

12.2 REPORT TITLE: MANAGING GROWTH - UPDATE
DATE OF MEETING: 2 APRIL 2012
FILE NUMBER: 48/030/064

Strategic Plan Ref:

Gaol Area 4 – Human Settlements and Transport

Purpose:

To provide an update on the management of growth.

Summary – Key Issues:

The potential role of the council's wastewater treatment plant in being an interim solution to service the MDPA land presents both opportunities to achieve desired community outcomes and implications requiring further investigation.

Recommendation:

That Council note the update on the management of growth.

Background:

1. This item provides an update post the item considered at the council meeting held on 19 March 2012.

Discussion:

Draft Structure Plan for Mount Barker, Littlehampton and Nairne

2. A meeting of the Strategic Planning and Development Policy Committee is to be held on Tuesday 10 April 2012 commencing at 5.00PM.
3. The meeting will consider the latest draft of the Structure Plan and recent advice from the Department for Planning, Transport and Infrastructure on pathway options for, and use of the Plan.
4. The agenda for the meeting will be issued a minimum of one week prior to the meeting and the draft Structure Plan will be the only agenda item.

Wastewater

5. The first meeting of the SA Water/Council Steering Committee was held on 22 March 2012. Andrew Stuart and Brian Clancey attended.

6. A priority task is to investigate the role that council's existing treatment plant could play in meeting interim demand from development within the Ministerial DPA land if the plant is further upgraded. {Note: The MDPA land in Nairne has always been intended to be serviced by the council's Mount Barker plant.}
7. Under this scenario it would be necessary to ensure that there will always be capacity to meet all demands arising from growth that is not located within the MDPA area e.g. for vacant land on the southern side of Hawthorn Road that has been zoned for residential use for some years.
8. This would be as an alternative to other scenarios including the option of developers using a private operator which is the subject of a current development application to the Rural City of Murray Bridge for a treatment plant near Callington.
9. One of the implications of this private operator scenario would be less ability for council to negotiate packaged outcomes with developers to achieve desired community objectives.
10. The mechanism to progress the investigation of options for council's existing treatment plant is proposed to be via the SA Water Request for Proposal (RFP) process with the two short listed consortiums.
11. A draft of the RFP document is presently being prepared by SA Water and will be provided to council for review and input prior to being finalised.

Transport

12. The second meeting of the Interim Transport Group recently established by the State Government was held on 27 March 2012. Brian Clancey attended.
13. The meeting considered information on the traffic volume forecasts modelled for arterial roads, the proposed connector road and other significant roads e.g. Bald Hills Road. The forecasts are a very important input to decision making on matters like design for the cross section of the connector road.
14. A report on the forecasts prepared by Parsons Brinkerhoff for the State Government is expected to be finalised in the next week or so.
15. The need for provision of additional Park N Ride spaces was also briefly discussed.
16. Public transport including additional Park N Rides is to be the main item for discussion at the next meeting of the Group to be held on 20 April 2012.

17. In a letter to Council dated 21 March 2012 Walker Corporation advised that it has signed a legally binding agreement on transport infrastructure and forwarded same to the State Government.
18. Council understands that many members of the developer consortium have also now signed such agreements. Council is still yet to view any of these agreements.

Community Facilities

19. The needs analysis of required community facilities arising from growth is being finalised and is intended to be included in the agenda for the council meeting to be held on 16 April 2012.

Land Owner Communication

20. Council is in the process of preparing a mail out to all land owners within the MDPA land area to update them on the actions of council in respect to managing growth.

Developer Communication

21. Council has proposed to hold a Discussion Forum with developers in the consortium to progress key processes like the provision of recreation and community facilities, including both spatial and financial/funding matters.
22. There is an opportunity for council to work in collaboration with the developers to achieve desired community outcomes.
23. The grant funding application made by council to the Federal Government for stormwater management involving Lanser Communities and Fairmont Homes is a good example.

Meeting with Deputy Premier/Minister Rau

24. Further follow up communication has occurred with the Minister's office. A date for the meeting with the Mayor and Chief Executive Officer is however 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:

A critical element to achieving successful community outcomes such as environmental and recreational objectives will be council partnering with key stakeholders, in particular the State Government and developers. The approach to wastewater is an example of such an opportunity.

Key Contact

Brian Clancey
General Manager
Infrastructure & Projects

Sponsor of Project

Andrew Stuart

Attachments

Nil