



MINISTERIAL DEVELOPMENT PLAN AMENDMENT COMMUNITY INFORMATION FORUM

NAIRNE

**Thursday 5 May 2011
7.00pm – 8.30pm**

**Nairne Soldiers Memorial Hall
Princes Highway
Nairne**

Forum Objectives

1. To inform the community of Council's progress since the approval of the Ministerial Development Plan Amendment (DPA) by the State Government.
2. To provide an opportunity for the community to ask questions about the information presented.
3. To outline the proposed methods for Council to keep the community informed and obtain feedback from the community about the topics presented.

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 30 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 (45 mins)

- 7.45 pm Question and Answer session
- 8.25 pm What Next
- 8.30 pm 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

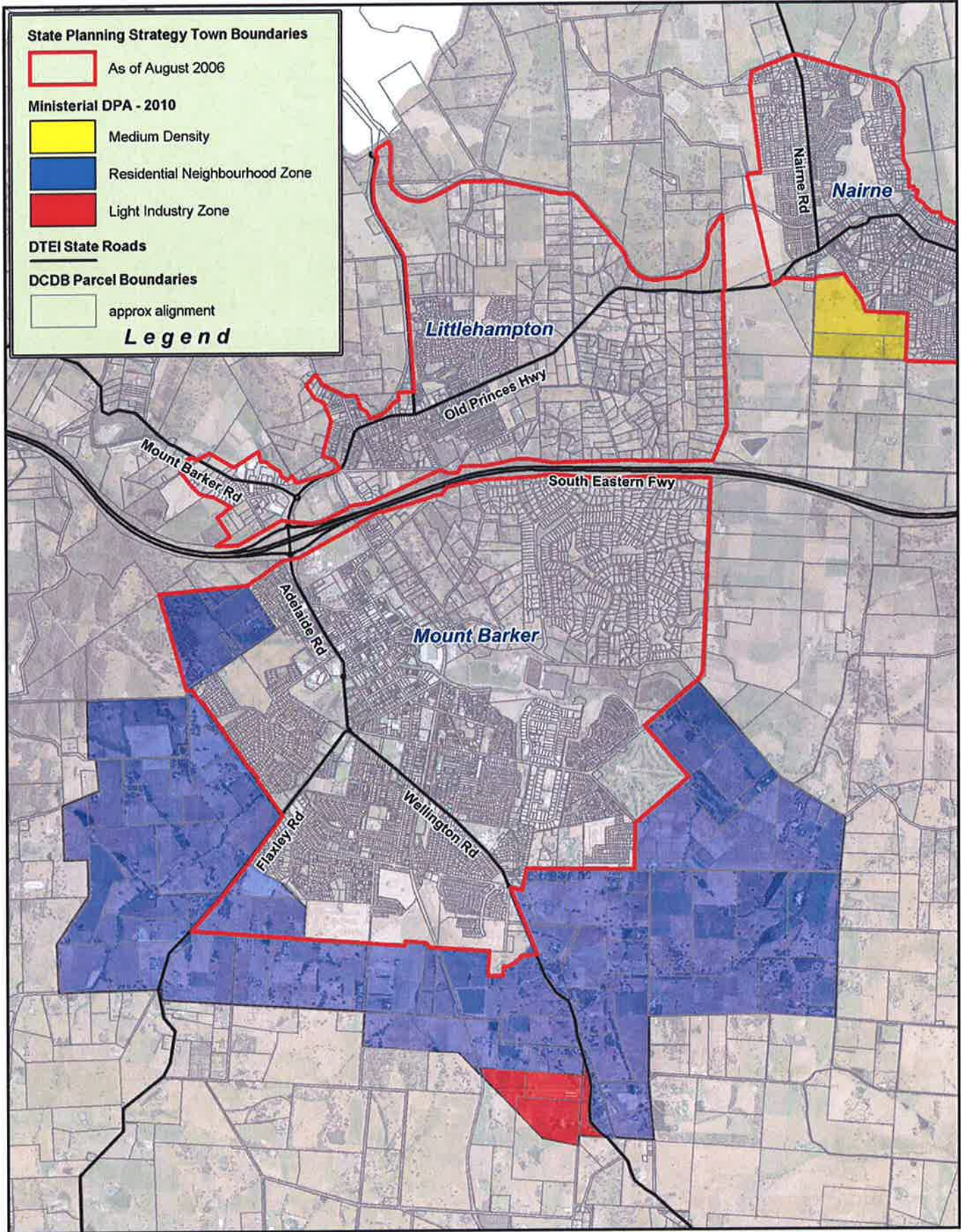
Council has established a page on its website dedicated to the Ministerial DPA rezoned land.

Go to www.dcmtbarker.sa.gov.au 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 or contact Council on telephone 8391 7200.



