

Council's Submission
to the draft 30 Year Plan for Greater Adelaide



Managed Growth

Acknowledgements

This Submission is a result of a team effort by the District Council of Mount Barker.

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- *Mayor and Elected Members*
- *Chief Executive Officer and the Senior Management Group*
- *Staff from all divisions*
- *Relevant agencies, adjoining Councils and strategic partners*
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Appendices (contained in a separate volume)

- Appendix A** – Consultation with elected members
- Appendix B** – Consultation with Council staff
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- Appendix E** – Key document review
- Appendix F** – Future Growth Corridors for District Council of Mount Barker, heading into 2050, University of Adelaide, 2009
- Appendix G** – An economy and employment analysis
- Appendix H** – Adjoining Council feedback

Council Position

Over the last ten years the District Council of Mount Barker has been the fastest growing non- coastal Council within Australia, averaging 3 per cent growth per annum. Through this experience Council has learnt invaluable lessons regarding managing and staging rapid growth and wishes to utilise this knowledge in the negotiation and provision of further growth.

In the absence of strategies for community building, nor detail or commitment on how the infrastructure, health, education or social needs will be delivered or resourced; the rapid growth proposed in the draft 30 Year Plan threatens each pillar of sustainability and the values shared by the community.

Council does not oppose population growth but will only support managed growth which is financially, socially and ecologically sustainable, and clearly resolves the critical issues outlined in Chapter 5 of this Submission.

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Executive Summary

The District Council of Mount Barker commends the State Government's draft 30 Year Plan for Greater Adelaide (the Plan) for its vision as a long term strategy for growth, including the pursuit of transit oriented development, infill development and a more compact urban form. However, the District Council of Mount Barker has serious concerns regarding the draft Plan's direction for growth and urban expansion within the Mount Barker District.

These critical issues include but are not limited to the following:

Infrastructure Provision and Funding

Council must be in a position to remain a sustainable organisation providing for the local community. Therefore, there needs to be clearly defined funding responsibilities associated with the provision of physical and social infrastructure. For example, the State and Commonwealth Governments have indicated they will not fund the Bald Hills Road Freeway Interchange. Furthermore, Council's community wastewater management system is at capacity, community services are restricted, and infrastructure for urban expansion is essential.

Council firmly states that it is beyond Council's resources to provide much of the physical and social infrastructure associated with the urban expansion growth areas outlined in the draft Plan. The current arrangement of developer responsibilities towards infrastructure provision contained within Council's Development Plan is a model that has provided support for the existing and new community. This model or one that is similar (or a combination) must continue to ensure any urban expansion areas are provided with sufficient social and physical infrastructure. Without a mechanism of this kind, new communities will not have access to a reasonable and expected level of facilities and services.

Strategic Direction for Sustainable Community Planning

The draft Plan will set strategic direction by shaping Council's; Long Term Financial Plan, Strategic Management Plans, business planning, grant opportunities for infrastructure, and the Development Plan. It is disappointing that Council and the community have only been given three months to comment on a Plan which will affect the District for beyond the next 30 years.

The focus of the Plan is principally towards the provision of housing and does not clearly provide a well-balanced approach to the planning issues, which affect the community beyond the life of the Plan. For example, the issue of potable water availability is high on the Council and State Government agendas and further significant work is required to ensure drinking water is available to an expanded population with nil or minimal dependence upon the River Murray. Access to the information and rationale that has resulted in the construction of the Plan and the directions within will assist in Council's Long Term Financial Planning decisions.

Managed Growth and Governance

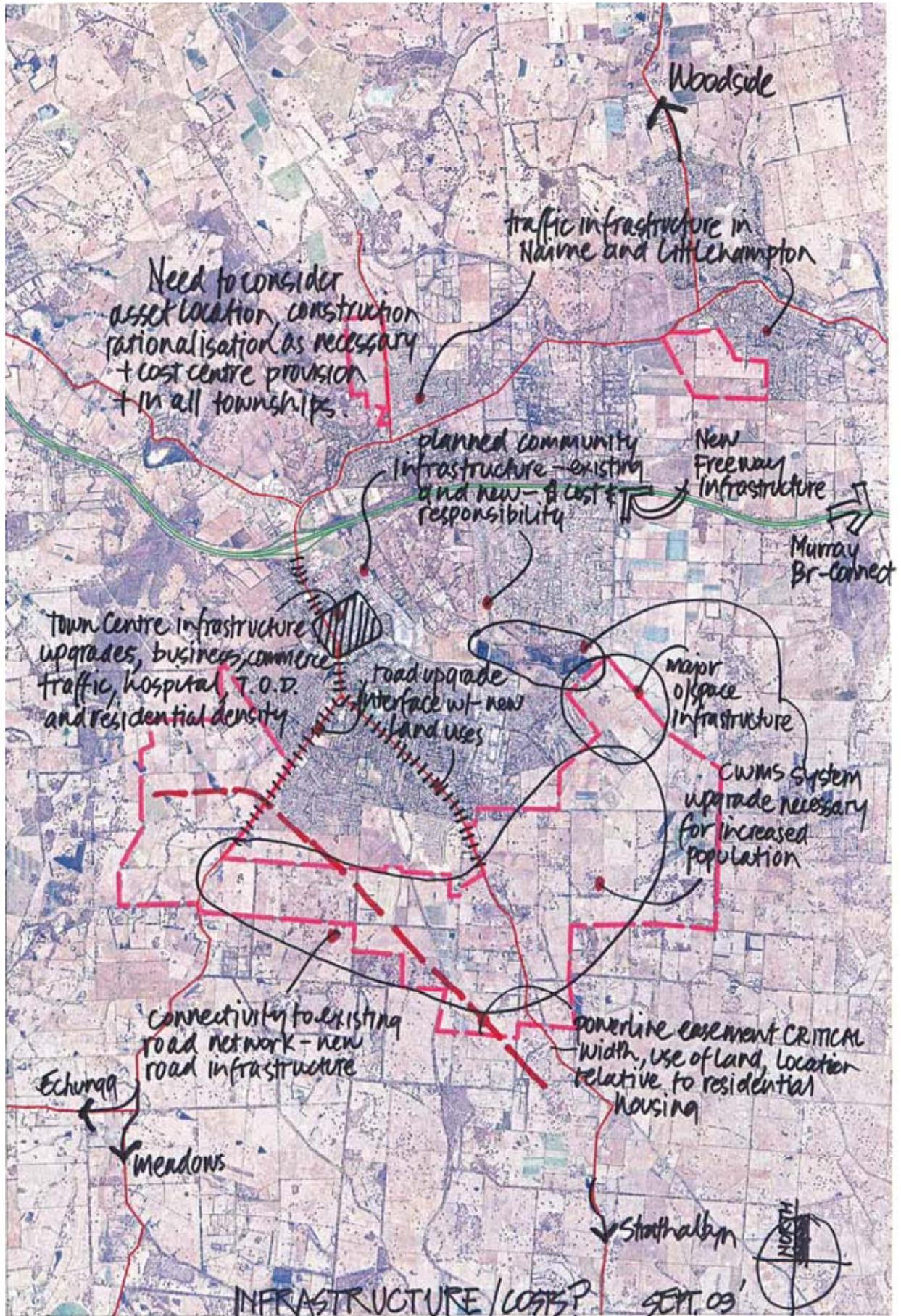
The growth pressures on the District exacerbated by the Plan's proposal for urban expansion means demand and competition for Council resources will increase significantly and will not be able to be met. It is imperative that growth is managed to deliver financial, social and ecological sustainability. This requires a responsive built form through urban design principles. There is also the need through governance models to achieve efficiencies in the implementation of growth.

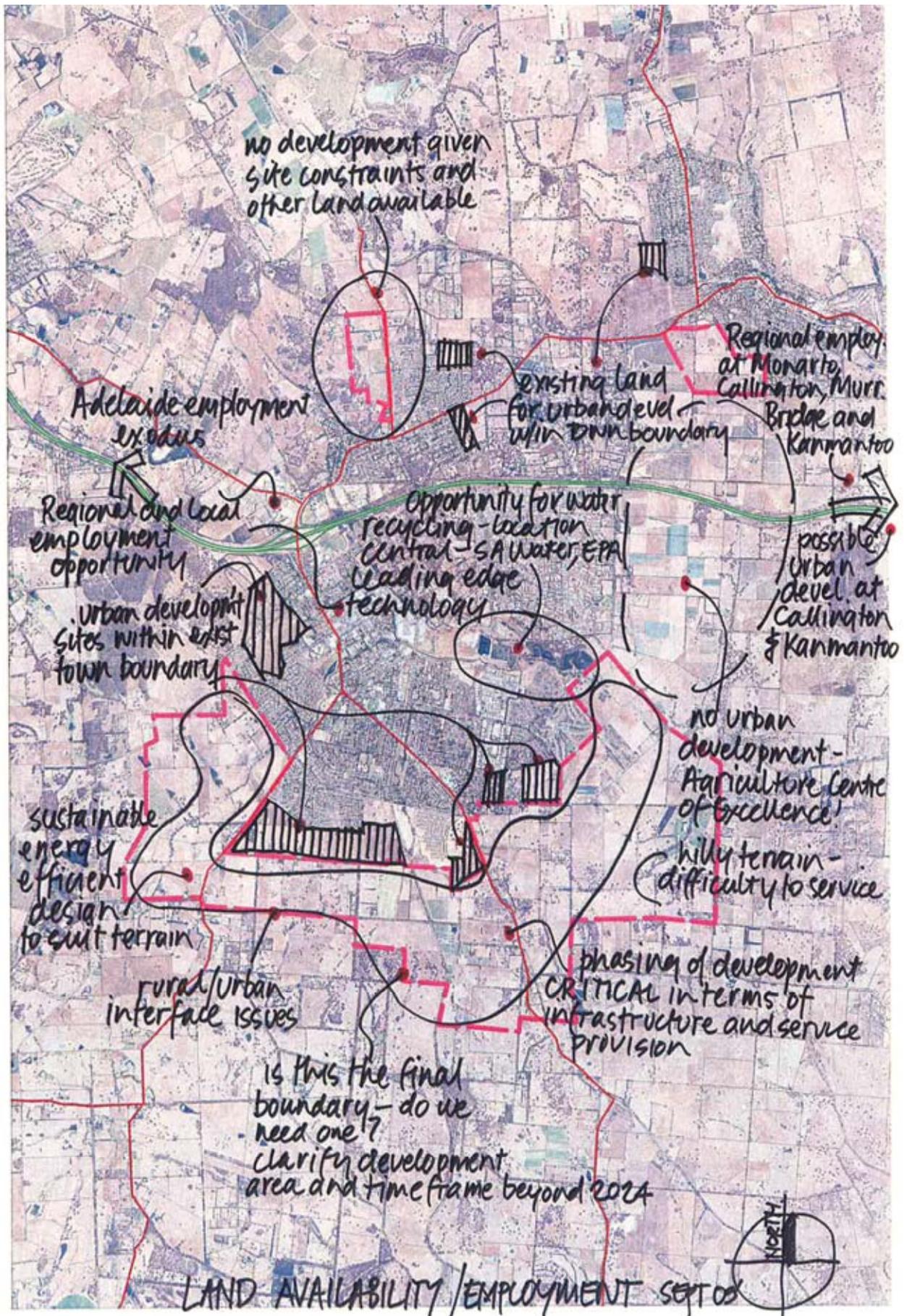
The Plan has linked urban expansion to population growth. However, Council's investigations have identified an inconsistency between the population target and the quantum of land identified for urban expansion. There needs to be clarification and consistency between the population growth and urban expansion targets. Council is of the view that the draft Plan's urban expansion areas represent an oversupply of land to meet the regional population growth targets stated within the Plan. Council has included within this Submission an alternate growth scenario, which represents just one example of the possible way growth can be managed appropriately to address the critical issues outlined in Chapter 5 of this Submission.

Council has spatially represented some of the critical issues on the following drawings and believes the resolution of these critical issues is paramount and necessary before the Council can offer its support towards the implementation of the Plan.

Recommendations;

1. That prior to the adoption and implementation of the 30 Year Plan, the Minister agrees to work in partnership with the District Council of Mount Barker on the resolution of the critical issues represented above and outlined in chapter 5 of this Submission.
2. That the Minister commits to working with the District Council of Mount Barker, Adelaide Hills Council and the Rural City of Murray Bridge in the development of a Regional Implementation Strategy to achieve the delivery of the 30 Year Plan's Regional targets and directions.
3. That the Minister does not pursue a Ministerial Development Plan Amendment for the District Council of Mount Barker at this point in time.
4. In the event the Minister chooses to pursue a Ministerial Development Plan Amendment, the Minister commits to the resolution of the critical issues raised in this Submission; prior to the rezoning of land for urban development, and identifies the long-term financial implications and funding responsibilities.
5. In the event the Minister chooses to pursue a Ministerial Development Plan Amendment, the Minister commits to an extended consultation period greater than the statutory minimum in order to enable appropriate time for community input and comment.
6. That the Minister provides the District Council of Mount Barker with a clearly defined position regarding whether further urban expansion will be expected beyond the first 15 years of the 30 Year Plan, and if so how this might be implemented.





1. Introduction

On the 6th of July 2009, the State Government released their draft 30 Year Plan for Greater Adelaide (the Plan) for public consultation.

The Plan will replace the Planning Strategy in guiding development and infrastructure and service provision over the next 30 Years.

This Submission represents the District Council of Mount Barker's response to the Plan and refers to relevant research and documentation, has taken account of Elected Member, staff and agency feedback and has adopted a position towards managed growth which is financially and ecologically sustainable.

It is noted with much concern that the State Government has already commenced a Ministerial Development Plan Amendment (DPA) process to enact the findings of the draft 30 Year Plan. It is imperative that the State Government works in partnership with Council to ensure that the views and aspirations of the Council and its community are catered for. There needs to be a more open and transparent approach and a commitment to community engagement prior to implementing the Plan.

The implementation of the Plan and the resultant physical and social infrastructure, community and social service provision will have a serious long term impact on the financial demands placed on the District Council of Mount Barker by an increased population.

