



THE DISTRICT COUNCIL OF MOUNT BARKER

P.O. BOX 54, Mount Barker S.A., 5251 – Telephone: 8391-7200
DX address: DX 51708, Mount Barker

Facsimile: (08) 8391-7299
web site: www.dcmtbarker.sa.gov.au

File reference: 48/030/064

2 May 2012

Dear Land Owner/Developer

Re: Mount Barker – Managing Community Growth

I am writing further to previous letters sent by the council and the two breakfast forums that council held at Auchendarroch House in 2011.

The purpose of this letter is to update you on council actions to achieve the overarching objective of the best possible community outcome in respect of the major growth that will occur in Mount Barker following the State Government rezoning of land in December 2010 via the Ministerial Development Plan Amendment.

Council has many objectives, in summary these include the dot points below which are not exhaustive and are not in any particular order.

Council Objectives

Environmental

- Carbon neutral if not positive, including substantial tree plantings within all new developments;
- Preservation of natural watercourses and the use of same to provide pedestrian and cyclist trail networks;
- Preservation of native vegetation corridors;
- Maximise the use of treated wastewater and harvested stormwater including new wetlands establishment; and
- Maximise energy efficiency in land division layouts and individual dwelling designs.

Economic

- An orderly approach to growth to maximise resource efficiency;
- Provision of an environment in which economic development and employment generation within the region is stimulated and supported; and
- The historic Mount Barker town centre continues to serve regional needs whilst recognising the need for new local neighbourhood centres within the areas to be developed.

Social

- Provision of quality open space areas with required recreational and community facilities;
- All developers of land to contribute on an equitable basis to the provision of required facilities;
- Achieve a variety of housing options including some affordable housing;
- Upgrading of existing, and provision of new essential services (such as education and health); and
- All areas to be developed should promote social integration with the existing Mount Barker community.

Role of Council

Council continues to commit significant resources to the pursuit of the above objectives in a pro-active manner.

Council's role in achieving these objectives will vary and may include a range of functions such as:

- advocacy to the State Government (e.g. construction of the new freeway interchange at Bald Hills Road and additional Park N Rides);
- liaison with specialist service providers (e.g. SA Water – augmentation of the potable water supply);
- provision of encouragement/incentives for developers to commit to achieving high quality community outcomes in accordance with council standards, particularly for assets that will become the responsibility of council to manage (e.g. roads, open space and stormwater); and
- implementation of mechanisms to seek to ensure that all developers do contribute on an equitable basis to the provision of required infrastructure and facilities (e.g. transport).

Council Actions

Council actions to date include the following (also in no particular order):

State Government

- Council has initiated many communications with the State Government regarding the implementation of the rezoning.
- The Mayor Ann Ferguson and I met with the Deputy Premier the Honourable John Rau MP on 30 April 2012 to discuss community needs and opportunities to collaborate.
- The meeting was very constructive with the Deputy Premier confirming his strong desire to provide support to council and committing to various follow up actions in this regard.

Land Use Planning

- Preparation of a Draft Structure Plan for Mount Barker, Littlehampton and Nairne has recently been endorsed by council and forwarded to the State Government seeking that it be processed for ultimate inclusion in the State Planning Strategy; and
- Master planning for open space, trails networks and stormwater management across adjacent land parcels which has included an application to the Federal Government for grant funding to undertake a stormwater management project including the establishment of new wetlands.

Infrastructure Provision

- Undertaking studies to clarify/confirm the required new and upgraded transport infrastructure;
- Liaison with SA Water over the augmentation of the potable water supply; and
- Significant work continues to be undertaken by council in collaboration with SA Water in respect of options to meet the future wastewater needs, including how the council's existing wastewater treatment plant in Mount Barker can play a key role in this regard, at least as an interim solution.

Community/Recreation Facilities

- A recreation needs analysis and a community needs analysis have both recently been completed and are now the subject of consultation with key stakeholders.

Mount Barker Town Centre

- Preparation of a Mount Barker Town Centre Strategy/Master Plan (post community input in 2011) which is now available for community comment.

Regional Employment Generation

- Preparation of an Economic Sustainability Strategy with input from a diverse, specialist group that includes people from the local community; and
- Council is working with the Rural City of Murray Bridge to support the further growth of Monarto as a regional employment centre.

Developer Liaison

A number of developers are in communication with council as they work up their intended plans of land division, some have already lodged development applications.

Pleasingly there has been a positive approach from these developers to working collaboratively with council to achieve the desired objectives.

Council is in the process of formalising internal arrangements for interfacing with developers. This is to encourage early engagement by developers with council and to ensure effective and timely communication in pursuing council objectives prior to formal development applications to undertake land division being lodged by developers.

Nairne Township Growth

For clarification, the growth that is planned to occur in Nairne is the subject of a separate process that is underway being the preparation of a Nairne Township Master Plan.

The first stage of consultation with the community (issues identification/confirmation) has concluded. Work on the preparation of the Nairne Township Master Plan has commenced and will in due course be the subject of community consultation.

Further Information

For further information on any of the above initiatives please refer to the council website www.dcmtbarker.sa.gov.au in the first instance.

It is intended that council will write to all land owners within the area of the Ministerial DPA again later in the year to provide a further update.

If you require any further information or have any queries, please contact Mr Brian Clancey, General Manager, Infrastructure and Projects, telephone 8391 7218 or bclancey@dcmtbarker.sa.gov.au.

If you are proposing to develop land, the initial point of contact at council is Mr James Leahy, Strategic Property Advisor telephone 8393 6447 or jleahy@dcmtbarker.sa.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Stuart', written in a cursive style.

Andrew Stuart
Chief Executive Officer