

12. REPORTS**12.1 REPORT TITLE: MANAGING GROWTH UPDATE****DATE OF MEETING: 21 MAY 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:

- A follow up letter has been sent to the Hon John Rau MP to confirm the agreed actions from the recent meeting;
- A meeting has been sought with the Hon Patrick Conlon MP regarding the implementation of transport infrastructure; and
- Further investigation is occurring in respect of possible wastewater solutions.

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 7 May 2012.

Discussion:**Meeting with the Deputy Premier**

2. The Mayor has written a follow up letter to the Deputy Premier the Hon John Rau MP to confirm the agreed actions from the meeting held on 30 April.
3. A time for the next quarterly meeting is currently being arranged.
4. A time for council officers to present the draft Structure Plan for Mt Barker, Littlehampton and Nairne to the Government Planning and Co-ordination Committee Sub-Committee is awaited.

Transport Deed

5. Council has been provided with a model copy of the Deed between the Minister for Transport and Infrastructure (the Hon Pat Conlon MP) and developers in the consortium.
6. Each of the developers has now executed a Deed.
7. Where the developer is not the land owner, the land owner is required to execute a Memorandum of Encumbrance. Council understands that there are still a small number of land owners who are yet to execute the Encumbrance.
8. Importantly the Deed provides for the Minister to appoint the Mount Barker Road Infrastructure Advisory Committee.
9. The Committee will comprise 5 Members one of whom will be a nominee of council. The Deed requires that council nominate at least 2 persons and specifies a number of professional fields in which the nominees must have knowledge and experience.
10. The Minister is yet to write to council to invite nominations. In the meantime the recently established Interim Transport Group continues to exist.
11. Under the Deed the developers are required to provide specified infrastructure and/or make payments to the State Government.
12. When land division development approval is received the 'trigger' is the lodgement for deposit of a Plan of Division with the Lands Titles Office to create new allotments.
13. The Deed proposes that the Minister establish a special deposit account under the Public Finance and Audit Act 1987 for this purpose.
14. The Minister is to specify the standards to which works undertaken by developers must comply and determine who will be the owner of such infrastructure.
15. The scope of works is contained in Schedule 2 (attachment 1).
16. The Mayor has written to the Hon Pat Conlon MP seeking to meet with him to discuss implementation of the processes established via the Deed (attachment 2).

Wastewater

17. Council is continuing to undertake investigations regarding possible wastewater solutions that would meet key stakeholder objectives including environmental, economic and social.

18. Developers have been asked to provide information to council to help inform these investigations.

19. The council investigations are being undertaken as a priority given some development applications for land division have already been lodged and more are expected in the short term future.

Community Engagement:

Informing only	Refer council website.
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Policy:

Not directly applicable to this item.

Budget:

As at 30 April 2012 actual year to date expenditure on managing growth is \$321,374 which includes work on the preparation of the Nairne Township Master Plan.

Total budget provision in 2011/12 for managing growth is proposed to be \$393,000 – refer separate agenda item on budget review.

Statutory/Legal:

Not applicable.

Staff Resource Requirements:

Significant resources continue to be applied to managing growth.

Environmental:

Not directly applicable to this item.

Social:

Not directly applicable to this item.

Risk Assessment:

For transport infrastructure the responsibility for specifying required standards for those assets to vest in council is outside of council's direct control.

Asset Management:

For transport infrastructure requirements of the developers who have signed the Deed, the Minister is to specify the required standards for assets, including those that will vest in and be the responsibility of council.

Conclusion:

The timely and effective implementation of the arrangements specified in the Deed for transport infrastructure is a critical need and the responsible Minister will play a key role in this respect.

Key Contact

Brian Clancey
General Manager
Infrastructure and Projects

Sponsor of Project

Andrew Stuart

Attachments

1. Schedule 2 from the Transport Deed 12/032089
2. Letter to the Hon Pat Conlon MP 12/032219

Attachment 1 to Item 12.1

SCHEDULE 2
The Required Infrastructure

1 Map ref	2 - Item	3 - Treatment	4- Qty (item or metres)	5 - Cost 2010 (\$M)	6 - Timing Plan ¹ (Years from 2012)
10A	Bald Hills Road interchange - stage 1	West facing single lane ramps	1	20.5	1-5
10B	Bald Hills Road interchange - stage 2	Full interchange, incl upgraded bridge and east facing ramps	1	21	1-15
21	Alexandrina Rd / Adelaide Rd / Flaxley Rd / Wellington Rd roundabout	Roundabout improvements. Extension of approach lanes, widening of central diameter.	1	3.5	1-5
22	Adelaide Rd (Flaxley Rd to Hawthorn Rd)	Localised signalised intersection improvements. Traffic and access management between interchange and Hawthorn Road to improve safety.	1100	2	1-5
24	Adelaide Road (Hawthorn Road to Interchange)	Traffic and access management between interchange and Hawthorn Road to improve safety	550	2.5	1-10
25A	Adelaide Road interchange intersections	Upgrade intersections	1	6.5	1m
25B	Adelaide Road interchange ramps	Two lanes for West facing ramp, including suitable merging areas	1	4	11-15
33	Cycling/Walking - Primary Route Trail S1 - Mt Barker to Littlehampton		1	1.6	1-15
34	Cycling/Walking - Primary Route Trail S2 - Littlehampton to Neirne		1	4.3	1-15
35	Cycling/Walking - Primary Route Trail S5 - East of Flaxley Rd		1	2.2	1-15
26	Park n Ride - Adelaide Rd interchange	Potentially three locations - locations and number of spaces to be determined	3	5	1-10
27	Park n Ride - tbd			5	1-10
				5	1-10

¹ For the purposes of this Timing Plan each number represents the number of years from December 2012; "1m" means immediate for associated development to proceed; and "S1" means staged along with the progress of associated development.