The critical issues associated with the implementation of the Plan are outlined in Chapter 5.

The recommendations of this Submission are outlined in Chapter 7.

The Council's future and that of the local community is critical and the State Government should not rush the implementation of the draft 30 Year Plan, but rather involve Council in a planned and balanced approach to achieve ecologically, socially and financially sustainable outcomes.

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2. The 30 Year Plan for Greater Adelaide

2.1 Overview

The Plan will replace the South Australian Planning Strategy and establish a 30 year strategy, consistent with the State Strategic Plan, to promote and shape population and economic growth in South Australia.

While predominantly focussed on Metropolitan Adelaide the Plan also includes the peri-urban regions of the Barossa, Adelaide Hills, Murray Bridge and Fleurieu.

The District Council of Mount Barker is considered within the Plan as part of the Adelaide Hills region and is targeted for population growth within the first 15 years of the Plan.

2.2 District Council of Mount Barker

Figure 1 highlights the regional directions outlined in the Plan, which affect the District Council of Mount Barker.

The draft 30 Year Plan includes regional dwelling targets of an additional 13,000 with 9,000 within the Adelaide Hills. The Plan also includes a regional population target of 29,000 persons.

Within the Adelaide Hills the Plan only identifies growth areas for the townships of Mount Barker, Littlehampton and Nairne. It is anticipated that the additional 20,300 people within the Adelaide Hills are likely to be provided at Mount Barker, Littlehampton and Nairne by 2024.

While page 85 of the Plan lacks detail on the exact location of the growth areas within Mount Barker, Littlehampton and Nairne, **Figure 2** provides Council's interpretation of these growth areas.

The Plan also lacks detail regarding land suitability analysis and analysis of community and infrastructure service needs that clearly will underpin the growth targets represented in the Plan.

The proposed growth areas comprise:

- Predominantly rural land of high agricultural production value, as determined by PIRSA
- Land with very high landscape and environmental value
- Land with varying topography with a predominance of native vegetation and creek lines
- Land adjacent to existing town services and road networks
- Locations which have varying degrees of difficulties in the provision of a full range of infrastructure services (physical and social)
- Land which will create an opportunity for a well planned community should challenges be resolved appropriately

The issues associated with the urban development on these lands are discussed in Chapter 5.

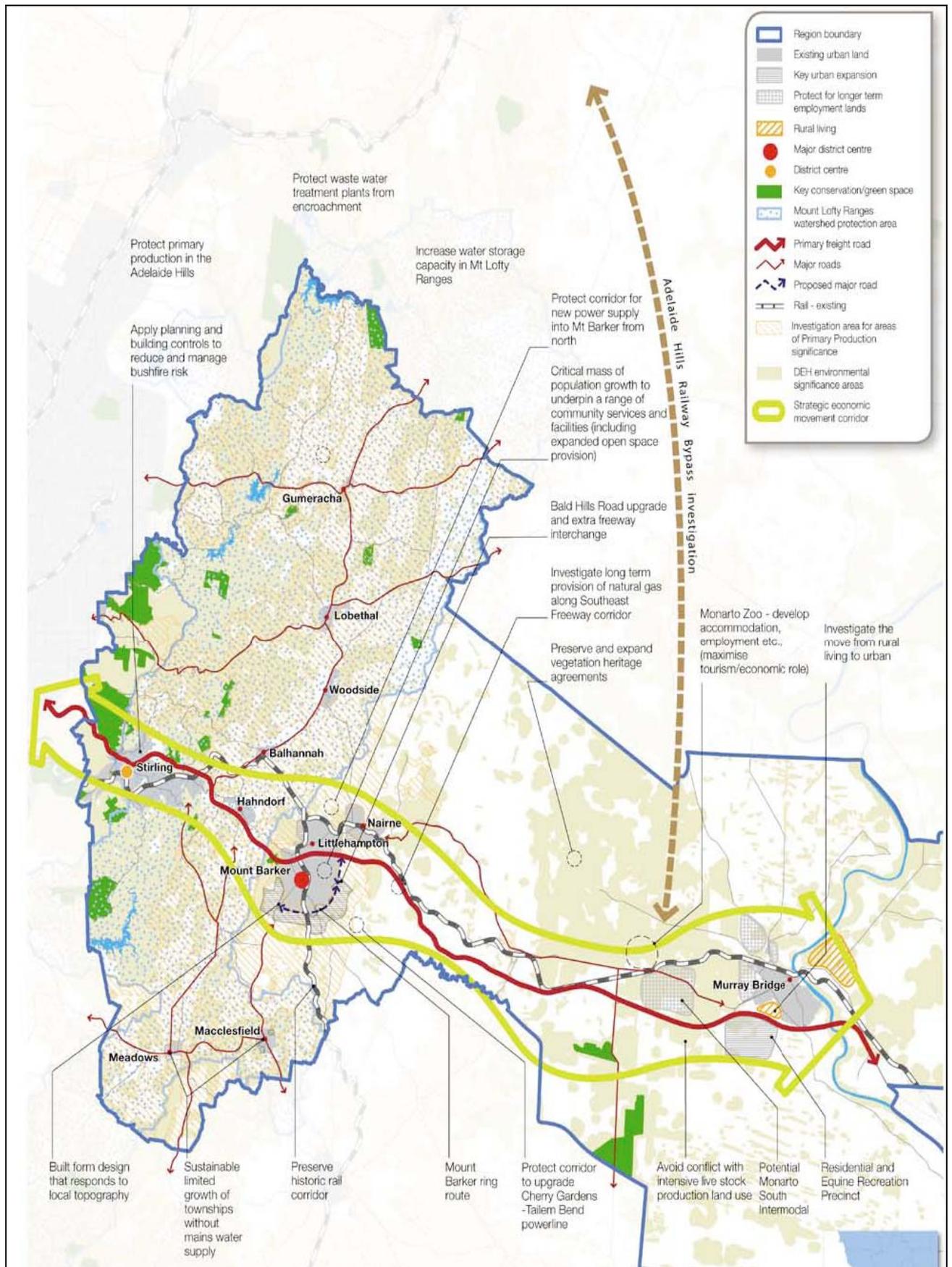


Figure 1 - Map F7 'Adelaide Hills and Murray Bridge directions', page 179 draft 30 Year Plan

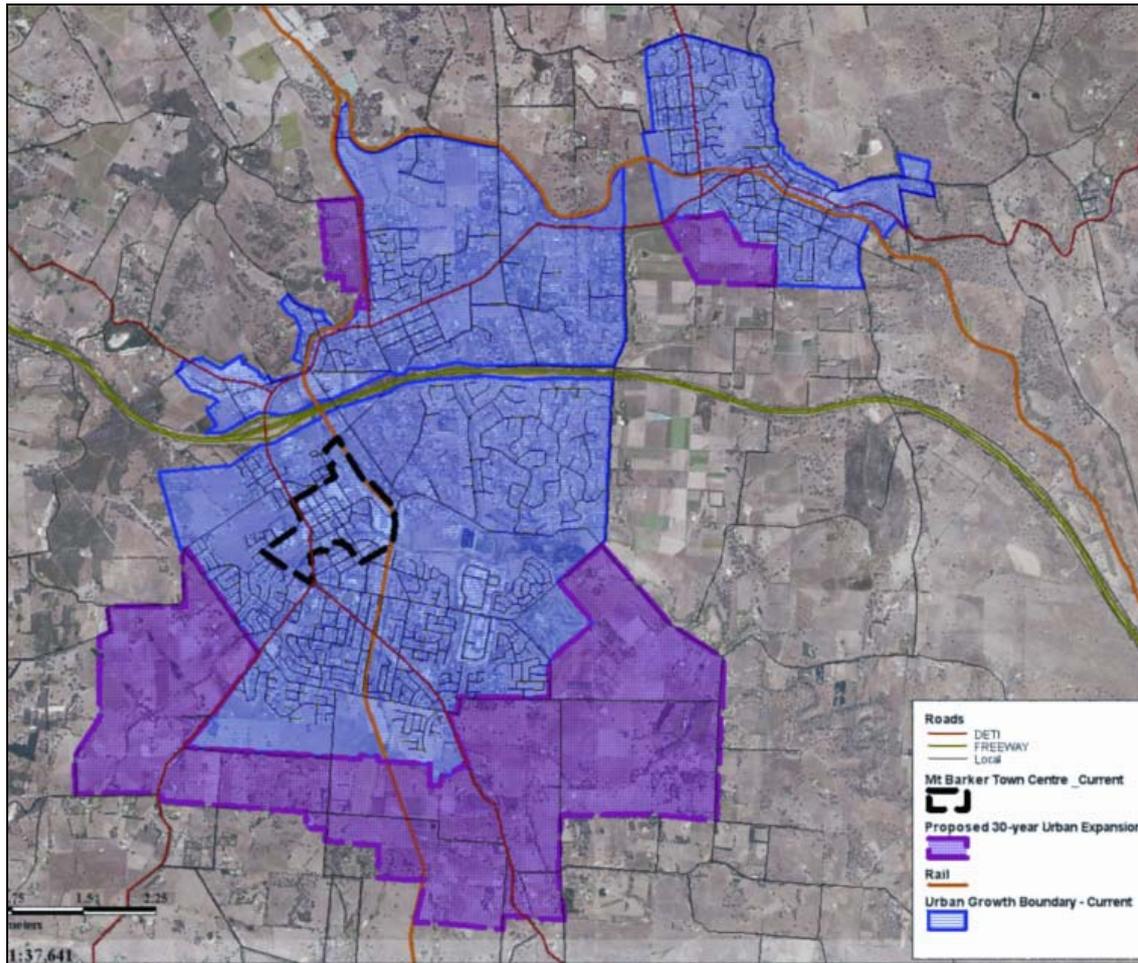


Figure 2 – draft 30 Year Plan urban expansion areas

Council’s interpretation of the growth targets outlined in the Plan is presented in **Table 1**.

Table 1 – Draft 30 Year Plan Targets

	Current Population 2009 (estimate)	Draft 30 Year Plan Targets			
		Pop’n growth target ¹	Total Pop’n By 2024	New Dwell’gs target ¹	No. of hectares. ¹²
Mount Barker	10,500	18,980	29,480	8,415	1419
Littlehampton	1,900	548	2,448	243	41
Nairne	3,700	772	4,472	342	57
TOTAL	16,100	20,300	36,400	9,000	1517

¹ The Plan’s 20,300 people population target, 9,000 new dwellings target and number of Hectares of land has been proportionally allocated between the three townships based on the geographic size of the areas shown in Figure 2.

² Land area includes the total urban area – therefore the area used for housing will be smaller once all other land uses are taken into account (such as community and social needs, centres, recreation and open space and buffers).

Table 1 highlights that the Plan proposes the following targets of;

- 20,300 people
- 9,000 dwellings, and
- 1517 hectares.

Considering these targets, they indicate the rates of six (6) dwellings per hectare and 2.25 persons per dwelling. These figures would allow for residential allotments of up to 1500 square metres.

Council policy is currently for 600 square metre allotments within the residential zone and investigations indicate that 11 to 12 dwellings per hectare is more consistent with current township urban areas. Furthermore, Council's occupancy rate is 2.62 persons per dwelling.

Applying Council's figures to the draft 30 Year Plan targets indicates the following:

- Accommodating 20,300 at 2.62 persons per dwelling requires 7,748 dwelling not 9,000 dwellings.
- Accommodating 7,748 dwelling at 11 dwellings per hectare requires 818 hectares not 1,517 hectares.

Given consideration to these figures the State Government has earmarked **considerably more land than is needed** to meet the population growth target of 20,300.

This issue is raised in more detailed later in this Submission, and offers the opportunity to reduce the amount of prime agricultural land that is needed for residential urban growth.

2.3 Implementation

The Plan outlines the methods for implementation by the State Government and Local Government. The governance arrangements are intended to provide a whole of government approach with the capacity to update the policies and targets annually, and with an implementation focus that recognises that different parts of Greater Adelaide need different land-use solutions. To achieve this, the draft Plan has two central implementation features, being:-

- Regional Implementation Strategies developed by Local Government and State Government agencies to support a partnership between the two spheres of government; and
- Structure Plans and Precinct Plans to set out spatial dimensions and land use objectives for transit corridors and growth areas (Structure Plans) and transit-oriented developments and activity centres (Precinct Plans)

As a designated growth area, the District Council of Mount Barker will be subject to Structure Plans and Precinct Plans that will be introduced into Council's Development Plan via a Ministerial Development Plan Amendment.

Prior to the release of the draft 30 Year Plan on the 3 June 2009, the Minister announced the initiation of investigations into possible changes to the *Mount Barker (DC) Development Plan*.

The Minister stated that ‘the main purpose of the investigation is to identify suitable areas for residential, commercial, retail and community development that will enable Mount Barker to support a larger population’.

The investigations will inform the preparation of a draft Ministerial Development Plan Amendment (DPA) affecting the *Mount Barker (DC) Development Plan*. All DPAs will need to be consistent with the *30 Year Plan* once it is adopted as the new Planning Strategy.

In order for Council to make a positive contribution to the implementation of the Plan and the Ministerial Development Plan Amendment, it is suggested that it would be prudent for the State Government to openly share the rationale and investigations which underpin the targets and directions contained in the Plan.

This would assist Council to plan for managed growth which is ecologically, socially and financially sustainable, and determine how best it will be able to provide appropriate levels of services expected by both existing and new communities.

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3. District Council of Mount Barker

3.1 Overview

The District Council of Mount Barker is one of the fastest growing regions in Australia, primarily due to the close proximity to the South Eastern Freeway, which provides improved mobility to Adelaide while residents can still enjoy a rural setting and landscape.

The current growth trends (not inclusive of the draft 30 Year Plan targets) are reflected in **Table 2 and 3**.

Table 2 highlights that the current projections (based on land contained within the existing urban boundaries) show a growth rate of 3% and will increase the district population to approximately 34,000 by 2013, primarily in Mount Barker, Littlehampton and Nairne townships.

