



## MINISTERIAL DEVELOPMENT PLAN AMENDMENT COMMUNITY INFORMATION FORUM

### MOUNT BARKER

Wednesday 4 May 2011  
7pm – 9pm

Cinema 6, Wallis Cinema Complex  
Dumas St, Mount Barker

#### Forum Objectives

1. To provide open and transparent information to the community about what Council is doing since the State Government approved the Ministerial Development Plan Amendment (DPA) for Mount Barker.
2. To provide an opportunity for a question and answer session for the community about any of the aspects Council is working on.
3. To obtain feedback from the community about suitable mechanisms for Council to keep them informed (and what about particularly).

#### **PROGRAM**

##### Introduction and Background (15 mins)

- 7.00 pm Initial outline of proceedings and objectives for session – *Margie Heylen, Facilitator*
- 7.05 pm Official Welcome and introduction by Mayor Ann Ferguson
- 7.10 pm Overview of key issues Council working on - *Brian Clancey, General Manager Infrastructure and Projects*

##### Overview of key issues and projects for Council (25 mins)

- 7.15 pm Infrastructure issues & Developer/Landowner Forum - *Brian Clancey, General Manager Infrastructure and Projects*
- 7.25 pm Structure Plan – *Bill Chandler, Consultant - Chandler Urban Design*

##### Question and Answer session (1hr 15 mins)

- 7.40 pm Question and Answer session
- 8.55 pm What next
- 9.00pm Feedback forms to be filled out and placed in box on the way out



# Ministerial Development Plan Amendment

## Background Information

The State Government has rezoned a large amount of land in our District as of December 2010. This means that Council is now legally bound to process development applications that are lodged within the rezoned area.

Council has now turned its attention to working hard to address the issues identified during the Ministerial DPA process and take a lead role in progressing strategies to ensure the best outcome possible for our District. In doing so, we are committed to maintaining open and transparent engagement so that our community is kept up to date with our progress.

The State Government has entered into a Heads of Agreement with several land owners/developers regarding the provision of required transport infrastructure.

A list of the required transport infrastructure has been finalised between the State Government and these land owners/developers and is now publicly available on council's website.

This includes a new connector road that would be constructed in a horseshoe type shape from Hawthorn Road in the west to Springs Road in the East.

The actual alignment of this new road is yet to be determined.

Provision of other essential infrastructure such as wastewater, water, electricity, recreation and sport, community and cultural, remains the subject of further work.

Major new electricity and wastewater infrastructure will be required.

Council is now preparing a Structure Plan for the townships of Mount Barker, Nairne and Littlehampton. The State Government is supportive of this. The Structure Plan is to enable the growth to be managed and occur in an orderly manner.

### ***What is a Structure Plan?***

The structure plan will outline how development of the rezoned land will be staged, identify the location of infrastructure such as recreation areas and roads and as such, is an important tool for the assessment of future development applications.

### ***How will the structure plan be developed?***

The Structure plan will be developed through a co-ordinated approach with State Government agencies and developers, taking account of information from current data collated by Council from recent consultations, including Ministerial DPA consultations, and other planning processes.

Council will then submit the draft structure plan to the State Government where it will undergo a public consultation process pursuant to the Development Act prior to ultimately being incorporated into the State Planning Strategy.

### ***Co-ordinating a Council/Government/Developer Forum***

Council convened a forum on 12 April 2011 for State Government, developers and landholders to identify and agree on the priority planning issues and a process for these issues to be addressed. This leadership initiative aims to ensure a planned approach rather than dealing with issues as they arise at a later stage.

Council rates for 2011/12 are not expected to be impacted upon as a consequence of the rezoning.

A fair and equitable funding strategy is required based on the premise that all of the parties who ultimately benefit from the rezoning are to make a contribution to the infrastructure related costs associated with the development of the land. Council is investigating the potential application in the future of a separate rate on rezoned land which would be activated on developers and not impact on rates payable until such time as the land is developed. Community consultation is required prior to council determining to declare such a separate rate on selected parcels of land for this specific purpose.

### ***Updating Council's planning framework***

Council is currently working on a number of planning processes, all of which will inform the Structure Plan and guide the way in which Council manages additional growth in the area. In 2011 these include:

- The Community Plan;
- Sustainability Strategy;
- Rural DPA;
- Town Centre Review

