

**12.        REPORTS****12.1      REPORT TITLE:        MANAGING GROWTH - UPDATE****DATE OF MEETING: 19 MARCH 2012****FILE NUMBER:        48/030/064****Strategic Plan Ref:**

Goal Area 4 – Human Settlements and Transport

**Purpose:**

To provide an update on the management of growth.

**Summary – Key Issues:**

To achieve the best outcome possible for the community, council is continuing to allocate significant resources and is taking a pro-active approach to the management of growth.

**Recommendation:**

That Council note the update on the management of growth.

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**Background:**

1. This item provides an update post the item considered at the council meeting on 5 March 2012.
2. Within the Mt Barker Urban Growth Ministerial DPA area one development application to divide land was lodged with council some time ago proposing to create in the order of 470 new residential allotments.
3. The applicant is Walker Corporation with the subject land adjacent to the existing Bluestone estate.
4. This application is still being assessed and ultimately will be considered by the council appointed Development Assessment Panel.
5. A number of other developers are liaising with council in working up development applications for large scale land division.
6. These include Fairmont Homes and Lanser Communities who have partnered with council in seeking a Federal Government funding grant for the purposes of stormwater management including re-use and the establishment of wetlands.
7. The Federal Government is yet to advise whether or not a grant will be made available.

**Discussion:**

8. Council is continuing to be pro-active in seeking to achieve the best outcome possible for the community.
9. Significant time and effort is being afforded to needs analysis in various areas and how these needs can be delivered in both a spatial and financial sense.
10. Various initiatives are currently in progress involving developers and the State Government.
11. Council is currently seeking to progress a forum with developers to enable discussion of key issues like funding for the provision of infrastructure facilities.

**Transport Infrastructure**

12. At the inaugural meeting of the State Government Informal Working Group on transport infrastructure, three priorities were agreed being:
  - traffic volumes forecast modelling for the connector road and other key roads;
  - alignment of the connector road; and
  - planning for additional Park N Rides including possible interim/fast track options.
13. The second meeting of the Group is to occur shortly.

**Wastewater/Integrated Water Management**

14. A time for the first meeting of the SA Water/Council Steering Committee is awaited.
15. This meeting will focus on the SA Water Request for Proposal including the extent of council involvement in this.
16. SA Water is proceeding with the evaluation of the two proposals for the augmentation of the potable water supply.
17. SA Water has indicated that whilst the alignment for the supply augmentation is yet to be finalised, the current thinking is that it will probably not be down Bald Hills Road which would be a good outcome from the perspective of the local community given the status of the upgrading of this road and the associated traffic disruption that would have occurred.
18. The first meeting of the SA Water Community Reference Group for both the augmentation of potable water supply and wastewater was held last week.

Draft Structure Plan for Mount Barker, Littlehampton and Nairne

19. The revising of the draft Structure Plan is nearing completion following feedback from Council Members and the State Government.
20. A revised draft will be considered at a meeting of council's Strategic Planning and Development Policy Committee meeting on a date to be advised, which is likely to be around mid April 2012.
21. At the same meeting it is intended to make available advice from the State Government on the pathway options for the Plan. This advice is currently awaited.
22. Given the extent of information contained within the draft Structure Plan it is intended that the agenda be made available at least one week prior to the Committee meeting.

Meeting with Deputy Premier

23. A time for the Mayor's meeting with the Deputy Premier is still to be advised.

**Community Engagement:**

Informing only	Refer council's website
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**Policy:**

Not applicable to this item.

**Budget:**

Direct budget provision for 2011/12 was originally \$180,000.

Actual expenditure from 1 July 2011 to 29 February 2012 is \$162,860 and committed costs of \$23,870.

Various other budget lines exist that have a relationship to managing growth e.g. the Mount Barker Town Centre Strategy.

**Statutory/Legal:**

Not applicable to this item.

**Staff Resource Requirements:**

Resource demands continue to be substantial with the associated opportunity cost implications resulting from the re-allocation of priorities.

**Environmental:**

Not applicable to this item.

**Social:**

Not applicable to this item.

**Risk Assessment:**

If council doesn't take a pro-active approach to growth it is very unlikely that a number of desired community outcomes would be achieved or achieved to the extent sought.

**Asset Management:**

A lot of new assets including reserves will ultimately vest in council and these will have significant resource implications for council to manage.

The definition of required standards and investigation of possible funding models to maintain these assets is work in progress.

**Conclusion:**

Managing growth will be a long term process. A critical element to successful community outcomes will be partnering with key stakeholders, in particular the State Government and developers.

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**Key Contact**

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**Manager or Sponsor of Project**

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**Attachments**

Nil