Extending a 3% growth rate until 2024, would produce a population of 47,000.

The current population is approximately 30,000 people and the draft Plan target is for an additional 20,000 people by 2024 totaling 50,000 people. Given Council's current growth rate outlined in Table 2, the predicted population in 2024 is approximately 47,000, approximately 3,000 people less than the draft 30 Year Plan's population target.

This indicates that the draft 30 Year Plan targets Mount Barker for faster growth than is currently occurring.

Table 3 reiterates the rapid population growth being experienced within the District and shows that the Council has grown faster than any other metropolitan Adelaide Council and in doing so has exceeded both the State and national growth rates.

Table 2 - Actual and Predicted Population Change

	<i>Year</i>	<i>District Population</i>	<i>Growth per annum</i>	<i>Townships of Mount Barker, Littlehampton & Nairne</i>	<i>Growth per annum</i>
Actual Population	1996	20,303		10,358	
	2001	22,780	2.4%	11,936	3.0%
	2006	27,612	4.3%	14,661	4.6%
Predicted Population	2013	33,959	3.0%	18,031	3.0%
	2018	39,368	3.0%	20,903	3.0%
	2024	47,008	3.0%	24,959	3.0%

Table 3 - Top 5 Council Population Growth Rates for Greater Adelaide Councils

Council	Estimated Resident Population		Population change	% Change 2001 - 2006
	2001	2006		
Mount Barker	22,708	27,612	3,808	16.00
Salisbury	114,524	122,163	7,639	6.67
Gawler	18,345	19,406	1,061	5.78
Playford	68,653	71,903	3,250	4.73
Norw, Paynm & St Ptrs	33,745	35,255	1,510	4.47
South Australia	1,511,728	1,554,656	42,928	2.84
Australia	19,413,240	20,605,488	1,192,248	6.14

Note: Adelaide City Council grew the fastest during this period with 4,434 population growth at a rate of 33%. Due to the nature of that growth (apartment development) it has been excluded from this table.

3.2 Experience Managing Growth

Council has gained considerable experience in managing the community's needs and expectations, and experience in infrastructure provision from the recent period of very rapid growth in the District.

In 2007 the Council initiated District Wide Residential DPA was authorised. This resulted in the creation of more than 2,000 residential allotments, to accommodate approximately 3,374 persons within the townships of Mount Barker, Littlehampton and Nairne, and 1,216 persons within Meadows.

Council's deliberative and measured strategy involved extensive consultation with the community, and negotiation with developers. A key outcome of this negotiation was the introduction of a new system for developers to meet their responsibilities to provide both the direct and indirect infrastructure required by a rapidly expanding community. This has been incorporated into Council's Development Plan.

The District Wide Residential DPA also introduced policy areas for medium density housing, and these policy areas have significant under-utilised capacity at the present time.

Whilst approximately 50% of the rezoned area has had land division approval, only 15% is currently occupied. This highlights the time involved in planning processes, site development and infrastructure provision, prior to the final occupation by residents.

The District Wide Residential DPA involved extensive community consultation by Council on the scale, scope and location of development. The issues raised through this consultation were also reinforced through community consultation on Council's 2003 Residential and Industry Strategy, District Wide Heritage DPA (approved 2007), Industry Policy DPA (approved 2009) and 2009 Community Strategic Plan.

There remains unease within the local community about the pace and scale of growth proposed in the draft 30 Year Plan for the District Council of Mount Barker, and the time constraint of the three month public consultation period for the draft 30 Year Plan. Council's position on the 30 Year Plan has been informed by community views expressed in various forums including:

- through the Elected Members, and representations received by them from community members and organisations (refer Appendix A of this Submission),
- consultation processes for the development of Council's Strategic Plan (refer Appendix C of this Submission),
- consultation processes for the District Wide Residential DPA and District Wide Industry DPA (refer Appendix C of this Submission), and
- media reports on public responses to 30 Year Plan proposals, Letters to the Editor, and various public meetings held recently in the District (refer Appendix C of this Submission).

This has raised many critical issues associated with the proposed direction of the draft 30 Year Plan. Through this information and as the fastest growing non-coastal Council within Australia, Council has obtained invaluable experience in managing and staging rapid growth. Experience which is available to be drawn upon in the implementation of the 30 Year Plan.

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4. Need for a submission

4.1 Overview

The Greater Adelaide Plan will become the Planning Strategy and Council accepts that it's own Development Plan must be in accordance with the Planning Strategy. Council decision making and service provision must take into account and be consistent with the Planning Strategy. It is therefore imperative that the District Council of Mount Barker has early in-put into the direction of growth as outlined by the Plan and in particular any Ministerial DPA proposal.

4.2 Council's comments

Council has been active in its role in shaping the future of the District and has already formed an initial position on managed growth within the District. This position has been submitted to the Minister, by letter dated 27 March 2009. The key aspects included:

- Managed population growth is conditional on the achievement of a sustainable urban form and community planning
- Urban developments designed and built and suited to the local environment
- Preservation of historical townships identity via existing buffer areas
- An additional freeway interchange constructed at Mount Barker
- Preserving high-value agricultural land
- Managed growth must support the retention of significant environmental features
- Any growth to occur with associated provision of infrastructure – both physical and social
- Significant funding of infrastructure by all government sectors and those involved in development
- Development of a community plan that responds to increased needs of a greater population
- Managed growth to be accompanied by a review of the Regional Centre
- Promotion of housing choice for aged, youth and including affordable housing
- A comprehensive improvement of public transport services
- Urban environments supportive for pedestrian and cyclists movements
- Provision of opportunities for local employment and services
- Where necessary maintenance of existing character of the district and individual townships
- Appropriate protection of iconic vistas and the rural character of the district

Critical to the District Council of Mount Barker (in the context of rapid growth) is the:

- Ability (or inability) to continue to keep pace with the demand for the full range of existing facilities and services
- Demands for expansion of these facilities and services
- Range of new and emerging services and facilities that communities demand in contemporary times.
- Issue of financial sustainability and the demand being placed on Council as a business which will impact on its ability to provide core services both existing and new.

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5. Critical Issues

There exist a number of critical issues associated with the direction of the draft Plan and its implications for Council and the community.

These critical issues have been identified through:-

- Consultation with Elected Members - Appendix A
- Consultation with Council staff - Appendix B
- Summary of Community Views on Growth – Appendix C
- Key research - Appendix D
- A key document review - Appendix E
- The Future Growth Study undertaken by the University of Adelaide - Appendix F
- An economy and employment analysis - Appendix G
- Adjoining Council feedback – Appendix H

All appendices are contained in a separate volume. Please note that extensive detailed comments on the policy content of the Plan is included in Appendix B.

The critical issues identified include:-

5.1 Duration of the Plan

Comment	Position
<p>The Plan sets in place a framework for development of greater Adelaide over a 30 year timeframe.</p> <p>A more detailed reading of map D7 within the draft 30 Year Plan highlights that the Council is in fact targeted for growth only during the first 15 years of that timeframe.</p> <p>This raises questions about what growth can be expected within the Council from year 16 to 30 of the implementation of the Plan and whether Council will be expected to accept additional growth beyond the regional target of 29,000 population growth.</p> <p>The intermittent planning for growth achieves undesirable inefficiencies in the planning of communities and the provision of infrastructure. It is imperative to know early on whether sustained population growth and urban expansion is intended over the entire 30 year period and beyond.</p>	<p>Council accepts the need for a growth target to have a timeframe but requests that a more definitive position be outlined within the Plan regarding whether any urban expansion will be expected beyond the first 15 years of the Plan.</p> <p>In order to manage the growth, Council seeks clarification on the quantum of any growth, if it is expected to provide financial and physical support for facilities and services.</p>

5.2 Objectives and Principles of the Plan

township of Mount Barker (which will double its population) is directly opposed to the following principles:-

1. A compact and carbon efficient city
2. A transit focussed and connected city

This raises a number of queries including:

- Continued greenfield urban expansion is fundamentally at odds with the broad direction of the Plan regarding compact urban form,
- The objectives and principles of the Plan are not tailored towards the urban growth experiences of the peri-urban regions covered by the Plan, and
- The peri-urban region should either not be targeted for greenfield urban expansion, or
- Objectives and principles need to be clearly articulated for the unique circumstances of these peri-urban regions.

Council seeks inclusion of clear objectives and principles for the peri-urban regions covered by the 30 Year Plan for Greater Adelaide.

5.3 Transit Oriented Development

Comment

Section D1 of the draft 30 Year Plan emphasises attaining a more ecologically sustainable urban form through the concentration of development around transit corridors and the application of transit oriented development.

The only mention of the possible application of transit corridors and transit oriented development within the Adelaide Hills Region is Map D3 which references the South Eastern Freeway as a 'potential mass transit' corridor.

Given the Adelaide Hills Regions has been targeted for population growth including a doubling of the population of the town of Mount Barker, it would be desirable to use this growth as an opportunity to obtain the ecologically sustainable built form espoused by the Plan.

Furthermore as the Plan is intended to guide development and infrastructure provision over the next 30 years the Plan should provide a definite position and avoid the vagueness of 'potential' and 'possible'. The Plan should provide direction and commitment so that the State and Local Governments can work in partnership to deliver its outcomes.

Position

Council supports this policy approach and requests that the Adelaide Hills Region should be designated as a Transit Corridor with urban growth utilising the application of transit oriented design principles.

It has been suggested in Council's alternate growth scenario that these principles will assist in achieving a more compact growth with the resultant reduction in the need to rezone land currently used for agriculture.

5.4 Infill versus Greenfield

Comment

Section D1 of the draft 30 Year Plan provides the draft targets that:

- *70 per cent of all new metropolitan housing will be being built within the established areas of Adelaide, and*
- *Locate about 60 per cent of metropolitan Adelaide's new housing growth within 800 metres of current or extended transit corridors.*

This 70/30 split between infill and greenfield sites and the 60/40 split regarding proximity to transit corridors is commendable.

Most of the Plan is focussed on metropolitan Adelaide and the need

Position

Council supports this policy and targets and requests that the same split between infill and greenfield development should apply within all the urban centres of the District Council of Mount Barker, with the ability to vary them depending on local town constraints such as the availability of mains water and community wastewater management systems, and other

for transit oriented development and a densification of the existing urban form.

infrastructure requirements being clearly defined and in place.

Through being recognised only as a growth area and not a transit corridor, these policies and targets currently have no application for the Adelaide Hills Region.

5.5. Funding for Infrastructure

Comment

Position

Section D11 of the draft 30 Year Plan identifies the need to provide infrastructure for growth communities and provides two mechanisms for delivering it, being:

- Regional Implementation Strategies, and
- Structure Plans

Council supports the integration of infrastructure and service provision with planning controls through the adoption of the 30 Year Plan as the new Planning Strategy.

D11 fails to provide direction on the critical issue of how is the infrastructure funded.

There is need to recognise the developer responsibilities for infrastructure both directly for a development site and for the cumulative impact of numerous development sites.

Failure to comment on this issue runs the risk that developers of urban expansion sites are not obligated to provide supporting social and physical infrastructure for the community they will be establishing, and the burden of that expense falls upon the existing community. Council's long term financial plan has allocated funds for up to the next 10 years and is unable to fund the range of infrastructure required to deliver the draft Plan's targets within the designated timeframes.

Council requires that the issues of funding social and physical infrastructure is addressed in the Plan through the application of the existing model used in Council of applying developer responsibilities external to development sites. In the event this model is not applied, a model which clearly enunciates developer responsibilities will need to be negotiated.

The draft 30 Year Plan outlines two key pieces of infrastructure associated with urban expansion within Mount Barker. These include: the Bald Hills Road/ South Eastern Freeway Interchange and the Mount Barker ring route or 'east-west connector'. Council has commissioned design and construction costs for these projects which are \$29 million and \$53 - \$70 million respectively. The latter does not include land acquisition costs estimated by Council of between \$6 and \$20 million dependant on zoning of affected land.

Council is unable to fund the infrastructure likely to be required for urban expansion. Council long term financial capacity has been investigated and this position is not negotiable.

In addition, the scale of growth proposed by the draft Plan means the Council's current Community Wastewater Treatment Plant will not be EPA compliant. Furthermore, the growth requires as a minimum, the doubling of the capacity of the treatment plant.

Council has commissioned the cost estimates to enable the treatment plant to meet the projected capacity needs. The options include; construction of a supplementary treatment plant at Narine together with upgrading of the current plant,; and the construction of an entirely new plant which meets EPA buffer distance requirements.

The design and construction cost estimates for an entirely new plant is upwards of \$30 million. This does not include land acquisition costs. Conversion to a full sewer system would require major retrofitting and is estimated to cost upwards of \$90 million.

These three infrastructure projects; represent only a proportion of the total infrastructure required for urban expansion, are in today's capital costs and do not include recurrent costs nor future maintenance costs, and in totaling upwards of \$129 million, are not capable of being funded by Council.

