

12.2 REPORT TITLE: MANAGING GROWTH - UPDATE
DATE OF MEETING: 20 AUGUST 2012
FILE NUMBER: 48/030/064

Strategic Plan Ref:

Goal Area 4 – Human Settlements and Transport

Purpose:

To provide an update on the management of growth and seek approval to establish an Informal Transport Infrastructure Planning Working Group.

Summary – Key Issues:

1. Options and mechanisms regarding the equitable contribution to the provision of required infrastructure are being examined;
2. Further work is occurring in relation to the role that the Council can play in the provision of wastewater services to the MDPA land; and
3. An Informal Transport Infrastructure Planning Working Group is proposed to be established by Council to provide an advisory role.

Recommendation:

That Council:

1. note the update on the management of growth; and
2. note and support the establishment of a Council Informal Transport Infrastructure Planning Working Group as per attachment 1.

Background:

This item provides an update on the management of growth post the item that was considered at the Council meeting held on 6 August 2012.

Discussion:

Draft Structure Plan for Mt Barker, Littlehampton and Nairne

1. Council has sought clarification from the Chairman of the Government Planning and Co-ordination Committee on the next steps and associated timing for the progression of the draft Structure Plan.

2. To date the only response received by the Council has been from SA Water and this related to a minor, technical matter.

Equitable Contribution to the Provision of Infrastructure

3. Further examination of options and mechanisms is continuing in respect of the equitable contribution to the provision of required infrastructure arising from the Ministerial DPA (MDPA).
4. The use of the separate rate provisions within the Local Government Act 1999 is being examined.
5. This process would require the preparation of a report by Council and the undertaking of community consultation prior to any decision making.
6. Proposed guiding principles such as equitable contributions from developers and contributions being payable only when land is developed would be included in any report for community consultation.
7. This will be the subject of a future Council meeting agenda item.

Wastewater

8. Further investigations continue into the role that the Council can play in the provision of wastewater services to the MDPA land.
9. Council is continuing to liaise with key stakeholders and pursue a model of decentralised treatment processes.
10. Key stakeholders include the private sector (developers and service providers), State Government, regulators (Environment Protection Authority and Essential Services Commission of South Australia) and the Rural City of Murray Bridge (potential regional approach to integrated management of water).
11. Disposal of the treated wastewater to maximise environmental and economic objectives remains a key consideration.

Transport

12. Minister Conlon is yet to write to the Council with a list of proposed names for the purposes of him ultimately appointing Members to the Mount Barker Road Infrastructure Advisory Committee.
13. In the interim the Informal Group convened by the State Government continues to provide a vehicle for the progression of such matters.
14. Ultimately there will be various stakeholders with a decision making role in respect of the provision of transport infrastructure upgrading including:

- Minister Conlon (pursuant to the Transport Deed entered into by the State Government and several developers);
 - the Department for Planning, Transport and Infrastructure (for roads that are a Departmental responsibility);
 - Council's Development Assessment Panel (assessing applications for land division that include a section of the connector road); and
 - the Council (local roads).
15. The role of the Council will vary and is expected to include:
- Advisory – through having one Member on the Ministerial Advisory Committee;
 - Advocacy – to the State Government regarding items like the new freeway interchange at Bald Hills Road;
 - Procurement – on local roads e.g. current upgrading of Bald Hills Road; and
 - Facilitation – e.g. interim additional Park N Ride capacity.
16. To assist the Council with its role, it is now proposed that the Council establish an Informal Transport Infrastructure Planning Working Group as per attachment 1.

Electricity

17. Council is continuing to work with ETSA Utilities to identify location options for future electricity infrastructure.
18. This will be incorporated into the Master Plans currently being formulated in liaison with infrastructure providers, State Government, developers and land owners who may be directly impacted upon.
19. Ultimately there will be a range of considerations that will need to be weighed up in the decision making process.
20. Council has also been liaising with ElectraNet regarding the duplication of the existing 50 metre wide transmission line corridor immediately to the south and in particular, opportunities for land within the corridor to be available for community use in accordance with ElectraNet guidelines for such areas.

Information to Land Owners

21. Council last wrote to all land owners within the MDPA area in May this year.
22. A further communication to update land owners is now being prepared and will advise of another Information Forum to be held over breakfast on a date soon to be advised.

Community Engagement:

Informing only	Update information is available via the Council's website.
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Policy:

Not applicable.

Budget:

Direct budget provision in 2012/13 for growth management is \$320,000.

Statutory/Legal:

Not applicable.

Staff Resource Requirements:

Significant resources continue to be applied to managing growth.

Environmental:

Not applicable.

Social:

Not applicable.

Risk Assessment:

Not applicable.

Asset Management:

Not applicable.

Conclusion:

Council needs to continue to play a strong leadership role and be pro-active in engaging with key stakeholders in order to maximise the likelihood of achieving desired community outcomes from growth within the MDPA land.

Key Contact

Brian Clancey, General Manager Infrastructure and Projects

Sponsor of Project

Andrew Stuart, Chief Executive Officer

Attachments

Informal Transport Infrastructure Planning Working Group

ATTACHMENT 1**Informal Transport Infrastructure Planning Working Group****Invitees**

- Elected Members
- Council staff as needed
- Others if relevant
 - Invite according to need for specific issues e.g. SAPOL, Business Mt Barker

Purpose

- Opportunity for informal discussion and feedback between Elected Members and staff regarding specific Transport Infrastructure Planning issues.

Timing

- As needed, could be held every 2 to 3 months as required.

Examples of Topics for Discussion

- Feedback from and input to the Mt Barker Road Infrastructure Advisory Committee (to Minister Conlon) when formed.
- Update on design work for 3 junctions and two pedestrian crossings in Druids Ave
- Progress on Morphett Hutchinson intersection design
- Managing Growth studies and issues where not suited to SPDPC meetings e.g.
 - Individual developer designs for the Connector Rd
 - Adelaide Rd Flaxley Rd study
 - Road network implications
- Future linear trail route options and design work
- Progress on other Council major transport infrastructure projects
- Park and Rides
- Nairne traffic issues

Benefits

- Provides the opportunity to explain and discuss specific projects and issues in more detail.
- Would allow regular updates on progress for projects of interest to Elected Members
- Would provide an informal sounding board for design development prior to a formal decision by Elected Members
- Potential for Elected Members to nominate priorities

Other

- The Group will not have authority to make decisions; matters for decision will be referred to Council Meetings or the SPDPC as required.
- A brief agenda would be provided for each meeting, it is not intended to produce formal minutes.
- This type of model has worked successfully in the past for specific projects e.g. Mann/Cameron/Gawler roundabout.