### ***Dedicated Web Page and Email Address***

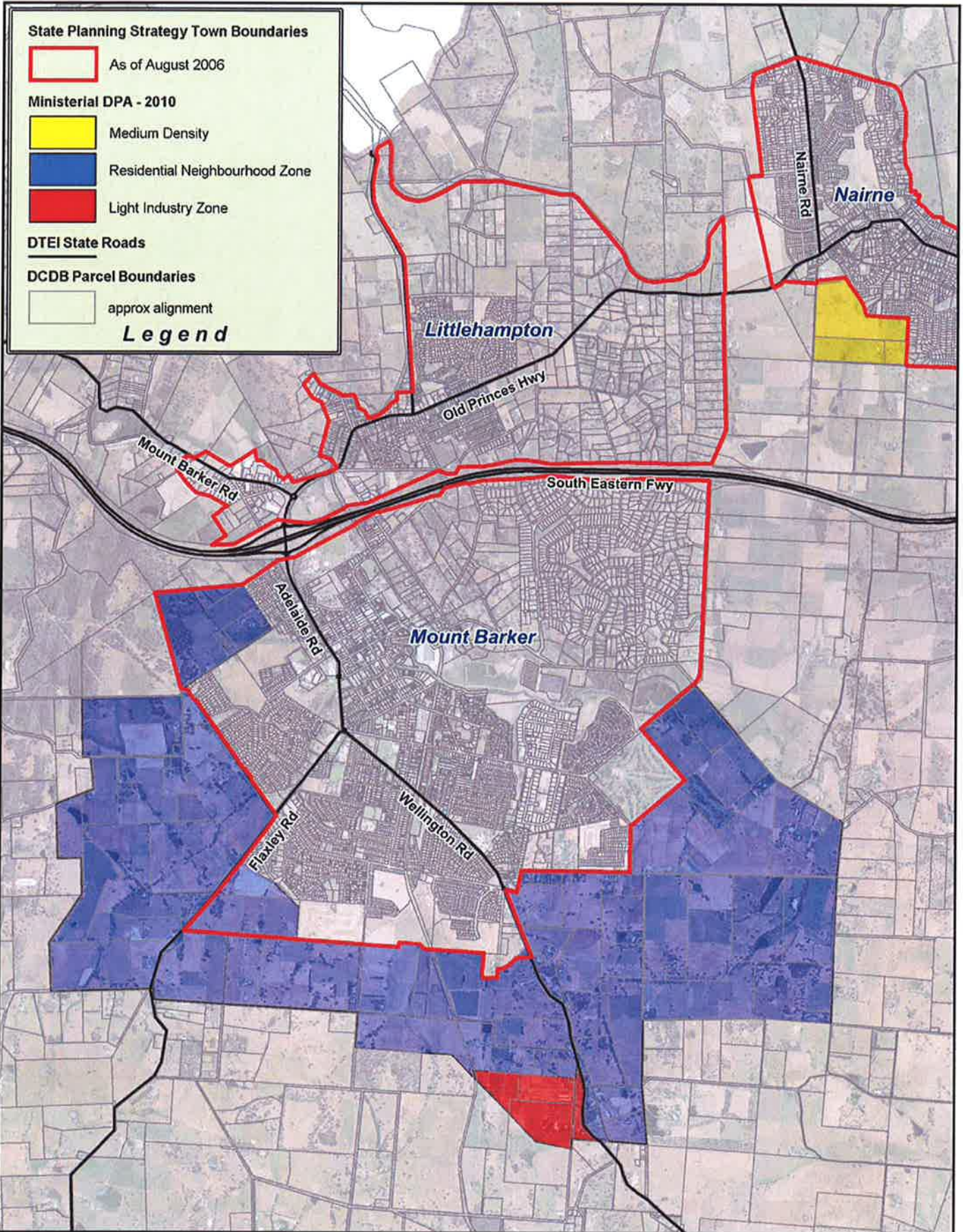
Council has established a page on its website dedicated to the Ministerial DPA rezoned land.

Go to [www.dcmtbarker.sa.gov.au](http://www.dcmtbarker.sa.gov.au) and click on Township Expansion for all the latest information.

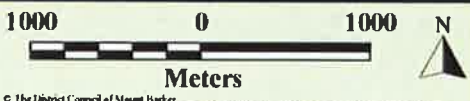
Want to be kept up to date with what is happening in regard to the rezoned land?

Register on the '[Ministerial DPA information register](#)' via the web page to receive periodical email updates from Council. Simply fill out the details and click submit.

For more specific enquiries, email [growth@dcmtbarker.sa.gov.au](mailto:growth@dcmtbarker.sa.gov.au) or contact Council on telephone 8391 7200.