5.6 Growth Areas

Comment	Position
<p>Map D7 within the draft 30 Year Plan outlines the proposed urban expansion within Mount Barker, Littlehampton and Nairne.</p>	<p>Council supports the notion that the Plan should have clearly defined targets delivered via Regional Implementation Strategies.</p>
<p>F7 outlines regional targets for the Adelaide Hills and Murray Bridge region of 13,000 dwellings and 29,000 people. Map D9 outlines a 70/30 split between the Adelaide Hills and Murray Bridge by indicating 9,000 dwellings will be located within the Adelaide Hills and 4,000 dwellings within Murray Bridge.</p>	<p>Council does not support the notion of identifying urban expansion areas without a clear rationale for their selection ie appropriate land capability analysis, economic and social considerations and financial sustainability matters being investigated and resolved.</p>
<p>When you apply this 70/30 split to the population target it suggests Murray Bridge can expect an additional 8,700 people and the Adelaide Hills can expect 20,300 people.</p>	<p>Council is not supportive of any residential expansion beyond current zoning until construction is funded of the Bald Hills Road/South Eastern freeway Interchange as identified by the draft 30 Year Plan.</p>
<p>This presents a number of inconsistencies.</p>	<p>Council requests that the State Government work with the Adelaide Hills Council, Rural City of Murray Bridge and the District Council of Mount Barker to develop a Regional Implementation Strategy for the delivery of the Regional Targets contained within the Plan, including investigations for growth within the towns of Callington and Kanmantoo.</p>
<p>First, the scope of the urban expansion areas (approximately 1517 hectares) allocated by the draft Plan for the towns of Mount Barker, Littlehampton and Nairne suggest an oversupply of land to accommodate beyond the 20,300 population target. This is supported by Council's investigations into the structure planning of the proposed urban expansion areas.</p>	<p>Council supports the exclusion of agricultural land of high inherent fertility directly to the east of Mount Barker, between Bald Hills Rd and Mount Barker Summit from the proposed urban growth areas.</p>
<p>The draft 30 year Plan targets include 20,300 people, 9,000 dwellings and 1517 hectares. This equates to 6 dwellings per hectare and 2.25 persons per dwelling. Council investigations indicate more applicable rates of 11 dwellings per hectare and 2.62 persons per dwelling should apply. This means a population target of 20,300 can be accommodated within 7,748 dwellings and 818 hectares.</p>	<p>When the Plan replaces the Planning Strategy, Council seeks:</p> <ul style="list-style-type: none"> ▪ the reinstatement of urban growth boundaries for its towns. ▪ the removal of the urban expansion areas for Littlehampton, part of Nairne, east of Mount Barker and south west of Mount
<p>The draft 30 Year Plan is currently unclear whether the population target applies to only the identified urban expansion areas or whether it includes population growth within the existing urban areas. If the latter; the population growth capacity within the existing township boundaries (excluding subdivision capacity of residential and rural living allotments) is 11,173 persons. To meet the draft 30 Year Plan population target of 20,300, this suggests urban expansion is only required for an additional 9,127 people. Based on a rate of 2.62 persons per dwelling and 11 dwellings per hectare, this population target can be met with urban expansion of an additional 317 hectares or alternatively through densification of the existing built form.</p>	
<p>It is also important to recognise that there remain larger areas of undeveloped land within the existing town boundaries in the District. These include sites rezoned under Council's District Wide Residential Development Plan Amendment in 2007. Despite development approvals, these areas remain largely undeveloped. It is important for the projected population for these sites to be considered as part of the implementation of the regional growth population target due to:</p>	
<ul style="list-style-type: none"> ▪ The substantial populations for these sites will only be residing within the towns after the Plan has been approved as the Planning Strategy, and ▪ Failure to properly calculate and include this population within projections will lead to inadequate service and infrastructure provision with ongoing consequences for 	

Second, the Murray Bridge Urban Growth Plan promotes a growth target of around 15,000 people, almost double the target set by the draft Plan. This would mean there is planning for an additional 7,000 people within Murray Bridge which is not reflected within the regional targets of the draft 30 Year Plan. This is exacerbated when Mount Barker has planned for an approximate 11,000 additional people within its current township boundaries which are also not reflected within the draft Plan's regional targets.

The Rural City of Murray Bridge indicates they are prepared to work with the District Council of Mount Barker and the State Government with regard to joint master planning of the delivery of the draft Plan's regional targets. This may assist the District Council of Mount Barker in resolving any employment land and growth area scenarios in order to remove pressure to rezone valuable primary production land within the Adelaide Hills food bowl to urban land uses.

Third, the preservation of valuable primary production land is a key component of the Plan and a key element of the District's economic and social structure. Urban expansion within the Adelaide Hills food bowl is a contradiction within the Plan's policy to protect these areas. Associated with this is the need to reinstate the urban growth boundaries to provide the certainty required for primary producers to undertake long term business planning without pressure to become residential.

In addition to this, the investigations which underpin this response have identified a range of constraints which suggest the suitability of the land around Mount Barker, Littlehampton and Nairne for urban expansion is generally low. Given the constraints identified there remain proposed urban expansion areas which Council can not support. Conversely though, there are other locations outside the Plan's urban expansion areas which Council does support.

With regard making better use of existing infrastructure it is plausible to suggest that towns like Kanmantoo and Callington have fewer constraints and offer more scope for urban expansion. However, given the low level of current infrastructure provision within these towns, any urban expansion will require a review of and investment in the provision of suitable infrastructure to meet the community's needs. This would also offer the opportunity to build local regional communities and better connect to the Plan's employment generators, such as Monarto and the mining expansion proposed at Kanmantoo.

Furthermore, there is scope for increased densification within Mount Barker which would contribute to achieving the growth targets of the Plan.

It is critical that the planning for growth through urban expansion must include community planning and physical and social infrastructure and not just housing development.

Barker.

- the inclusion of urban expansion areas for the north west of Mount Barker and the sites approved through Council's District Wide Residential Development Plan Amendment,
- the inclusion of a policy statement regarding the need to investigate increased densification within existing urban centres prior to pursuing urban expansion, and
- a recognition that urban expansion around Mount Barker, Littlehampton and Nairne may have adverse impacts upon other urban centres within the Eastern Mount Lofty Ranges.

These positions are reflected in Council's alternate growth scenario included within this submission.

5.7 Food Security

Comment	Position
<p>The Plan's summary of key challenges (page 10) recognises primary production as a key element of the economy. Furthermore, a characteristic of the new urban form (page 15) is the need to protect primary production land. In addition, Map D12 within the draft 30 Year Plan recognises the Council as an area of high rainfall and key groundwater resources.</p>	<p>Council supports the policies aimed at the protection of primary production land and activities.</p>
<p>Most critical though is that section B2 of the Plan states the action of protecting Greater Adelaide's high-quality food bowl areas to ensure a supply of affordable fresh food for a significant population of Metropolitan Adelaide and South Australia.</p>	<p>The land to the east of Mount Barker must be retained for agricultural purposes.</p>
<p>The investigations, which underpin this response, have identified the primary production value of the soils within the District and the employment generation and economic value of that primary production to the local, regional and state economy.</p>	<p>Council also seeks the retention of the high value primary production land to the west of Littlehampton and southwest of Mount Barker.</p>
<p>Council has supported the retention of the high valued primary production land to the east of Mount Barker, and between Littlehampton and Nairne, and noted that it was not included as a growth area within the draft Plan. To continue this retention Council is looking to value-add to its economic and social contribution through the establishment of an agricultural centre of excellence. Such a facility has the potential to retain this natural resource and build on its importance through representing best practice and synergies with the educational sector. Council will seek recognition of this within the Plan.</p>	<p>When the Plan replaces the Planning Strategy, Council seeks the reinstatement of urban growth boundaries for its towns.</p>
<p>There are also areas to the southwest of Mount Barker and west of Littlehampton which retain the key attributes of viable high value primary production, including, terrain, soil type, availability of water and large parcels of land. Council suggests the retention of these areas of primary production for future generations.</p>	<p>Council requests clarification on the apparent contradiction of the Plan's policies towards primary production protection while targeting these areas within Council for urban expansion</p>
<p>The current Planning Strategy includes urban growth boundaries for the towns of Mount Barker, Littlehampton and Nairne. These boundaries provide assurance to the community and primary producers regarding possible zoning changes and provide the latter with the capacity to undertake long term business planning decisions.</p>	
<p>One critical element missing from the Plan has been the removal of these urban growth boundaries. This raises concern about where development will occur in the District after the first 15 years of growth.</p>	
<p>The Plan's proposed urban expansion areas raise the following critical issues:</p> <ul style="list-style-type: none">▪ A contradiction between the Plan's policies towards primary production protection and urban expansion, and▪ The need for stronger protection of primary production areas.	

5.8 Community Planning

Comment

One of the key challenges identified by the draft Plan is the changing demographic make up of the population. In particular the fact that in 20 years time one third of the population will be over 60 years old.

Despite this the policy focus of the draft Plan is towards the provision of housing at the exclusion of broader community planning principles regarding the provision of supporting social infrastructure. Even the focus on housing is based on the need for smaller households and falls silent on the need for a universal urban design to new buildings standards to ensure all meet a design criteria (hand rails, flush threshold, and wider door frames, etcetera) which will better accommodate an aged population. This is especially critical when the houses built today will be occupied for many years to come.

This demographic make up will be even more polarised within the Adelaide Hills region which will continue to have a larger proportion of couples with younger children than metropolitan Adelaide. A focus on the elderly may even have the impact of alienating young people. It should be noted that Mount Barker is considered the service hub of the region and is currently experiencing a critical shortfall of youth services and facilities.

The regional project, the Hills Positive Aging Plan 2020 focuses on public policy responses to prepare now for an aged population. This Aging Plan has identified the need for a major activity hub/centre to meet the needs of the current population, let alone catering for a potentially doubling of the regional population.

There is also a need to ensure the implementation of the Plan adopts the directions of the Commonwealth Governments National Disability Strategy Consultation Report entitled Shut Out: The Experience of people with Disabilities and their Families in Australia.

The draft Plan proposes a doubling of the Mount Barker, Littlehampton and Nairne population within a 15 year timeframe. This scale of growth would only seem plausible with extensive emigration from metropolitan Adelaide, interstate or overseas. Unlike metropolitan Adelaide the District only has half the proportion of residents identified as being born overseas. Should this population growth be driven by overseas migration it will add to the District's cultural diversity in the long term. However, in the short term it would be at odds with the current cultural demographic. This is likely to lead to challenges directly related to migrant support and with the integration of migrants with the local community. There is a clear need to have in place a policy and strategy to ensure an integrated and robust community which delivers cultural sustainability.

Furthermore, Council as a regional centre is already lacking in approximately 42 hectares of active recreation and leisure space at a cost of about \$15 million.

As the draft Plan targets the Council for a doubling of the population, there is a reasonable rationale to suggest that there will need to be at least a doubling of the social infrastructure based within the District. The investigations which underpin Council's submission have

Position

Council supports the acknowledgement of the changing demographics as a key challenge to be dealt with through public policy.

Council seeks a clearer outline of policy responses within the Plan to address the demographic change including commitment to use the Building Code of Australia to set a universal design standard for all new housing to meet the needs of the aging population.

When the Plan replaces the Planning Strategy, Council seeks inclusion of a policy commitment that the structure planning process for urban expansion areas will include the identification and provision of social infrastructure needs, including provision of detailed social and community plans which set aside land for services, and incorporates buildings and their provision through the staging of development areas.

Council seeks inclusion within the Plan of a clear policy and strategy relating to the requirement to deliver an integrated and robust community potentially influenced by a mix of ethnicities from overseas migration in order to ensure cultural sustainability.

Council also supports a review of current health and medical facilities within the District so that these are capable of serving a diverse range of needs for an increased population.

considered this as part of the structure planning process. Allocation needs to be made within the urban expansion areas for the provision of this social infrastructure as part of the structure planning process.

This submission recommends the need for a detailed social and community plan to be undertaken. Land will need to be set aside for these services and an implementation and staged plan enacted to ensure that the community receives the services in a managed way that matches relevant population growth milestones.

5.9 Retention of a Regional Centre

Comment

Consistent with the current Planning Strategy, the Council and broader eastern Mount Lofty Ranges are serviced by the Mount Barker Regional Centre. Map D6 of the draft Plan proposes a replacement of the regional status with a Major District Centre.

This is despite the draft Plan's proposal to double the population within the immediate vicinity of the Regional Centre.

The size of the current Regional Centre is consistent with other draft Major District Centres such as Arndale and West Lakes. However, centres like Arndale and West Lakes are within 20 kilometres of three Regional Centres.

Mount Barker's geographic location means it is the only Centre within the eastern Mount Lofty Ranges and up to 40 kilometres to the nearest Major District Centre and 50 kilometres to the nearest Regional Centre. It is clear that the Mount Barker Town Centre will continue to provide a major focus for business and retail activity within the Hills environment particularly and the region generally.

Unlike the retail focus of the other proposed Major District Centres, Mount Barker has a broad range of services including secondary and tertiary education facilities, recreation and leisure facilities, and government and community organisations.

For these reasons it is imperative for Mount Barker to retain its status as a Regional Centre. Furthermore, retaining the regional centre status is imperative to the Centre maintaining its capacity to source funding and grants for the infrastructure that will be required for rapid population growth.

Position

Council does not support the change of the Mount Barker Regional Centre to a Major District Centre in the draft Plan and seeks its retention as a Regional Centre when the Plan replaces the Planning Strategy.

