

12. REPORTS**12.1 REPORT TITLE: UPDATE ON IMPLEMENTATION OF THE MINISTERIAL DPA****DATE OF MEETING: 1 AUGUST 2011****FILE NUMBER: 48/030/064****Strategic Plan Ref:**

Goal Area 4 Human Settlements and Transport

Purpose:

To update council on the implementation of the Ministerial Development Plan Amendment (DPA).

Summary – Key Issues:

1. To achieve the council's objective of the best possible outcome for the community, council will need to continue to play a strong leadership role and liaise with key stakeholders.
2. Council will need to participate in the significant amounts of work that are required across a range of areas and continue to commit resources to this process.

Recommendation:

That Council note the update on the implementation of the Ministerial DPA.

Background:

This agenda item follows on from numerous previous items, the most recent having been considered at the council meeting held on 18 July 2011.

Discussion:**Draft Structure Plan**

1. The draft Structure Plan for Mount Barker, Littlehampton and Nairne has been forwarded to the State Government and other key stakeholders.
2. Council has extended the term of the arrangement with Mr Bill Chandler to maintain continuity and momentum with this process. Mr Chandler will promote the draft Structure Plan to all stakeholders and liaise with the State Government in the progression of it, including assisting with the preparation of a council submission when community consultation occurs.

Infrastructure Requirements and Provision

3. Discussions are continuing with senior officers from SA Water; Department for Planning and Local Government; the Department for Transport, Infrastructure and Energy; and the Office for Recreation and Sport.
4. These discussions cover many issues including a number of matters identified in the draft Structure Plan.
5. Council has recently received a reply from the Hon Patrick Conlon MP Minister for Transport and Minister for Infrastructure (attachment 1) in response to a letter from the Mayor with the council endorsed principles regarding transport infrastructure which included matters like governance and timing.

Other Matters

6. As previously indicated there are numerous other matters needing attention including energy, education, employment and community facilities and services.

Funding

7. Discussions are continuing in relation to possible funding model options that reflect council's objective of those who benefit from rezoning of land should contribute to the provision of the required infrastructure.

Council's Strategic Plans

8. Now that the preparation by council of the draft Structure Plan has been completed, it is considered timely that council commence the process of reviewing its Strategic Plan as this was adopted in 2009 well before the Ministerial DPA was authorised.
9. The implications for council of the Ministerial DPA are of very high significance and these dictate that the Strategic Plan needs to be updated.
10. In turn this will impact on other strategic management plans of council such as the long term financial plan and asset management plans.

Developer Liaison

11. A number of land owners/developers have sought discussions with senior council officers as part of preparing concept plans and development applications to divide land for residential use within the area of the Ministerial DPA in both Mount Barker and Nairne.
12. These approaches are very welcome in enabling discussion of objectives, opportunities and the associated implications.

13. A common issue to all of the Mount Barker site discussions is options (public and private) for the provision of wastewater services.
14. As previously advised some development applications to divide land within the area of the Ministerial DPA have been lodged. More can be expected in the short term future.
15. This will generate increasing resource demands on council (refer below).

Community Engagement:

Informing only	The draft Structure Plan is available on the council website.
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Policy:

Not applicable to this item.

Budget:

Approved direct operating budget provision for 2011/12 for implementation of the Ministerial DPA is \$180,000. This includes some provision for further concept planning for the council owned land on Bald Hills Road (former Stephenson land). The budget provision is largely to provide capacity for additional resources of a specialist nature. This does not include council officer time.

Statutory/Legal:

Not applicable to this item.

Staff Resource Requirements:

Very significant resource implications continue. Recruitment processes are underway for the position of Manager, Water and for a senior person who can be the council's primary point of contact with developers.

Environmental:

Various environmental objectives are being pursued e.g. retention of native vegetation corridors.

Social:

Local employment generation and the provision of social infrastructure and services are both essential.

Risk Assessment:

Risks include:

- The Structure Plan is delayed and/or does not end up becoming part of the State Planning Strategy.
- Adequate infrastructure provision doesn't occur within the required time relative to growth.
- Upgraded or new assets procured by developers are not to the required standards of council.

Asset Management:

Gifted assets from developers and new capital expenditure will see a major increase in council assets over time leading to a significant increase in annual depreciation, maintenance and operating expenditure.

Conclusion:

Achieving orderly, managed and sustainable growth will require council to continue to play a strong leadership role in liaison with other stakeholders and participate in significant amounts of work that are required across a range of areas.

Key Contact

Brian Clancey
General Manager
Infrastructure & Projects

Sponsor of Project

Andrew Stuart

Attachments

Letter from the Hon Patrick Conlon MP

Attachment to Item 12.1

The Hon Patrick Conlon MP
Member for Elder

11MTR/2956
11MFI/2304



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Ms Ann Ferguson
Mayor
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DC Mt Barker
File No: 64/005/182
20 JUL 2011
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Dear Mayor

Thank you for your letters to the State Government about Council's proposed principles relating to its role in the management of funds and delivery of transport infrastructure associated with the urban growth areas at Mount Barker.

We acknowledge that the supporting principles you propose are an important input and will be taken into account when framing arrangements around the transport infrastructure funding and delivery mechanism. Such consideration particularly applies in relation to those assets to be gifted to Council to own, maintain and replace.

I assure you officers from my Department are working with the Department for Planning and Local Government on all of these matters and I expect them to continue working with Council and your staff.

Importantly, there is a need to ensure that the State Government's right to determine the timing, scope and allocations of its share of funding for transport infrastructure is not compromised.

Thank you for your letter and suggestions and I look forward to seeing you in the near future.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'P. Conlon'.

HON PATRICK CONLON MP
MINISTER FOR TRANSPORT

14 July 2011