.

Armed with the Valuer-General’s latest capital value for each property, it could then not only make a precise calculation of the extent of its potential rates bonanza – it could also write directly to you with a tailored letter, aiming to persuade you to agree to annexation from the Adelaide Hills.

Campbelltown is making much of the fact that its rates were not increased for this financial year, while the Adelaide Hills increased its rates by an average 2.95 percent, reflecting the financial burden resulting from the bushfires.

But despite this, the difference in rates for the average Woodforde or Morialta property still doesn’t amount to more than the price of a cup of coffee per week.

On this year’s rates, most residents could expect an annual bill from about \$170 to \$260 lower with a move to Campbelltown – a potential saving of

Annual rates 2020/21		Your property valuation		
Adelaide Hills		\$700,000	\$850,000	\$950,000
Rate in the \$	0.002453	\$1,717.10	\$2,085.05	\$2,330.35
Fixed charge		\$682.00	\$682.00	\$682.00
Regional Landscape Levy	0.00009288	\$65.02	\$78.95	\$88.24
Total rates		\$2,464.12	\$2,846.00	\$3,100.59
Campbelltown		\$700,000	\$850,000	\$950,000
Rate in the \$	0.00304791	\$2,133.54	\$2,590.72	\$2,895.51
Regional Landscape Levy	0.00009587	\$67.11	\$81.49	\$91.08
Total rates		\$2,200.65	\$2,672.21	\$2,986.59
Current saving per year		\$263.47	\$173.78	\$113.99
Current saving per week		\$5.07	\$3.34	\$2.19

... but is the ‘saving’ really worth the risk?



somewhere between \$2 and \$5 a week.

AHC records show that the average rateable valuation in Woodforde/ Morialta is \$700,000 – which would mean an average \$263 a year saving based on current figures.

And that will reduce in future years as assessed property values inevitably rise.

We will all have to weigh that small saving in annual rates against the risks inherent in switching from a Council with a proven track record in defending the amenity of our area to one which promises to change nothing but which has a long history of intense development and infill.

Rates ‘discount’ declines as property valuations rise

Campbelltown’s annual rates are currently nominally cheaper than Adelaide Hills’ but analysis shows that the saving is only marginal.

It reduces and eventually zeros out as the assessed rateable value of your property increases.

This is because of the effect of the AHC’s annual fixed charge.

Adelaide Hills’ basic rate in the dollar is actually lower

But it also applies an additional fixed charge to all residential ratepayers, currently \$682 a year.

The fixed charge becomes less significant as a proportion of the total bill as the rateable value rises.

Campbelltown applies a general rate – the same rate in the dollar is applied, whether it is residential, commercial or light industrial or where it is located.

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Our view

Campbelltown projects itself as “the caring community” and tells us its boundary takeover bid is “all about belonging.”

Having ignored the results of AHC survey, Campbelltown clearly doesn't care about the heart-felt objections of the majority of residents who have already expressed their view.

And it can hardly be “all about belonging” when hundreds of residents have resoundingly said they don't want to belong to a Council like Campbelltown.

We're told we share strong common interests and a common history, dating back to before Campbelltown was a separate Council and still part of the old, original East Torrens.

