

12. REPORTS

12.1 REPORT TITLE: IMPLEMENTATION OF THE MINISTERIAL
DPA - UPDATE

DATE OF MEETING: 17 OCTOBER 2011

FILE NUMBER: 48/030/064

Strategic Plan Ref:

Goal Area 4 – Human Settlements and Transport

Purpose:

To provide an update on the implementation of the Ministerial DPA.

Summary – Key Issues:

- ñ Planning processes are continuing in liaison with developers and other key stakeholders.
- ñ SA Water is about to invite expressions of interest for both wastewater and potable water.
- ñ Council has retained Mr Stephen Hains on a short term basis to assist with economic development and employment generation.

Recommendation:

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

Background:

1. This item provides an update post the most recent agenda item considered at the council meeting held on 4 October 2011.
2. Please also refer to separate items included in this agenda titled “Nairne Master Plan and Community Engagement Process” and “Saleyard Road Temporary Car Parking” for further information.

Discussion:

Draft Structure Plan – Mount Barker, Littlehampton and Nairne

3. Revisions to the draft Structure Plan are proceeding. A key change sought by the State Government is for Council to spatially present designated areas (e.g. the township of Nairne) as sectors. In total it is expected that there will be around 7 – 10 sectors with each sector to have supporting text.

4. Once this and other revisions to the draft Structure Plan are sufficiently advanced these will be considered at a meeting of the Council's Strategic Planning and Development Policy Committee (SPDPC).
5. The objective is to complete the revisions arising from the State Government feedback as a priority to enable the SPDPC to ultimately authorise a revised draft Structure Plan being forwarded to the State Government.
6. Council's objective is to have the revised draft to the State Government by late this year and to subsequently become part of the State Planning Strategy.

Master Planning – Mount Barker Ministerial DPA Land

7. Work has commenced with an initial focus on opportunities regarding stormwater management, public open space use and locations, and linear trails.
8. Initial discussions are occurring with developers and other key stakeholders.
9. A consultant specialising in stormwater has been retained to undertake an initial technical feasibility in the vicinity of land owned by council on Bald Hills Road (ex Stephenson land) regarding stormwater management opportunities including capture, storage and use, potentially across multiple land holdings.
10. Concepts and options arising from the master planning process will be developed and will progressively be considered at meetings of the SPDPC.

Water and Wastewater Infrastructure

11. SA Water is understood to be about to go to the market inviting Expressions of Interest (EOI) for the provision of: (a) wastewater infrastructure and (b) augmentation of the potable water supply.
12. Each of the EOI documents will be publicly available.
13. Council continues to have the opportunity to have input to these processes.
14. The land in Nairne that was rezoned in late 2010 by the State Government is intended to be connected to the existing council owned and operated Community Wastewater Management System.
15. Council has commissioned a consultant to undertake an assessment of the forecast demand and capacity of the council owned and operated Mount Barker wastewater treatment plant.
16. This assessment will provide important information to assist council in considering future options for the provision of wastewater services.

Transport Infrastructure

17. Further information on the proposed approach to transport infrastructure is still awaited from the State Government.
18. Council understands that negotiations are continuing between the State Government and developers in the consortium.
19. The negotiations involve the preparation of legally binding arrangements for contributions by developers to identified transport infrastructure as per the Heads of Agreement document.
20. Council is still yet to receive information from the State Government regarding proposed governance and procurement arrangements for transport infrastructure.
21. Council commissioned studies regarding the rezoned land in Nairne and a section of the proposed connector road in Mt Barker and progressing and drafts should soon be available for consideration at a SPDPC meeting.

Economic Development/Employment Generation

22. Council has retained Mr Stephen Hains on a short term basis to assist council with the important challenge of generating additional economic development and employment within the district.
23. Mr Hains has recently concluded his role as Chief Executive of the City of Salisbury and has had a long and distinguished career in both State and Local Government.
24. Mr Hains is facilitating a workshop later this month with invited participants (including people from the local community) to formulate ideas and strategies that will subsequently be presented to council for consideration.
25. This process is occurring in liaison with key stakeholders such as Regional Development Australia.

Grant Funding Opportunities

26. Council is continuing to pursue a variety of potential grant funding programs.
27. The work that is being undertaken at present will enhance the position of council in providing a better basis for making application for funding grants.

Community Engagement:

Informing only	Significant information continues to be available via the council website and other mechanisms.
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Policy:

Not applicable.

Budget:

Specific operating budget provision in 2011/12 for directly related Ministerial DPA initiatives is \$180,000. Actual expenditure for the end of the first quarter (on an accrual basis) will be reported on at the next council meeting.

Statutory/Legal:

Not applicable.

Staff Resource Requirements:

Significant resources continue to be dedicated to these processes.

Environmental:

A range of environmental objectives are being pursued by council.

Social:

A range of social objectives are being pursued by council.

Risk Assessment:

A range of risks exist, particularly where there are processes outside of the control of council such as the transport infrastructure arrangements.

Asset Management:

Council's asset base will increase dramatically with gifted assets from developers and expenditure on new capital.

This will lead to a significant increase in annual depreciation, maintenance and operating expenditure.

Conclusion:

Considerable work is being undertaken on many fronts in liaison with key stakeholders in seeking to maximise possible opportunities for community benefit.

Key Contact

Brian Clancey, General Manager, Infrastructure & Projects

Sponsor of Project

Andrew Stuart, CEO

Attachments

Nil