District Council of Mount Barker  
 6 Dutton Road  
 Mount Barker SA 5251  
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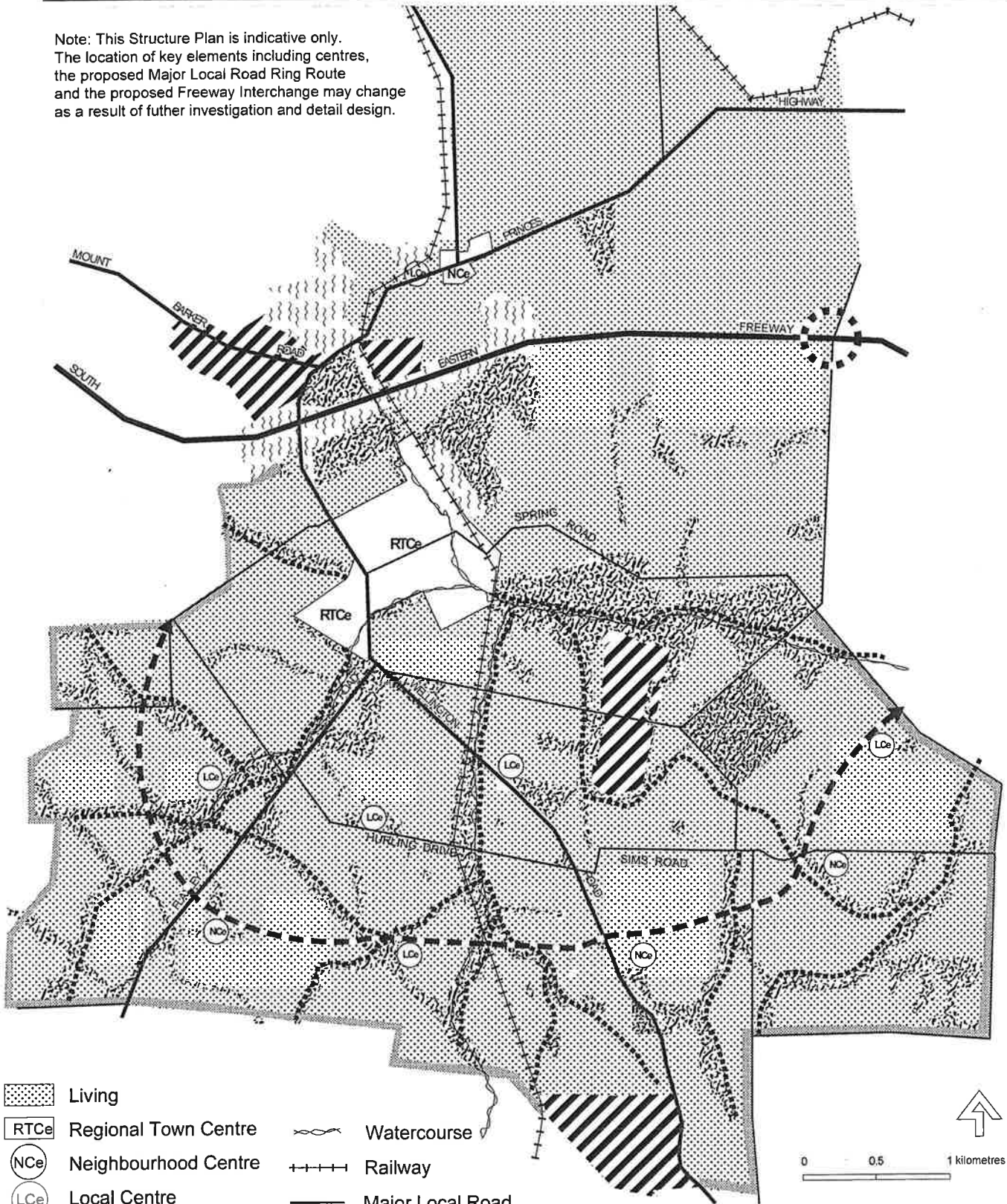
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District Council of Mount Barker

**Ministerial DPA Rezoned Land & 2006 Town Boundary**

Extract from the authorised Ministerial Development Plan Amendment prepared by the State Government

Note: This Structure Plan is indicative only. The location of key elements including centres, the proposed Major Local Road Ring Route and the proposed Freeway Interchange may change as a result of further investigation and detail design.



- |  |                                  |  |                                |
|--|----------------------------------|--|--------------------------------|
|  | Living                           |  | Watercourse                    |
|  | Regional Town Centre             |  | Railway                        |
|  | Neighbourhood Centre             |  | Major Local Road               |
|  | Local Centre                     |  | Secondary Arterial Road        |
|  | Industrial/Employment            |  | Primary Arterial Road          |
|  | Rural                            |  | Key Pedestrian/Bicycle Network |
|  | Landscape                        |  | Proposed Freeway Interchange   |
|  | Rural/Urban Interface Treatment  |  | Proposed Major Local Road      |
|  | Open Space/Stormwater Management |  |                                |



**MOUNT BARKER (DC)  
MOUNT BARKER AND  
LITTLEHAMPTON  
STRUCTURE PLAN  
MAP MtB/1 (Overlay 1)  
ENLARGEMENT A**

Consolidated - 16 December 2010

**STRUCTURE PLAN  
MT BARKER, LITTLEHAMPTON, NAIRNE  
COUNCIL LEADING**

**Council decisions via  
SP&DPC**  
- Public meetings  
- Formal  
decisions

Council direction  
Council staff  
Leadership role

inform

State Government  
(as necessary)  
Consortium input  
(as necessary)  
Other developers  
Private landholders  
Others outside  
Newly zoned area

**Council formal decision on Structure Plan**

State Government Planning & Coordinating Committee  
(-involves CEO's State Agencies on provision of infrastructure) **AGREE**

Possibly Cabinet – State Government **AGREE**

Development Act – processing by Government/relevant  
Minister  
(community consultation)

Agreement/decision reached on issues raised  
(all matters resolved)

**Recommended/legislated as  
PART OF PLANNING STRATEGY**

**\*** Where Council wants to be

\* note in accordance with the Planning Strategy for Greater Adelaide