1 - Map ref	2 - Item	3 - Treatment	4 - Qty (item or metres)	5 - Cost 2010 (\$M)	6 - Timing Plan (years from 2012)
29	Park n Ride - Wellington Rd				
43	Town Centre	Upgrade Morpheit/Hutchison Junction to roundabout or signals		?	
44	Town Centre	Increase Mann leg of roundabout with Adelaide Rd to 2 lanes in and out.		?	
45	Town Centre	Upgrade Druids/Cameron Rd Junction		?	
16	Hawthorn Road - Adelaide Road to Bollen Road	2 lane road - kerbed, cycle lanes, protected right turn lanes where appropriate and protected ped crossings where appropriate	1250	4.5	1m
23	Adelaide Rd / Hawthorn Rd	Traffic signals at intersection including 2 right turn lanes on Adelaide Road NW and Hawthorn Road approaches	1	6	1-5
9	Connector - Flaxley Road to Hawthorn Road (part)	2 lane road - kerbed, cycle lanes, protected right turn lanes and protected ped crossings where appropriate	1000	3.4	1m/St
9	Connector - Flaxley Road to Hawthorn Road (part)	2 lane road - kerbed, cycle lanes, protected right turn lanes and protected ped crossings where appropriate	1000	3.4	1m/St
8	Connector / Flaxley Road Junction	Roundabout	1	2	1m
19	Flaxley Road	Upgraded 2 lane road - unkerbed, cycle lanes, protected right turn lanes where appropriate, suitably protected pedestrian refuge crossings at appropriate locations	2800	6	6-10
7	Connector - Wellington Road to Flaxley Road (part)	2 lane road - kerbed, cycle lanes, protected right turn lanes where appropriate and protected ped crossings where appropriate	1500	4.9	1m/St
41	Hurling Rd / Barker Rd	Separate LT and RT lanes on Barker Rd		0.5	1-10
7	Connector - Wellington Road to Flaxley Road (part)	2 lane road - kerbed, cycle lanes, protected right turn lanes where appropriate and protected ped crossings where appropriate	1500	4.9	1m/St
39	Wellington Rd / Industrial Area Access Rd	Roundabout	1	2	1m
6	Connector / Wellington Road Junction (new)	Roundabout	1	2	1m
20	Wellington Road	Upgraded 2 lane road - unkerbed, cycle lanes, protected right turn lanes where appropriate, suitably protected pedestrian refuge crossings at appropriate locations	4300	10	1-5

1 Map ref	2 - Item	3 - Treatment	4- Qty (item or metres)	5 - Cost 2010 (\$M)	6 - Timing Plan (years from 2012)
5	Connector - Paech Road to Wellington Road	2 lane road - kerbed, cycle lanes, protected right turn lanes and protected ped crossings where appropriate	1100	3.8	lm/St
3	Connector / Paech Road Junction	Roundabout	1	1.5	lm/St
1	Connector / Springs Road Junction	Roundabout	1	1.5	lm
2	Connector - Springs Road to Paech Road	2 lane road - kerbed, cycle lanes, protected right turn lanes and protected ped crossings where appropriate	1600	5.3	lm/St
11	Bald Hills Rd (Freeway to Springs Rd and Springs Road to Hartman Road)	2 lane road - unkerbed, cycle lanes, protected right turn lanes where appropriate	4600	8.2	1-5
12A	Bald Hills Rd / Springs Rd	Roundabout	1	1.3	1
12B	Bald Hills Rd / Springs Rd - stage 2	Dual lane roundabout	1	1.9	6-10
13	Spings Road - East of Bald Hills Road	Upgraded 2 lane collector road - widen, cycle lanes, upgrade pavement to appropriate standard	1100	2.6	lm
18	Alexandrina Road - Adelaide Road to Hartman Road	Reconstruct 2 lane road - kerbed, cycle lanes, protected right turn lanes where appropriate and protected ped crossings where appropriate	2100	?	6-10
42	Spings Road - Bald Hills Rd to Dutton Rd	Reconstruct and improve road		?	
37	Saleyard Road link (to Jeffreys Road)	2 lane road - kerbed	790	2	lm
38	Princes Hwy / Bald Hills Rd	Potential T-junction improvements or roundabout	1	3	1-10
	Total			163.8	

Attachment 2 to Item 12.1



OFFICE OF THE MAYOR

File reference: 48/030/064

14 May 2012

The Hon Patrick Conlon MP
Minister for Transport and Infrastructure
GPO Box 2969
Adelaide SA 5001

Dear Minister

Re: Implementation of Mount Barker Transport Infrastructure

Council has recently received a model copy of the Deed regarding transport infrastructure provision in Mount Barker, as executed by the developers in the consortium and yourself.

The timely and effective implementation of the arrangements specified in the Deed is a critical need.

To ensure a common understanding to how this is to be approached, it is timely that we now meet as ultimately the success of the arrangements contained in the Deed will require collaboration and commitment.

It is in the interests of all stakeholders that priority needs like upgraded/new freeway access, the design and construction of the connector road, and additional public transport infrastructure are all progressed in the short term.

The Advisory Committee will play a key role and discussion of this is also considered timely pre the appointment of the five committee members.

I will ask Ms Sue Miller, Executive Assistant to contact your office to arrange a suitable meeting time in the near future.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ann Ferguson'.

Ann Ferguson
MAYOR

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