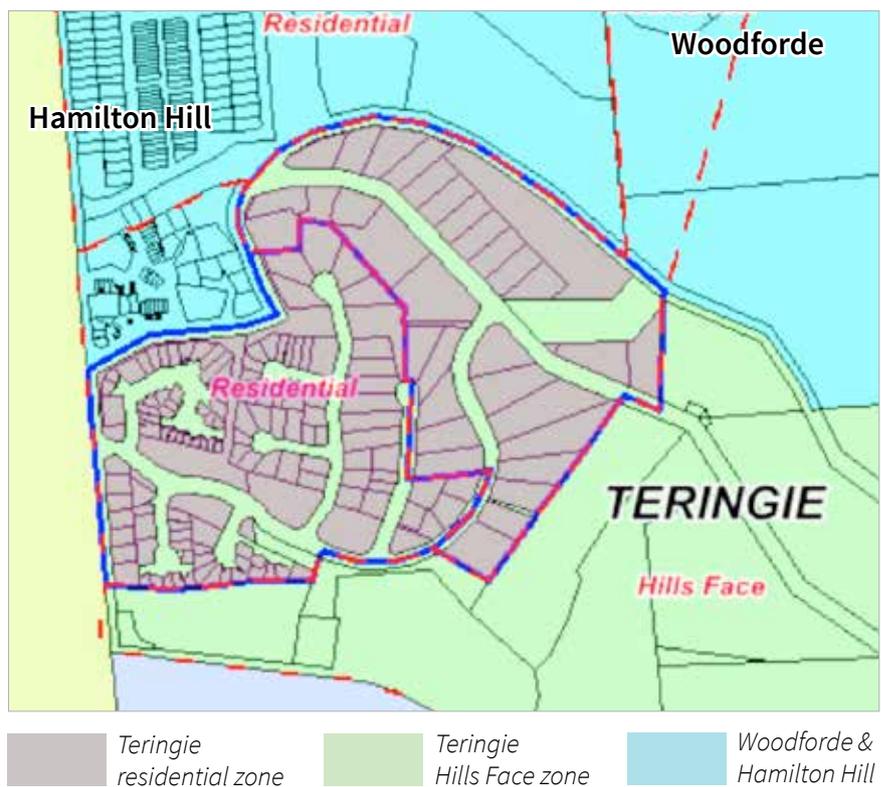
But when they split more than 150 years ago, these communities clearly went different ways.

While Campbelltown has for decades demonstrated a voracious appetite for development, the AHC umbrella protected and helped preserve what we all now value so highly and fear losing.

Campbelltown claims boundary reform has been actively discussed for more than 20 years. Why only go for it now – as the revenue stream from the new Hamilton Hill development kicks in?

But it is just all about “belonging” after all – who our \$1.5m in rates will belong to.

*Published by:
Morialta Residents' Association
info@morialtaresidents.net
www.morialtaresidents.net
facebook.com/morialtaresidents/*



Campbelltown's land grab ignores Teringie

If Campbelltown Council is not just chasing a rates windfall and is acting out of concern for “isolated” residents allegedly remote from Adelaide Hills Council services, why isn't it claiming the adjoining suburb of Teringie as well?

A straight line continued along the eastern side of the proposed territorial grab would include hundreds of residential properties in Teringie.

Why is this not attractive to Campbelltown?

Its proposed boundary adjustment would still leave a “stranded” peninsula of Adelaide Hills responsibility between Teringie's northern border with Hamilton Hill / Woodforde and the Burnside Council's boundary running along the southern side of Magill Road and Old Norton Summit Road.

By excluding Teringie, the argument that Campbelltown is aiming to relieve the Adelaide Hills Council of the need to service an area so “remote” from

Stirling is shown to be hollow.

Don't these people in Teringie, who live only a hundred metres or so further south, also share the same claimed “community of interest and values” with Campbelltown that we are all supposed to feel?

Is it OK for them to have to ‘struggle’ up to Stirling on a bus to get aged care services or join a youth committee or have a coffee with the Mayor?

Perhaps Campbelltown believes the isolated residents of Teringie should be rescued by the Burnside Council.

But Burnside's council offices and library are twice as far from Teringie as Campbelltown's.

There are 148 privately-owned properties within the lower, residential zone of Teringie and 203 in the Hills face zone sector, a total of 351.

Campbelltown has drawn its cherry-picking line along the New Norton Summit road because that's enough to capture the glittering new rates prize – Hamilton Hill.

Another survey demanded as Campbelltown eyes our rates

Campbelltown Council is pursuing its boundary takeover campaign, despite the overwhelming “no” vote of surveyed ratepayers and having been asked twice by the Adelaide Hills Council to withdraw its application.

The Adelaide Hills Council surveyed residents of Woodforde and Morialta/Rostrevor late last year.

The results released in January 2020 showed that 65% of respondents opposed the change – but they have been dismissed by Campbelltown as irrelevant and probably biased.

That Council’s decision to proceed was on a motion on notice from Campbelltown Mayor, Jill Whittaker, published in its September 1 meeting agenda.

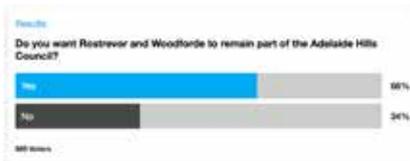
The motion’s rationale sought to discredit the Adelaide Hills Council’s survey and its results, by claiming it had a “disappointingly” strong emphasis on the differences between planning laws for the two areas, compared rural blocks with metropolitan block sizes and that respondents were probably confused and unaware of the new Planning & Design Code’s effect on standardising planning procedures across Councils and scrapping individual development plans.