5.10 Employment Generation

Comment	Position
<p>Section D9 of the draft 30 Year Plan outlines a regional target of an additional 13,000 jobs. Table F7 of the Plan indicates the provision of regional employment lands solely within the vicinity of Murray Bridge and Monarto.</p>	<p>Council supports the intent of the Plan to link population growth with the need to generate employment opportunities in the vicinity of that growth.</p>
<p>Despite being targeted for urban expansion to accommodate 9,000 dwellings and 20 300 people, the plan makes no allocation for employment lands within the District.</p>	<p>When the Plan replaces the Planning Strategy Council seeks the acknowledgement and inclusion of the following employment generators for the region, being the:</p> <ul style="list-style-type: none"> ▪ Mount Barker Regional Centre, and ▪ Valuable primary production land.
<p>The market characteristics of the Council do not make it a suitable location for mainstream industrial activities. However underpinning the sustainability direction of the Plan is the need for centres where people live and work.</p>	<p>The Plan should also highlight the need to establish an agricultural Centre of Excellence within Mount Barker to represent industry best practice and develop synergies between primary production and the educational sector.</p>
<p>The Plan should therefore acknowledge the need to preserve and enhance centres of employment generation.</p>	<p>An economic planning analysis is required before the implementation of the draft 30 Year Plan, in order to identify employment generators which can be supported by:</p> <ul style="list-style-type: none"> ▪ Council and State Government infrastructure and service provision and public policy, and ▪ Private sector infrastructure and service provision.
<p>Employment generation within the Council can be focussed around two areas.</p>	
<p>First, the retention of the Regional Centre acknowledges the range of regional services the centre provides to the community and thus continues to be a focus for employment generation in the retail, commercial, recreation, education, government administration and community service sectors. The Mount Barker urban area will continue to provide opportunity for a retiring rural community to access services and facilities, which in turn can generate employment and economic activity.</p>	
<p>Second the retention of valuable primary production land recognises it as the traditional employment base for the region. Council has supported the retention of the high valued primary production land to the east of Mount Barker, and between Littlehampton and Nairne, and noted that it was not included as a growth area within the draft Plan. To continue this retention Council is looking to value-add to its economic and social contribution through the establishment of an agricultural Centre of Excellence. Such a facility has the potential to retain this natural resource and build on its importance through representing industry best practice and synergies with the educational sector. Council will seek recognition of this within the Plan.</p>	
<p>Investigations (contained in Appendix G) which support this submission suggest that applying the current employment profile to the population target would require at least 6,000 additional jobs. Allocating these jobs proportionately across the dominant industry sectors within the District helps provide a framework for where employment generation needs to occur in order to maintain an economically diverse and viable community.</p>	
<p>Council also seeks to work with regional councils regarding opportunities for economic development initiatives and employment generation, such as working with the Regional Common Purpose Group for economic growth scenarios at Murray Bridge, Monarto and other potential cross regional projects.</p>	

5.11 Urban Design

Comment	Position
<p>Section D3 of the draft 30 Year Plan highlights the need for urban design to provide innovation in sustainability and energy efficiency. Furthermore, Map F7 within the draft Plan acknowledges the regional direction that the built form responds to local topography.</p>	<p>Council supports the Plan placing greater emphasis on the urban design of built environments to achieve quality design outcomes.</p>
<p>The Plan needs to recognise the unique circumstances of the Adelaide Hills region. This includes numerous features which are not applicable in the design for housing within metropolitan Adelaide. This includes:</p> <ul style="list-style-type: none"> ▪ The harvesting and storage of rainwater as a water supply ▪ Storage of water for bushfire fighting ▪ Provision of septic tanks, and ▪ Designing in sympathy with the unique, undulating terrain 	<p>Council seeks a clearer outline of policy responses within the Plan to address the environmental performance of the built form, including commitment to use the Building Code of Australia to set a universal design standard for all new housing to:</p>
<p>In addition to this and regardless of unique local conditions is the need for all new urban form to further the goals of ecological sustainability and design responsiveness through; materials, orientation north, passive heating and cooling, solar energy use, water reuse, permeability to encourage walking and cycling, and adaptable dwelling designs to provide flexibility in built form to meet the occupants needs.</p>	<ul style="list-style-type: none"> ▪ Incorporate the use of solar energy ▪ Be oriented for passive solar gain and ventilation ▪ Harvest and use rainwater, and ▪ Reuse wastewater including stormwater and Community Wastewater Management System.
<p>Much of the urban design discussion within the draft Plan relates to the aesthetic appearance of housing. Despite the guiding principles of the draft Plan, it falls silent on the need for built form to meet a standard of function and environmental performance. While these can be addressed by the Building Code of Australia it is essential for the Plan to set the direction that the Code needs to take.</p>	<p>When the Plan replaces the Planning Strategy, Council seeks inclusion of a policy commitment that the structure planning process for urban expansion areas will include the development and implementation of urban design guidelines which address local conditions including:</p>
<p>As the Plan targets the Council for urban expansion an urban design built form which meets the region's unique conditions needs to be included within the Structure Plan to be introduced by way of the Ministerial Development Plan Amendment.</p>	<ul style="list-style-type: none"> ▪ The harvesting and storage of rainwater as a major water source ▪ Storage of water for bushfire fighting ▪ Provision of septic tanks ▪ Designing in sympathy with the unique undulating terrain
<p>The Plan presents an exciting opportunity and framework for sound and innovative environmental principles to be developed and implemented to address the landscape, rural interface and broader urban design issues within the region.</p>	<ul style="list-style-type: none"> ▪ Incorporation of energy efficiency requirements ▪ Related landscape and urban design solutions that create a unique and sustainable urban environment, and ▪ Fine-grain, legible and permeable design to enhance pedestrian experience of urban areas.
<p>The Structure Plans introduced by the Ministerial Development Plan Amendment need to define the unique characteristics and set the standard for built form to be ecologically sustainable and responsive to human need.</p>	

5.12 Transport

Comment

Section D10 of the draft 30 Year Plan emphasises the need for a new approach to transport which integrates it with land use planning in order to reduce car dependency and increase walking, cycling and public transport usage.

While the Plan does mention the use of Structure Plans as a tool to achieve this, much of the policy direction for an integrated and more balanced transport system is based around metropolitan Adelaide and the targeted transit corridors.

Regionally, the Plan's only transport directions include an additional freeway interchange to service Mount Barker, Littlehampton and Nairne, and a Mount Barker 'ring route' or east-west connector through the designated urban expansion areas. The need for both of these initiatives is also outlined within Council's Transport Master Plan.

These regional directions in conjunction with the urban expansion areas appear to perpetuate the current thinking towards urban sprawl based around car dependency. This appears at odds with the transport policy directions of the Plan. It is also counter productive to addressing the key challenges in the Plan including; an aging and infirmed population less capable of car use, and reducing greenhouse gas emissions.

The car dependant nature of the Council's urban areas already disenfranchises large sections of the community including the aged, youth, infirmed and those who do not drive. This is exacerbated by inadequate public transport services to meet intra-town, inter-town and intra-regional needs and a built form which is not conducive to walking and cycling.

Given the intention of the draft Plan is to integrate infrastructure and service provision with planning, a resolution of the region's transport issues is imperative to the effective implementation of the Plan. This includes clear articulation of infrastructure and service funding and timing.

Position

Council supports the regional transport directions for a freeway interchange to service Mount Barker, Littlehampton and Nairne, and an east-west connector through the urban expansion areas.

The funding of this infrastructure will need to be clearly understood and defined. Council seeks the continuation of the current model of developer responsibilities to infrastructure provision through the Development Plan.

When the Plan replaces the Planning Strategy, Council seeks inclusion of a policy commitment that the structure planning process for urban expansion areas will include the:

- development and implementation of urban design guidelines which address permeability in urban form and constructing environments conducive to walking and cycling,
- identification of transport infrastructure and service needs for urban expansion areas in integration with the broader urban environment,
- identification of the funding responsibilities and timing for the delivery of transport infrastructure and services, and
- continuation of developer responsibilities for physical and social infrastructure through the Development Plan.

5.13 Water Security

Comment

Section D15 of the draft 30 Year Plan emphasises the need to protect and use water effectively. It states that new greenfield developments subject to Structure Plans developed after 2015 to source outdoor water from non-potable water supplies. The Plan also places much reliance on the State Government's desalination plant as a mechanism for achieving Greater Adelaide's water security.

The Plan targets the Council for urban expansion to cater for an additional 20,300 over 15 years. The Council currently obtains its water supply from the River Murray and will not be serviced by the desalination plant.

Consistent with the Plan's acknowledgement that water is essential to sustainability, it is critical that 29,000 more people within the catchment of the River Murray are able to have access to a guaranteed water source.

In addition, there is an issue with where and how the waste water for the additional population will be dealt with. Council currently operates its own Community Wastewater Management System. This system currently serves a population of 18,000 people and has budgeted upgrades to serve a capacity of 25,000. Given the Council has been targeted for an additional 20,300 people, this will mean the system will reach capacity shortly into the implementation of the Plan. This raises three critical questions:

- Will an entirely new treatment plant need to be constructed?
- Who will fund a new treatment plant and expansion of the current system to accommodate an additional 20,300 people?
- What can be done with the treated water?

With regard the former, Council's Long Term Financial Plan indicates Council will not be in a position in the near future to fund an expansion of its treatment facility. This cost will need to be either borne by the State Government, the new residential communities or developers of the urban expansion areas.

With regard the later, Council is within a water prescribed area administered by the Environmental Protection Authority and the Department of Water Land and Biodiversity Conservation. This means the disposal of treated water is critical. Council currently provides this water for servicing of Council parks and for local primary producers.

Through this system Council has a supply of non-potable water requiring disposal, which will only increase with growth. Council will be in the position of having access to large volumes of water for distribution/disposal within the community and surrounding agricultural area. This presents a unique opportunity for Council and State government to demonstrate water recycling efficiencies.

The policy of the Plan is to have greenfield developments subject to Structure Plans developed after 2015 to source outdoor water from non-potable water supplies.

Given Council's non-potable water resource, the opportunity exists for the urban expansion areas for Council to apply this policy now.

Position

Council supports the principle that water security is a vital element for sustainable growth.

Council requests clarification on the intended source of water for population growth within the Council, and how that is consistent with the intent of the Plan to achieve water security and sustainability.

When the Plan replaces the Planning Strategy, Council seeks inclusion of a policy commitment that from the immediate adoption of the Plan, the structure planning process for urban expansion areas will include the:

- mandatory application of water sensitive urban design techniques,
- mandatory sourcing of outdoor water from non-potable water supplies,
- identification of the funding responsibilities and timing for the delivery of expanded capacity to the community wastewater management system, and reticulated non-potable water source infrastructure,
- acknowledge the opportunity to provide recycled water to community and business and how this may be funded and managed beyond Council resources, and
- an urban development outcome that is not dependent upon the River Murray.

5.14 Bushfire Risk

Comment	Position
<p>The Plan's regional direction for the Adelaide Hills states the need to apply planning and building controls to reduce and manage bushfire risk.</p> <p>In conjunction with this, the Plan targets the Council for urban expansion.</p> <p>The Plan sets the direction for a larger and older population to be located within an area of known bushfire risk. Through the implementation of the Plan it is imperative that thought is given to the care and evacuation of this population should an emergency occur. Furthermore, that the planning and building process ensures areas of urban expansion mitigate their bushfire risk.</p>	<p>Council supports the intent of this regional direction.</p> <p>When the Plan replaces the Planning Strategy Council seeks inclusion of a policy commitment that:</p> <ul style="list-style-type: none">the relevant government and fire authority's direction will be sought as part of the structure planning process for urban expansion areas, andfire safety planning solutions will recognise the local environment.

5.15 Rural Living Policy

Comment	Position
<p>The current Planning Strategy (page 82) policy states there should be no new rural living zones and, ensure appropriate Rural Living Zones are rezoned for residential use before establishing new residential areas that would require enlarging town boundaries or taking agricultural land out of production.</p> <p>The draft Plan (page 84) proposes a reversal of this policy by permitting rural living zones.</p> <p>Rural living zones remain an inefficient use of land and continue to cause interface issues between urban/rural living and rural living/primary production within peri-urban regions.</p> <p>While further intensification of rural living areas is problematic and may realise only a marginal increase in population, to meet the objectives and principles of the draft Plan it would be prudent to retain the current State Government policy.</p>	<p>Council seeks the retention of the current Planning Strategy policy on rural living.</p>

5.16 Transmission line Encroachment

Comment	Position
<p>The Plan's regional direction for the Adelaide Hills states the need to protect a corridor to upgrade the Cherry Gardens to Tailem Bend transmission line.</p> <p>Contrary to this, Map D7 within the draft Plan proposes the area south of Mount Barker for urban expansion which straddles this transmission line corridor.</p> <p>This transmission line corridor is South Australia's aortic connection to the national electricity grid and has a vital role in the future of the State's economy. ElectraNet advise provision must be made for the eventual upgrade and expansion of this line by ensuring clear</p>	<p>Council supports the protection of this transmission line corridor.</p> <p>When the Plan replaces the Planning Strategy Council seeks a resolution to the issue of urban encroachment around this corridor, together with any planned augmentation of the supply.</p>

corridors to the new Mount Barker South substation site are retained. Urban development should not occur within a 100 metre wide corridor encompassing the current transmission line and extending to the south. There is also the possibility that during the life of this Plan, the corridor might be expanded to 200 metres.

Excluding known constraints, the 100 metre corridor represents development potential for 400 houses and over 1,000 people.

Council endorses the proposal to limit development within the corridor to provide for the efficient integration with urban development and mitigate the cost and impact on the community at the time an upgrade to the transmission line is required.

The increased setback of residential development near the transmission lines actions the principles of prudent avoidance endorsed by ARPANSA and the Energy Supply Association of Australia.

A fundamental contradiction in the Plan is the recognition to protect this while also encouraging urban encroachment.

5.17 Staging growth

Comment

Map D7 within the draft 30 Year Plan identifies areas of urban expansion and proposes timeframes for their development. This is supported by policy which states structure plans should clearly designate the land requirements for infrastructure.

Structure planning provides an invaluable tool to gauge the quantum of service and infrastructure requirements for an urban expansion area. Despite this the Plan falls silent on the issue of staging the growth of these areas.

Staging the growth is important to Council as it:

- ensures the coordinated and cost effective provision of services and infrastructure,
- enables critical mass to be achieved and influence community development needs,
- provides a mechanism by which the boundary of the urban form can be clearly defined should further growth not proceed, and
- provides for orderly and economic development, that addresses a 'whole of planning' approach (not just the houses) for infrastructure, social and community services, retail and centres, sustained economic and business activity, recreation and open space and environmental needs.

Position

When the Plan replaces the Planning Strategy, Council seeks the inclusion of clear policy regarding the need for structure planning to outline the staging of urban expansion areas.

5.18 Council Business and Governance Impacts

Discussion

The impact of the draft Plan's regional targets requires long-term infrastructure, social and community service needs be addressed.

Position

As the Plan is intended to bring together infrastructure and service provision with planning requirements, when the Plan

Council has undertaken significant financial modeling based on the growth targets of the draft 30 Year Plan and the potential impacts on rate revenue and Council's financial capacity to fund the provision of additional services and new infrastructure required of a growing community.

The long term financial modeling indicates that Council between 2009 and 2019 would have an estimated new capital capacity of approximately \$7 million per annum to fund the development of the social and infrastructure facilities required of the community.

Costing of only three pieces of infrastructure required for urban expansion have been sourced and include;

- The Bald Hills Road/South Eastern Freeway Interchange at \$29 million,
- Mount Barker Ring Route or east-west connector between \$53 and \$70 million (excluding land acquisition), and
- Increasing the capacity of the Community Wastewater Management System to meet expected needs at upwards of \$30 million.