State Planning Strategy Town Boundaries

As of August 2006

Ministerial DPA - 2010

Medium Density

Residential Neighbourhood Zone

Light Industry Zone

DTEI State Roads

DCDB Parcel Boundaries


approx alignment


Legend

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

Telephone (08) 8391 7200
 Facsimile (08) 8391 7299

Date Compiled: 11/03/2011 Drawn by: Tony Jordan

1000 0 1000 


 Meters

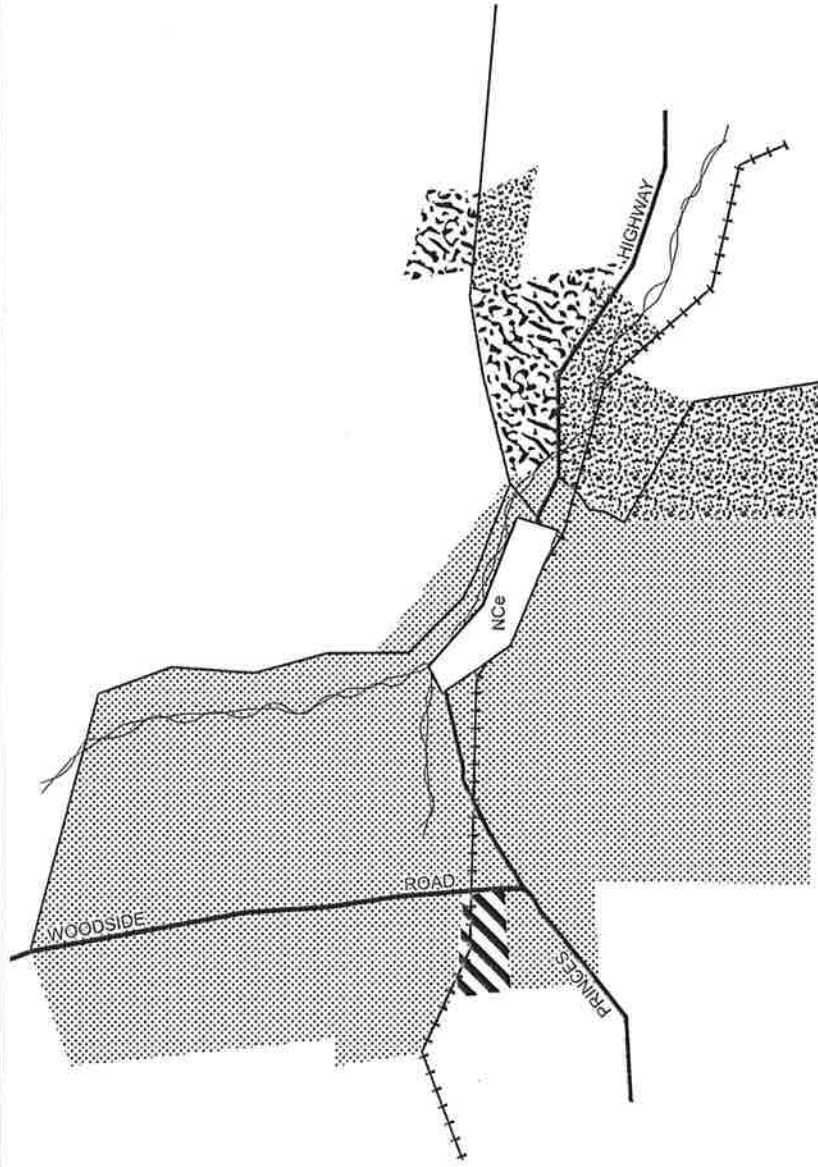
© The District Council of Mount Barker
 Apart from any use permitted under the Copyright Act 1968 (Cwth), no part may be reproduced by any
 person without prior written permission obtained from the District Council of Mount Barker. Requests
 and enquiries concerning reproductions and rights should be directed to the Chief Executive Officer,
 The District Council of Mount Barker, PO Box 54, Mount Barker SA 5251.

The District Council of Mount Barker, its employees and agents do not warrant or make any representations
 regarding the use, or results of use of the information contained herein as to its correctness, accuracy,
 currency or otherwise. The District Council of Mount Barker, its employees and agents expressly disclaim
 all liability or responsibility to any person using the information or advice contained herein.

District Council of Mount Barker

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

Extract from the Mount Barker (DC) Development Plan



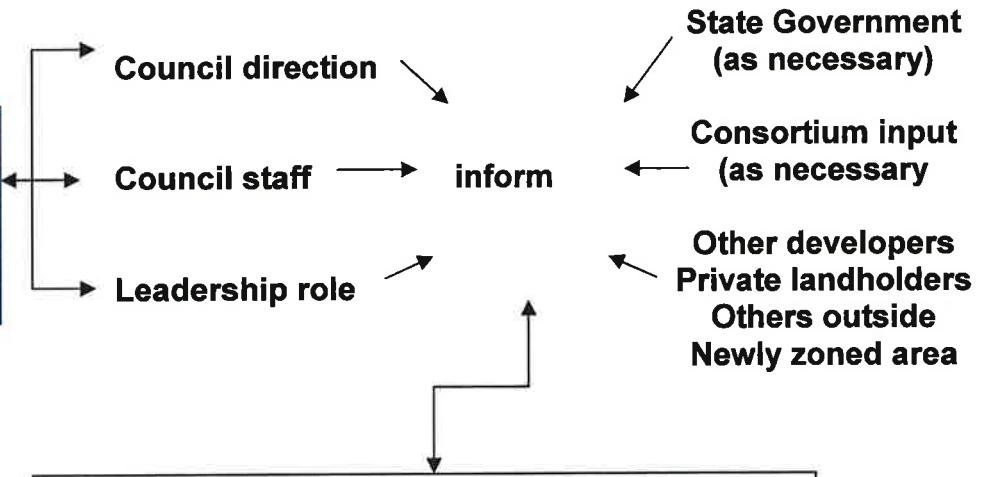
- Living
- Neighbourhood Centre
- Industrial/Commercial
- Rural
- Rural Living
- Open Space
- Watercourse
- Railway
- Major Local Road
- Secondary Arterial Road



**MOUNT BARKER (DC)
NAIRNE
STRUCTURE PLAN
MAP MtB/1 (Overlay 1)
ENLARGEMENT B**

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

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



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