

12. REPORTS**12.1 REPORT TITLE: MANAGING GROWTH - UPDATE****DATE OF MEETING: 3 SEPTEMBER 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.

Summary – Key Issues:

- The lack of provision for staging of development and planning for infrastructure provision within the Ministerial DPA (MDPA) continues to provide an environment with many unknowns and makes infrastructure planning very challenging for all involved.
- Council is continuing to play a leadership role in working with the many stakeholders involved in the management of growth.

Recommendation:

That Council note the update on the management of growth.

Background:

1. This item provides an update on the management of growth post the item that was considered at the Council meeting held on 20 August 2012.

Discussion:**Development Applications**

2. The only major land division development application lodged within the MDPA land area is from the Walker Corporation for 530 allotments.
3. This application has been active for an extended period and is likely to be formally considered by the Council appointed Development Assessment Panel in the coming weeks.

4. Concept plans for major land divisions have been received for some other sites and two developers have indicated that their objective is to lodge development applications in the coming 2/3 months.

Sector Based Master Plans

5. Work is continuing on the preparation of master plans by Council for each of the following sectors of land within the MDPA area:
 - Springs Road to Wellington Road (East Sector);
 - Wellington Road to Flaxley Road (Central Sector); and
 - Flaxley Road to Hawthorn Road (West Sector).
6. This work is being progressed in liaison with key stakeholders including land owners, developers, State Government and infrastructure providers.
7. Two key issues currently for both the East and the Central sectors are the alignment of the connector road and the location for ETSA Utilities electricity infrastructure.

Transport

8. Further information is still awaited from Minister Pat Conlon MP in relation to the intended appointment by the Minister of persons to the Mount Barker Road Infrastructure Advisory Committee.
9. At the request of Council, an executive level meeting of officers from DPTI and Council is scheduled for 29 August 2012 to discuss a range of issues including the implementation of the Transport Deed entered into by several developers and the State Government.

Wastewater

10. Investigations into possible approaches are continuing in liaison with various key stakeholders.
11. Council is now proceeding to settlement in respect of the land adjacent to the existing Nairne wastewater lagoons in accordance with the Council meeting resolutions of 6 August 2012.
12. Council is being pro-active in respect of communicating with both of the regulators being environmental (EPA) and economic (Essential Services Commission of SA).
13. Council has recently lodged a submission with ESCOSA on the ESCOSA Discussion Paper '*Proposed Price Regulation for Water and Sewerage Service Providers other than SA Water*'.
14. Both of the regulators will influence the delivery of wastewater services to the MDPA land.

15. A joint meeting with Deputy Premier John Rau MP and the Minister for Water Paul Caica MP is expected to occur in mid/late September with notification of an actual time awaited.
16. The purpose of the meeting is to review progress and establish with clarity what is realistic and what is not in respect of potential options and approaches to the provision of wastewater services for the MDPA land.

Sport and Recreation Facilities

17. Concept plans showing layout options for some strategic land parcels that would be suitable for significant sport and recreation facilities including the Council owned land on Bald Hills Road (ex Stephenson) are advancing well.

Other Matters

18. Also receiving attention at present are various other matters including:
 - Follow up with the State Government on the draft Structure Plan for Mt Barker, Littlehampton and Nairne;
 - Progression of the Nairne Township Master Plan – draft is currently out for community consultation;
 - Liaison with SA Water regarding augmentation of the potable water supply;
 - Liaison with EelctraNet regarding land use within the 100 metre wide power line corridor; and
 - Equitable approach to infrastructure provision – project plan being prepared to ensure that the necessary statutory requirements will be met.

Community Engagement:

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| 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 is continuing to play a leadership role in working with the many stakeholders involved in the management of growth.

Key Contact

Brian Clancey, General Manager Infrastructure and Projects

Sponsor of Project

Andrew Stuart, Chief Executive Officer

Attachments

Nil