In totaling up to \$129 million alone, these three infrastructure projects required for urban expansion exceed the new capital capacity of Council's Long Term Financial Plan.

If Council is expected to fund infrastructure for urban expansion, it has limited capacity, and the rates impact for residents of the District will be significant, burdening the community with the cost of urban growth.

The investigations that underpin Council's submission have indicated that by 2015 the Plan will place major financial demands on Council's Administration (staff numbers, finance, rating, computer systems, enquiries, services, office accommodation). Furthermore, there will be a major impact on Council's asset base including library, parks, gardens, buildings, infrastructure and both new and existing facilities.

There will be a need for Council to consider the way in which it might rate the urban expansion areas to ensure sufficient funds are raised to fund ongoing maintenance costs, and to fund the expansion and provision of new infrastructure and services. The financial burden of this should not be placed on the existing community.

The urban expansion areas should not be developed in a piece-meal fashion, and there is a need to consider all the infrastructure and service requirements in the early planning stages. This will require the various service providers and State Government to undertake related long term financial planning and financial modelling to ensure all services and infrastructure are delivered in a timely, coordinated and integrated manner.

The Adelaide Hills Regional Development Board has identified that the draft Plan's infrastructure expenditure totals \$11 billion. There has been no indication of a proportional allocation of those funds to the regions identified within the Plan. As the Adelaide Hills Region is intended to accommodate five percent of the Greater Adelaide population growth, five percent of this infrastructure funding suggests the region should receive \$570 million in investment.

replaces the Planning Strategy, Council seeks inclusion of a policy commitment that:

- State Government agencies will undertake long term financial planning and modelling of the infrastructure requirements identified through the structure planning process, and
- the regional targets will include proportional allocation of funding for identified regional infrastructure requirements.

The opportunity to develop an organisational structure that responds efficiently and effectively to increased local demand and is sustainable must be acknowledged and encouraged.

- Local Government reform should also be addressed as part of this Plan.

As the Council continues to provide for an increase in population there will be pressure for increased services, requiring Council to consider its function, employee requirements and governance modelling. The opportunity to develop a more efficient and effective organisation into the future will be a challenge for Council. The need to work closely with the State Government to achieve this outcome is paramount, and clear delineation of funding responsibilities.

6. Implementation of the Plan

6.1 The Planning Strategy

The draft 30 Year Plan will become the Planning Strategy for South Australia and will set the strategic direction for the Council in shaping its Long Term Financial Plan, Strategic Management Plans, business planning, grant opportunities for infrastructure and State and Regional Infrastructure Plans, and the Development Plan.

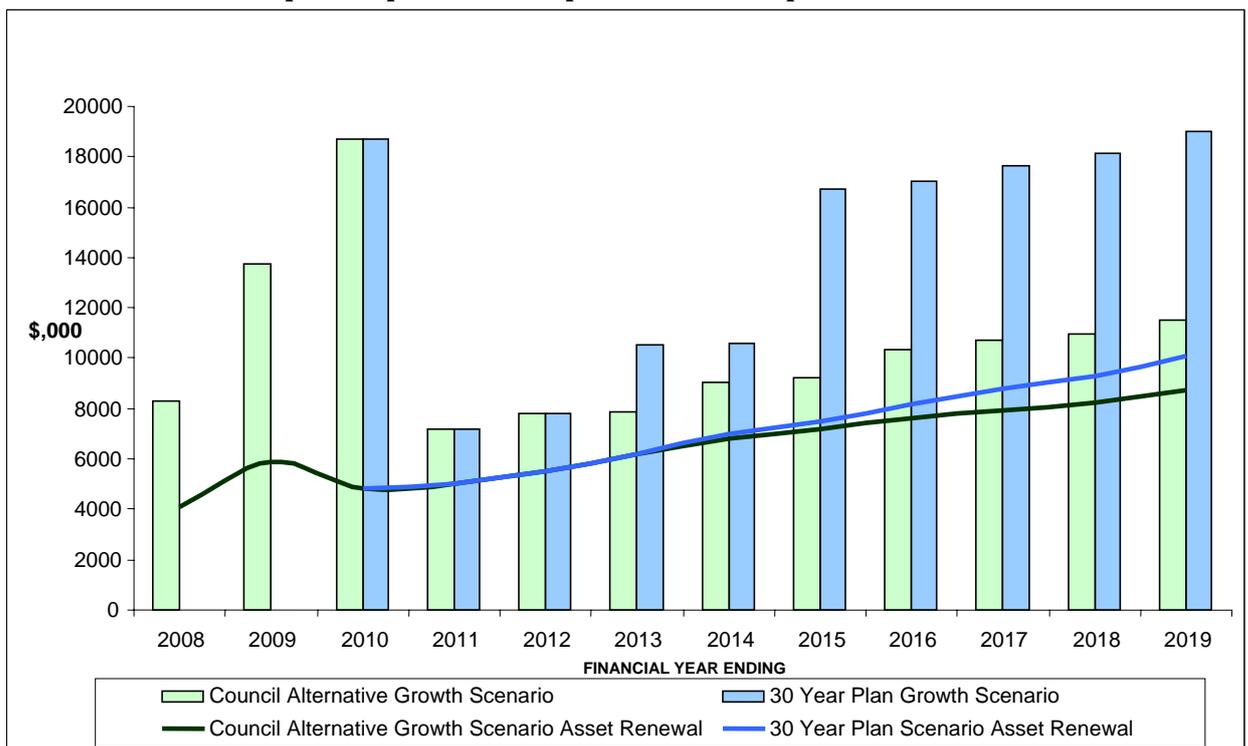
This will define the community of the future and to what degree Council is in a position to provide sustainable long term services and viable outcomes.

6.2 Long Term Financial Impacts

The growth targets of the draft 30 Year Plan will have major impact on Council's financial position, the provision of current, new and emerging community needs and its rate base.

Table 4 illustrates the predicted business impacts on Council.

Table 4 – Capital Expenditure Impact of Urban Expansion Scenarios



Under Section 122 of the Local Government Act (1999) Councils are required to assess;

- the sustainability of the council's financial performance and position; and
- the extent or levels of services that will be required to be provided by the council to achieve its objectives; and
- the extent to which any infrastructure will need to be maintained, replaced or developed by the council.

The Local Government Association has defined long term financial sustainability as *'where planned long-term service and infrastructure levels and standards are met without unplanned and disruptive increases in rates or cuts to services.'*

The District Council of Mount Barker has made a commitment to operating in a financially sustainable manner endorsing a Long Term Financial Plan in December 2008 for the 10 year period 2008-2018.

Council has committed to not make an operating or capital expenditure decision that would generate an ongoing operating deficit without concurrently committing to other strategies that negate this impact.

Council has undertaken significant financial modeling based on the growth targets of the draft Plan and the potential impacts on rate revenue and Council's financial capacity to fund the provision of additional services and new infrastructure required of a growing community.

The long term financial modeling included in Table 4 indicates that Council would have an estimated new capital capacity of \$70 million from 2009-2019, which equates to approximately \$7 million per annum. This seems Council has some capacity to fund infrastructure, however this capacity is not evident until year 2015 and is not available to fund the development of the social and infrastructure facilities required of the community.

Costing of only three pieces of infrastructure required for urban expansion have been sourced and include;

- The Bald Hills Road/South Eastern Freeway Interchange at \$29 million,
- Mount Barker ring Route or east-west connector between \$53 and \$70 million (excluding land acquisition), and
- Increasing the capacity of the Community Wastewater Management System to meet expected needs at upwards of \$30 million.

In totaling upwards of \$129 million alone, these three infrastructure projects required for urban expansion exceed the new capital capacity of Council's Long Term Financial Plan.

If Council is expected to fund infrastructure for urban expansion, it has limited capacity, and the rates impact for residents of the District will be significant, burdening the community with the cost of urban expansion.

Council's Long Term Financial Plan indicates that the provision of infrastructure will require significant financial support from State or Federal Government and others involved in developing the urban expansion areas. Council's Long Term Financial Plan also indicates that maintenance of existing and future infrastructure will require both a considered and planned approach if current service levels are to be maintained.

Table 5 highlights the per capita Federal Assistant Grants provided to Council to aid infrastructure provision for five of the high growth metropolitan Adelaide Councils. This indicates that the District Council of Mount Barker receives a lower per capita return than the other high growth metropolitan Councils. Furthermore, Onkaparinga, Playford and Salisbury Local Governments receive a larger quantum of Federal Assistance Grants due to their larger populations. This is compounded by the draft Plan targeting these

Councils for densification and the more efficient use of existing infrastructure, but targeting Mount Barker for urban expansion which requires greater capital expenditure.

Table 5 – Per Capita Rates of Federal Assistance Grants for High Growth Metropolitan Councils

Council	Population as at 30 June 2007	2009 Per Capita FAG Rate (\$)	2010 Per Capita FAG Rate (\$)
Playford	73,162	127	124
Salisbury	124,825	83	78
Onkaparinga	155,919	62	57
Gawler	19,841	62	61
Mount Barker	28,270	42	42

There are serious financial/business issues for the Council with urban expansion, primarily relating the large demand on services, facilities, assets, staff and infrastructure.

The State Government and Council must undertake a more detailed and thorough financial modelling to ensure that all relevant issues relating to financial responsibilities are properly assessed.

6.3 Structure Planning

The draft Plan proposes the following methods for its implementation by the State Government and Local Government.

The Department for Planning and Local Government will be the lead agency, in consultation with Councils, for:-

- Development of Regional Implementation Strategies
- Preparation of Structure Plans for the areas of State significance which include the 5 major transit corridors and the growth areas
- Report card and monitoring
- Land supply

Councils (in association with the Department) will take responsibility for:-

- Development of Structure Plans for other designated transit corridors
- Development Plan Amendments

Contrary to the draft Plan's proposed implementation methods the Minister has announced the undertaking of a Ministerial DPA for Mount Barker.

The implementation phase of the draft Plan will pose significant resource and budget issues for both the Department for Planning and Local Government and for Councils. There will be a significant amount of work generated via the implementation of the Plan through the preparation of and implementation of Plans, Structure Plans, Precinct Plans and Development Plan Amendments. Councils in accordance with Section 30 of the Development Act (1993) must also undertake a full Development Plan Review (Strategic Directions Report) within one (1) year of the 30 Year Plan being adopted as the new Planning Strategy which will add further burden.

The Department for Planning and Local Government and Councils will need to develop a resource plan and associated budgets for upcoming demands on staff in the relevant Planning Policy, Development and Infrastructure areas of their respected agencies.

In understanding the development implications of the draft 30 Year Plan, Council has applied the following structure planning methodology.

Methodology for Structure Planning

Step 1 – Map Growth Areas

Map the:

- *Growth areas as outlined by the draft 30 Year Plan; and*
- *Development areas within current town boundary currently zoned as and applying persons per dwelling to identify potential population.*

Step 2 – Identify constraints and extract from growth areas

- *Known floodplains*
- *Buffers to Streams*
 - *20 metres (m) to 1st order*
 - *30 m to 2nd order*
 - *40 m to 3rd order*
 - *50 m to 4th order*
 - *75 m to 5th order*
 - *100 m to 6th order (none in growth areas)*
- *Transmission line corridor 100 m corridor*
- *Rail line 60 m buffer*
- *Ridgelines 100 m buffer*
- *Significant remnant vegetation*
- *Known areas of major contamination*
- *Rural Urban Interface 40 m buffer*
- *Soil*
 - *Class 1 Viticulture/Class 2 Horticulture*
 - *Class 2 Viticulture/Class 3 Horticulture*
- *Bushfire likelihood*
- *Accessibility issues and connectivity to existing urban development*
- *Delivery of water limited to the 390 metre contour above sea level*

Step 3 – Current Infrastructure

Based on existing urban area of Mount Barker, Littlehampton and Nairne servicing approximately 20,000 people, identifying current infrastructure provision including:-

- *Four High Schools totaling 40 hectares*
- *Five Primary Schools totaling 15 hectares*
- *One CWMS system totaling 9 hectares*
- *One Neighbourhood centre totaling 10 hectares*
- *Three Local centres totaling 9 hectares*
- *Council Recreation Space totaling 22 hectares*
- *Light industry totaling 97 hectares*

- *Potential extent of current infrastructure services and capability given topography, for example, water, CWMS, without need for pumping infrastructure*

Note – Regional Town Centre totaling 90 hectares and Hospital totaling 6 hectares excluded as will remain as regional level activity and not require duplication.

Step 4 – Infrastructure Needs for Growth Areas

Applying the following infrastructure needs to growth areas including:-

- *Schools totaling 66 hectares (including 11 hectares of creek buffers)*
- *One CWMS system totaling 9 hectares (including 350m EPA buffer)*
- *One Neighbourhood centre totaling 10 hectares*
- *Three Local centres totaling 7 hectares*
- *Council Recreation Space totaling 53 hectares*
- *Employment Lands totaling 10 hectares*
- *Bald Hills Road/South Eastern Freeway Interchange*
- *East –West Road Connector*

Step 5 – Identification of Residential Area

Following extraction of the above constraints and infrastructure needs, the remaining land within the growth areas has residential capability.

Step 6 – Identification of Residential Capacity

Apply a one hectare polygon to existing residential areas to generate known residential capacities (dwelling/hectare) based on topographical circumstances.

Step 7 – Assigning Residential Capacity

For the new growth areas identified in step 5, assigning a dwelling/hectare rate similar to existing residential areas based on unique local topography, including:-

- *Steep terrain 8-10 dwellings/hectare*
- *Flat terrain 12 – 14 dwellings/hectare*
- *Proximity to centres 16/18 dwellings per hectare*

Step 8 – Identification of Population Potential

Using the following dwelling occupancy rates:-

- *2.3 persons per dwelling (based on 30 Year Greater Adelaide Plan occupancy rates)*
- *2.62 persons per dwelling (based on Mount Barker occupancy rates within the 2006 ABS Census)*

Step 9 – Assigning Population potential

Assigning the rate of 2.62 persons per dwelling to the residential growth areas to identify the potential population.