No ‘confusion’ over planning

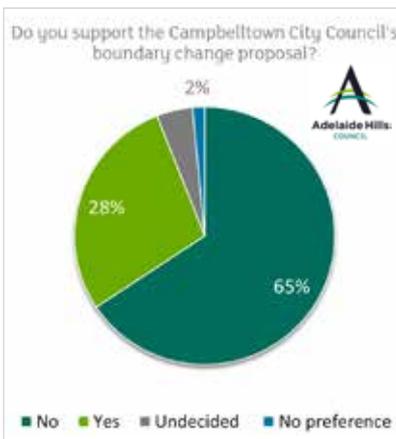
The survey backgrounder and questionnaire, provided to all residents by the AHC before the last vote, could not have been clearer or simpler.

It covered planning issues with a precise and impartial summary of the Planning & Design Code’s effect and then simply compared the then current planning requirements for the relevant areas of both Councils, side by side in a simple table. There was no mention of, or comparison with, so-called “rural block sizes” – unless Campbelltown now considers a 1,000 sq metre,

Get the message?



The Advertiser



A reader survey conducted by The Advertiser earlier this year returned a remarkably similar percentage breakdown to the AHC’s, confirming overwhelming opposition to the proposed boundary change.



It’s a numbers game, banking on a new demographic

The longer the boundary review process drags on, the more new residents of the still-developing Hamilton Hill estate will be drawn in to the consultation process.

Once fully-occupied, the number of residents in Hamilton Hill will be greater than those in the existing Woodforde and Morialta areas combined – about 400 properties, of which approximately 260 are currently occupied.

These numbers will obviously slant any future survey result.

These new residents are people who have consciously bought into a precinct of incredibly dense urban infill and close-quarters living, in stark contrast to the neighbouring old, undeveloped and unspoiled areas.

But this is precisely what the existing residents of Woodforde and Morialta want to avoid and are resisting – we moved and bought or built in this area because it was not a concrete jungle, or the “urban desert” which former Campbelltown Mayor Simon Brewer feared much of his own council area was becoming.

In fact, a number of residents moved here years ago directly from Campbelltown, to avoid congested streets and crowded neighbourhoods.

Residents of Woodforde likewise value the peri-urban, semi-rural feel of their suburb.

No special benefits on offer in Campbelltown's sales pitch

Campbelltown claims its boundary realignment move is all about "belonging and shared community values" and the wide range of services and facilities available to its ratepayers.

But most of the services and facilities it boasts of in its promotional booklet are actually either freely offered by State-funded bodies, provided to the general public by business operations, or similarly available through the Adelaide Hills Council.

Being a Campbelltown ratepayer would bring you no special privileges or access to service like these:

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. Modest fees apply, whichever Council area you're in. Belonging to Campbelltown makes no difference.

eWaste Drop-off Facility

The free drop-off facility in Newton Road is funded by the State Government's Green Industries SA.

You can use it at anytime, no matter which Council area you're in.

It is just one of many facilities all



around the metropolitan and rural areas which are similarly State-financed.

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 essential service is currently already provided by East Waste on behalf of both Adelaide Hills Council and Campbelltown.

The ARC Campbelltown

This aquatic and fitness centre on Lower North East Road runs as a business, open to the public.

You pay to use its pool and gymnasium, no matter where you're from, just as residents of neighbouring Norwood-Payneham-Saint Peters and Tea Tree Gully Councils do. Sporting clubs from both of those Council areas use it for a fee.

Roads

The same low-traffic neighbourhood roads would continue to be maintained at similar cost to whichever Council controls the area. And State-funded arterial roads would still serve as primary access.

Parks and Open Spaces

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

Sporting groups in Campbelltown 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 its Schedule of Fees & Charges.

They're open for business at a price and available to anyone, from anywhere, who is prepared to pay.

Library

Council libraries, wherever they're located, are part of a Statewide network and receive substantial State funding.

If you borrow from Campbelltown library you are using the Statewide One Card public library network.

You're free to browse where you like, and books are constantly shuttled between libraries around the State.

Borrowers can just as easily be reading books drawn from the Kimba, Marion, Snowtown or Norwood libraries as those from Campbelltown.



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