Step 10 – Structure Planning

Using aggregated population potential of growth areas to distil upwards and identify major growth areas centres of activity and connections between centres.

Step 11 – Identifying a Staging Plan

Approximately 20,000 persons over 15 years equate to an annual growth of approximately 1,333 persons per year.

Using the application of this annual growth rate to identify the appropriate sequencing or staging for the growth based on the need to create orderly extensions to infrastructure and social and economic critical masses at a local level.

Growth Scenarios

Table 6 illustrates the difference between the State Government Growth Area and the alternate growth areas proposed by the District Council of Mount Barker, following the analysis under the Structure Planning methodology.

Table 6 – Growth scenarios

	Draft 30 Year Plan	Council Alternate Growth Area
Hectares ³	634	470
Growth Area Population	22,043	16,961
Infill Population (Mount Barker, Littlehampton and Nairne)	0	3,374
Infill population (other towns)	0	1,216
TOTAL POPULATION	22,043	21,551

The draft 30 Year Plan is currently unclear whether the population target applies to only the identified urban expansion areas or whether it includes population growth within the existing urban areas. If the latter; **Table 7** indicates there is population growth capacity of 11,173 within the existing township boundaries (excluding subdivision capacity of residential and rural living allotments). To meet the draft 30 Year Plan population target of 20,300, this suggests urban expansion is only required for an additional 9,127 people. Based on a rate of 2.62 persons per dwelling and 11 dwellings per hectare, this population target can be met with urban expansion of an additional 317 hectares or alternatively through densification of the existing built form.

Table 7 – Growth Capacity within Mount Barker, Littlehampton and Nairne

	Population Capacity
District Wide Residential PAR Greenfield site	3,374
Remaining Rural Area within current urban growth boundary	1,798
Vacant allotment	1,427
Medium Density Policy Area gain	4,574
TOTAL CAPACITY	11,173

Note: This table excludes subdivision capacity of residential and rural living allotments.

³ Excluding land required for community, social, centres, open space and buffers.

Spatial (graphic) representation of findings

These growth scenarios are illustrated spatially in **Maps 1.1 to 2.8**, which show:-

- Draft 30 Year Plan growth areas
- Constraints – corridors, buffers
- Constraints - soil
- Infrastructure – schools, recreation, centres
- Residential capacity – draft 30 Year Plan growth areas
- Structure and staging plan – draft 30 Year Plan growth areas
- Council *alternate residential capacity*, and
- Council *alternate structure and staging plan*

These options can be further refined if more time were available to apply more detailed constraints/investigations, however they clearly demonstrate the need for the State Government and Council to work together on this project and identify the options that achieve the best sustainable outcomes for the existing and new communities.

Conclusion

1. The State Government draft 30 Year Plan growth areas represent an oversupply of land to meet the regional population growth targets.
2. The Council's alternate growth option illustrates that the draft 30 Year Plan regional growth target is able to be met with minimal loss of prime agricultural land.
3. Many of the areas proposed for urban expansion are no longer required, including; expansion to the east, southeast and southwest of Mount Barker, and the west of Littlehampton.

6.4 Future Growth – where to after 2024?

The draft Plan sets a population growth target of 20,300 by 2024, which results in a total combined population for the township Mount Barker, Littlehampton and Nairne of approximately 40,000 people – a doubling of the existing population.

The draft Plan is silent on the matter of what may happen after the year 2024.

The Plan (15 year time-frame for Mount Barker, Littlehampton and Nairne) is far too limited, in that the District Council of Mount Barker and its major townships are likely to continue to face development pressure post 2024. This has been evidenced over the past decade where the area has become a popular place for those wanting an alternative to the north/south suburban areas within metropolitan Adelaide.

This submission recommends that a State Government position is provided on the issue of further growth within the Eastern Mount Lofty Ranges beyond 2024, and does not base the planning of the district on '*short term horizons*', as this would lead to poor and disjointed community planning.

6.5 Council's Position

Following consideration of the issues and opportunities in this submission, the following options are available to Council:

1. To accept the draft 30 Year Plan
2. To oppose the draft 30 Year Plan, given the issues raised and the need for much more thorough and long term investigations and research.
3. To work in partnership with the State Government in order to achieve the best possible outcomes for the district and community and to take account of the complex (and sometimes competing) issues and opportunities.

Council is prepared to pursue Option 3 - a managed growth scenario that is financially, socially and ecologically sustainable. However, this submission has highlighted a number of critical issues and deficiencies associated with the draft 30 Year Plan which should be addressed.

Council investigations suggest that the State Government has earmarked more land than is needed to meet the growth targets of the Plan. This offers the opportunity to reduce the amount of prime agricultural land targeted for urban expansion.

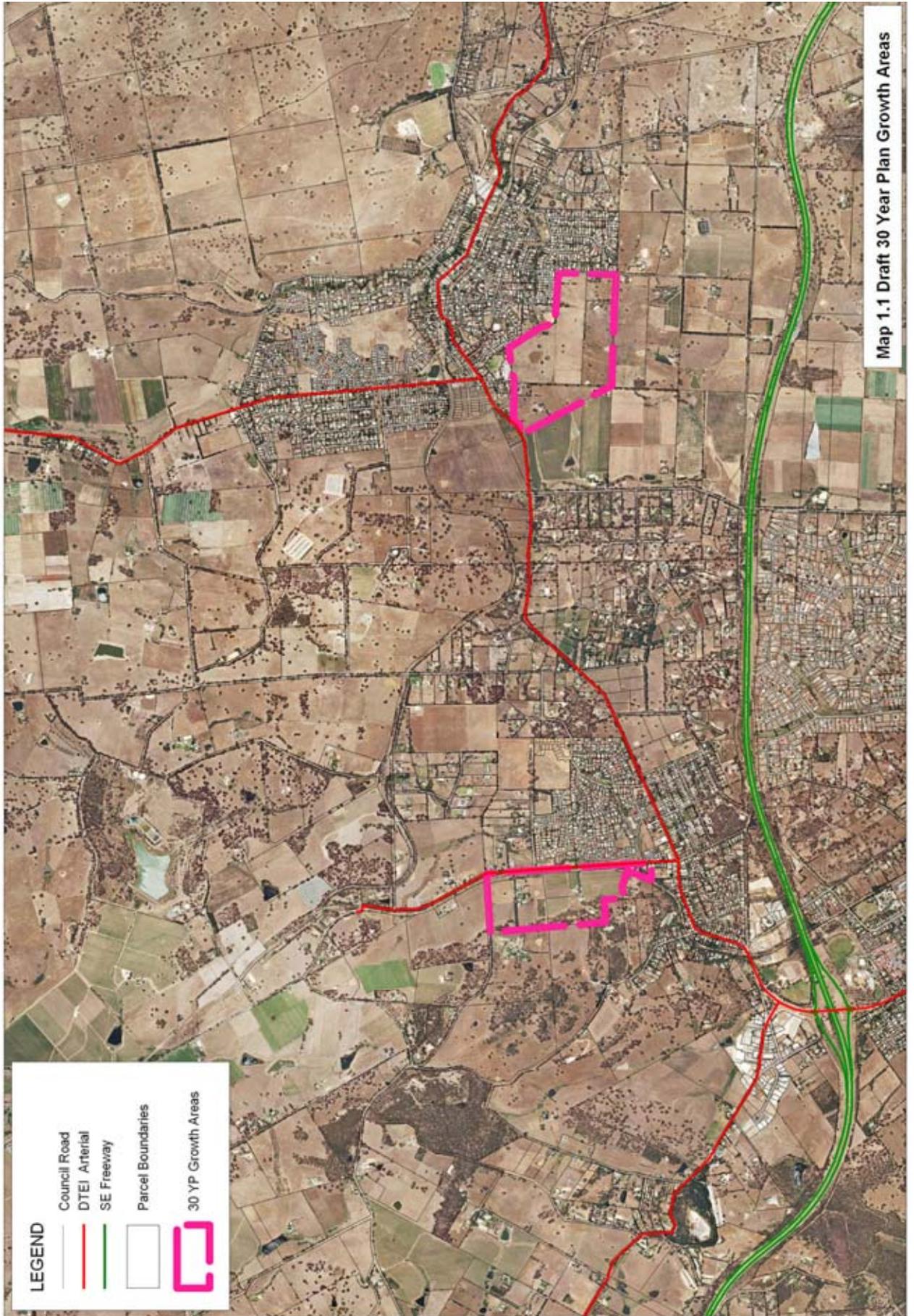
A site suitability/land capability analysis is a fundamental planning process for determining the appropriateness of land for urban development. Following the planning consideration of the issues contained within this submission, Council proposes and includes an alternate growth option. This has been generated in accordance with the structure planning methodology outlined in section 6.3.

Structure Plans for Growth Areas

Maps 1.1 – 2.8 follow

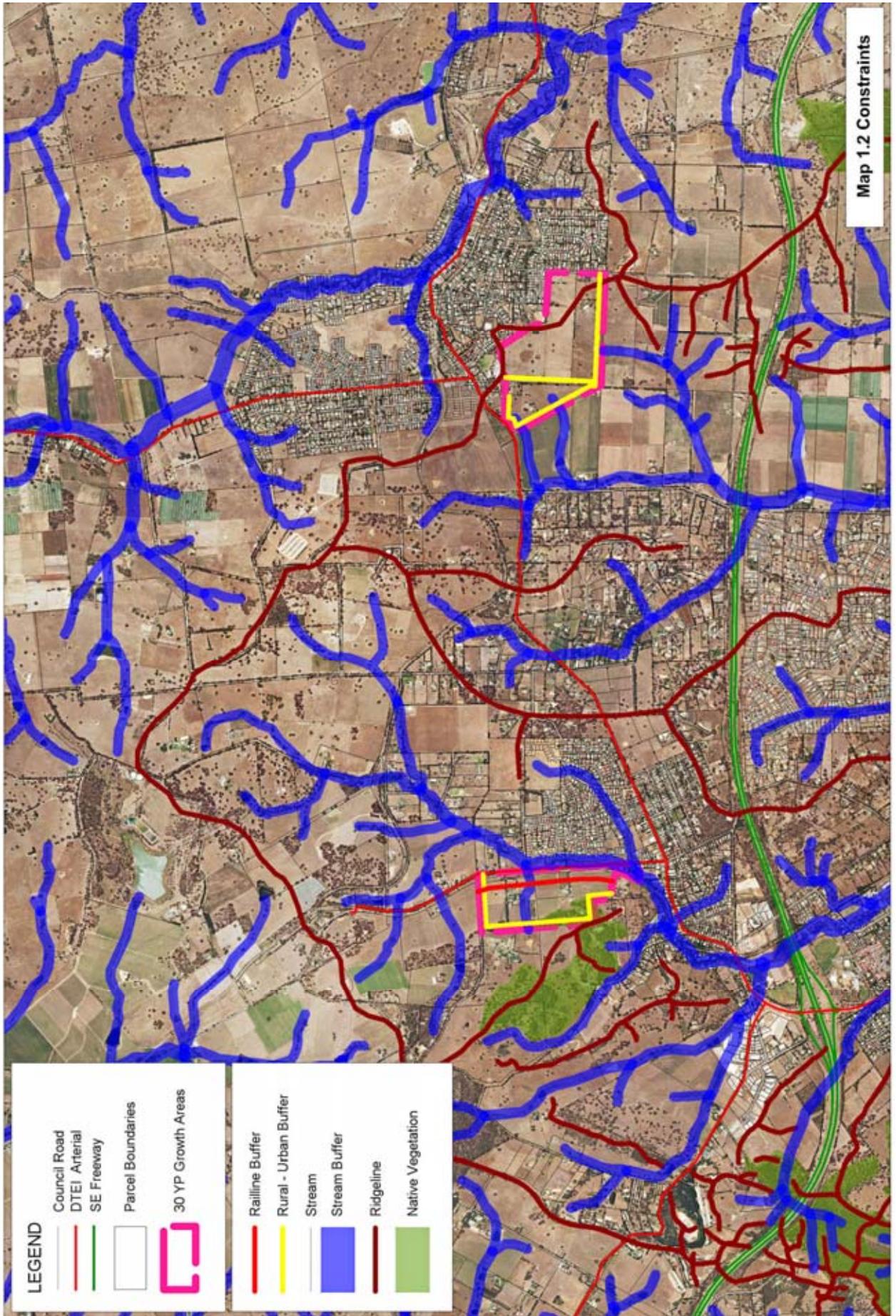
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Littlehampton and Nairne Townships



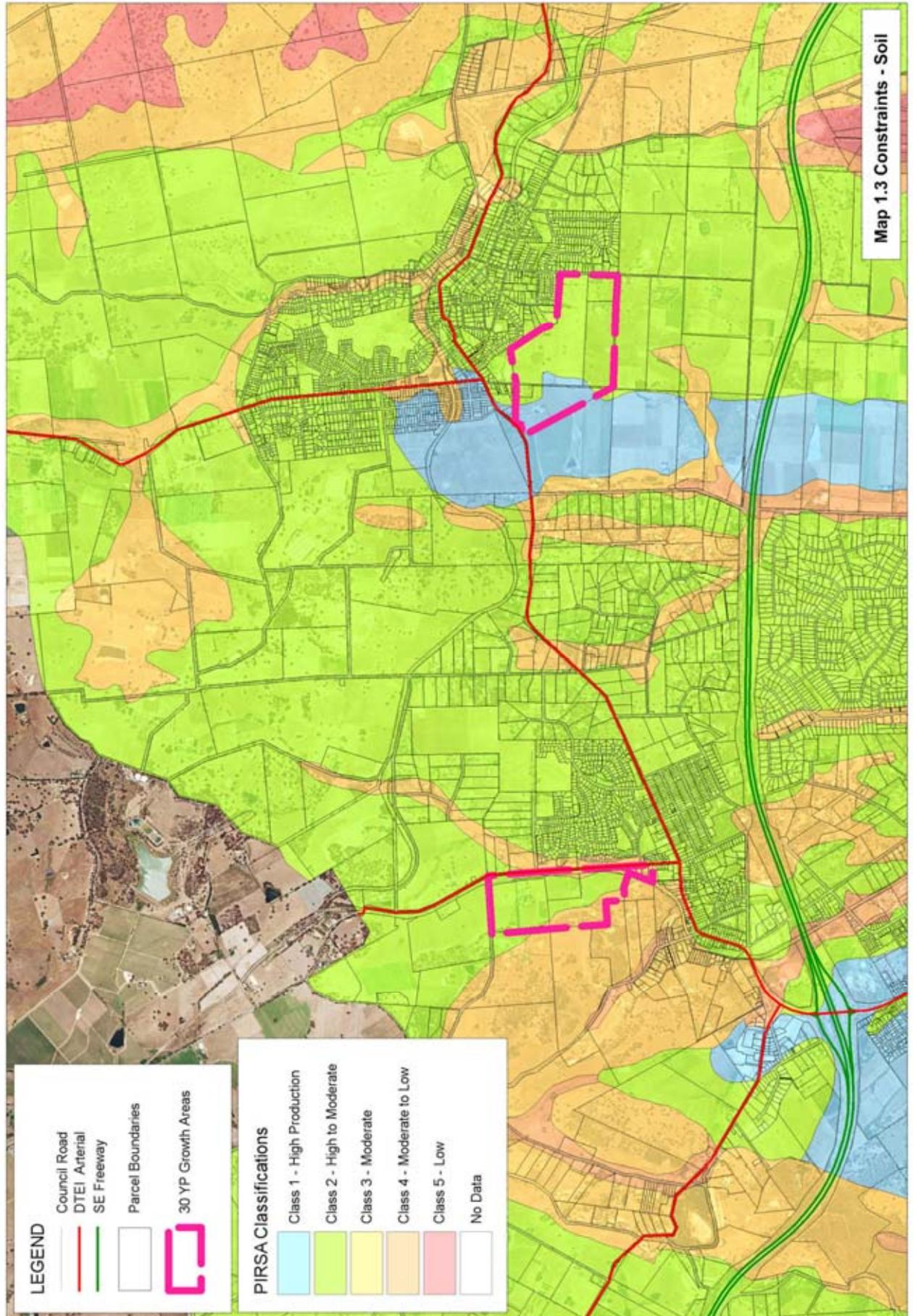
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Littlehampton and Nairne Townships



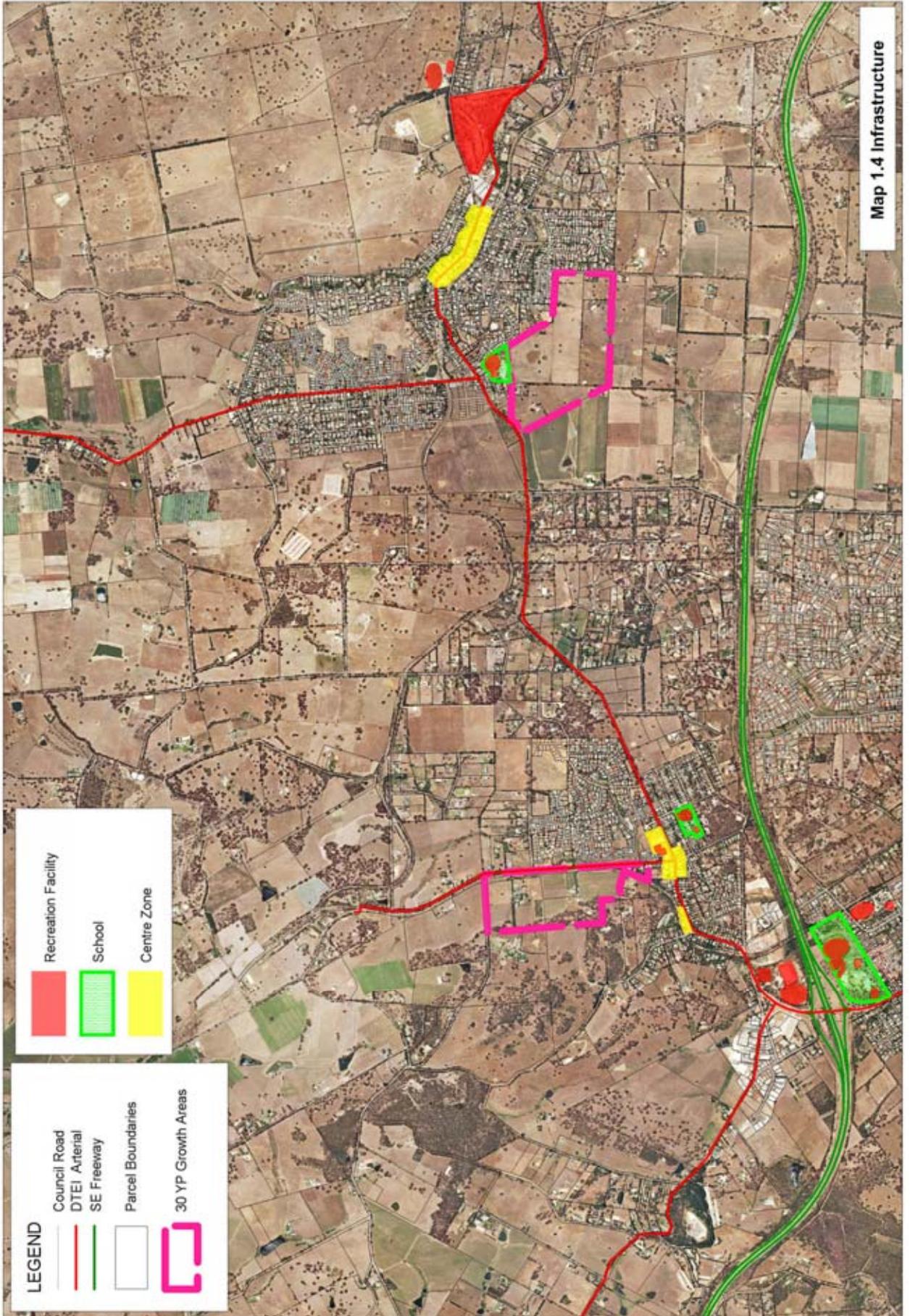
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Littlehampton and Nairne Townships



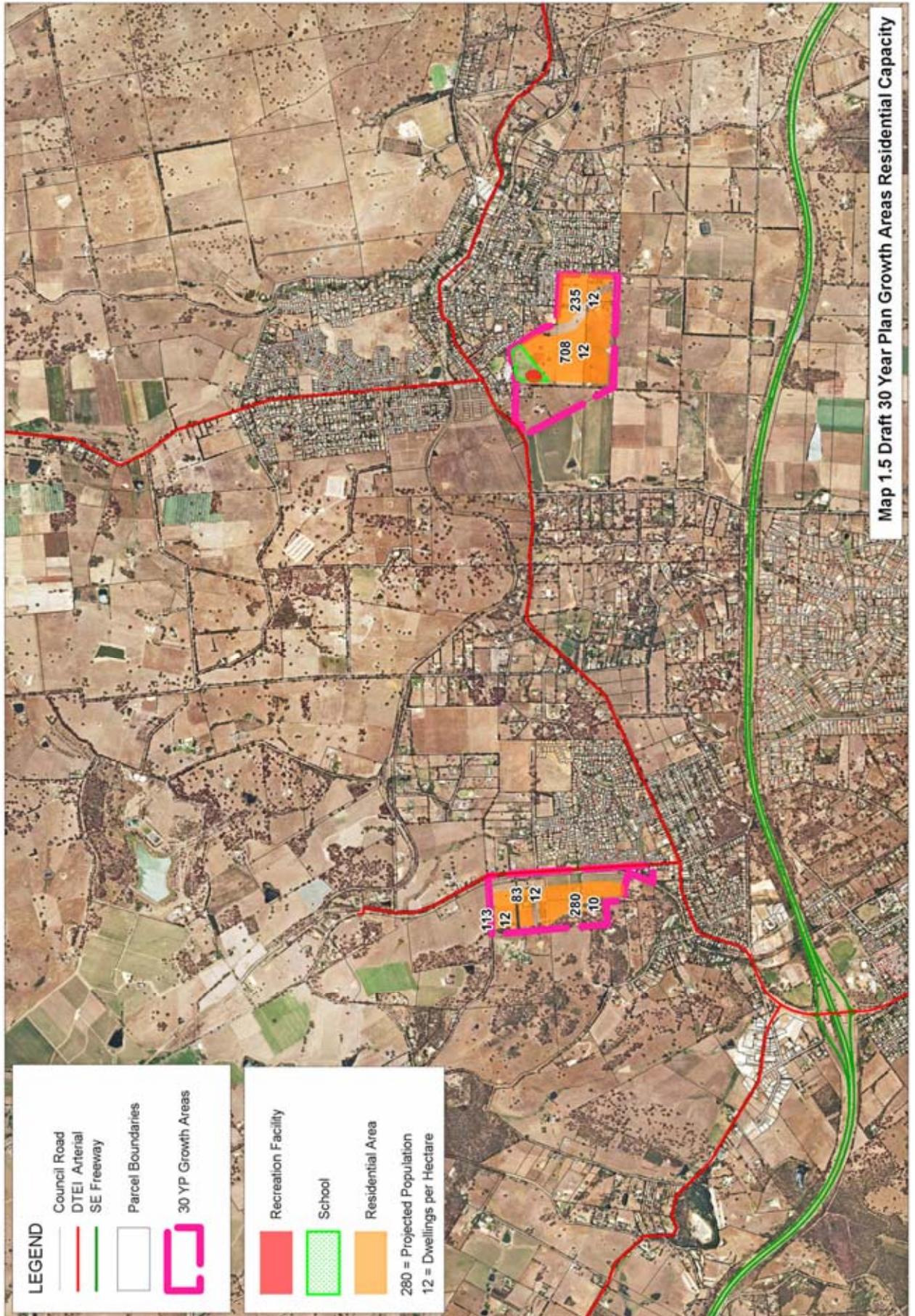
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Littlehampton and Nairne Townships



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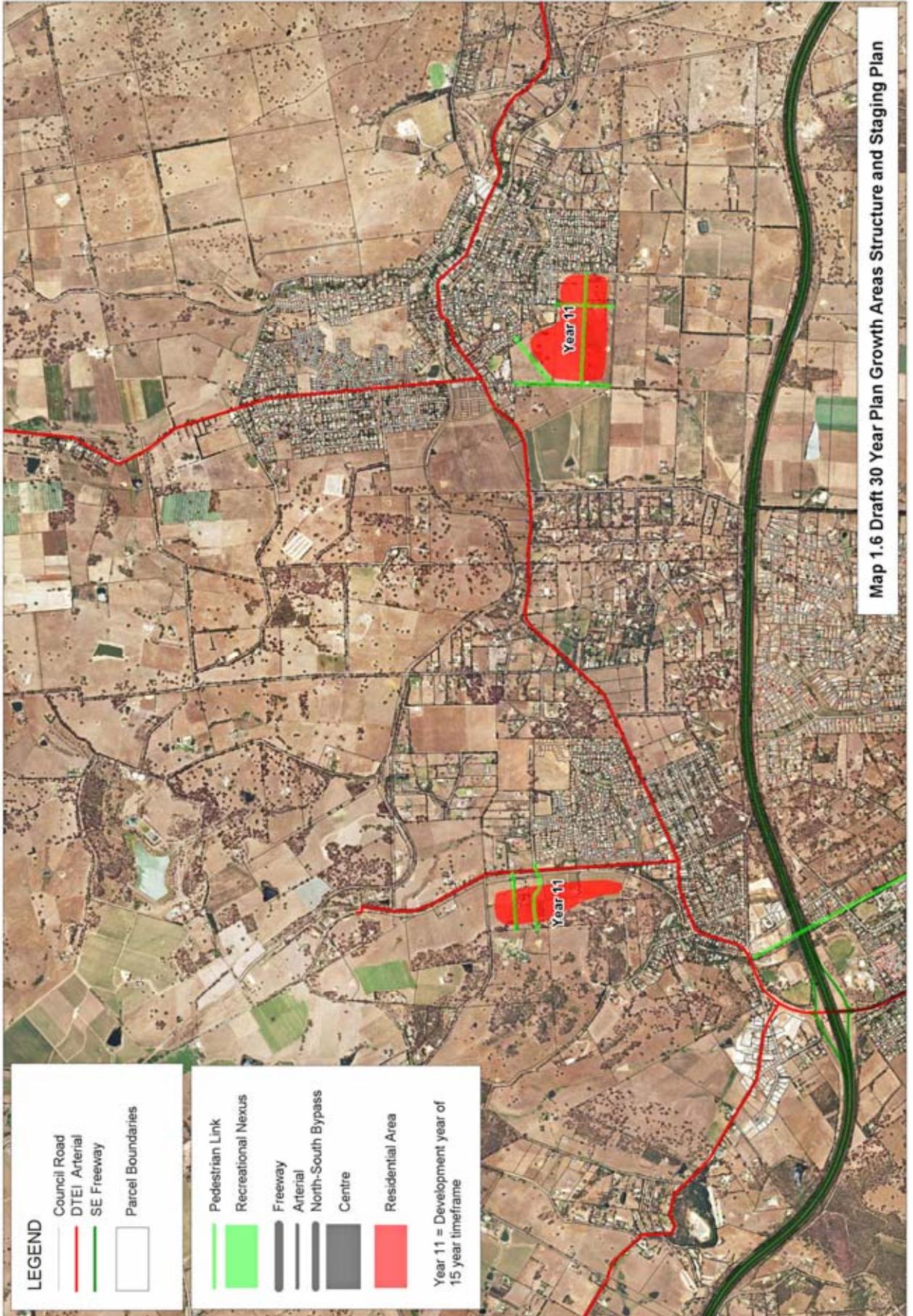
Littlehampton and Nairne Townships



Map 1.5 Draft 30 Year Plan Growth Areas Residential Capacity

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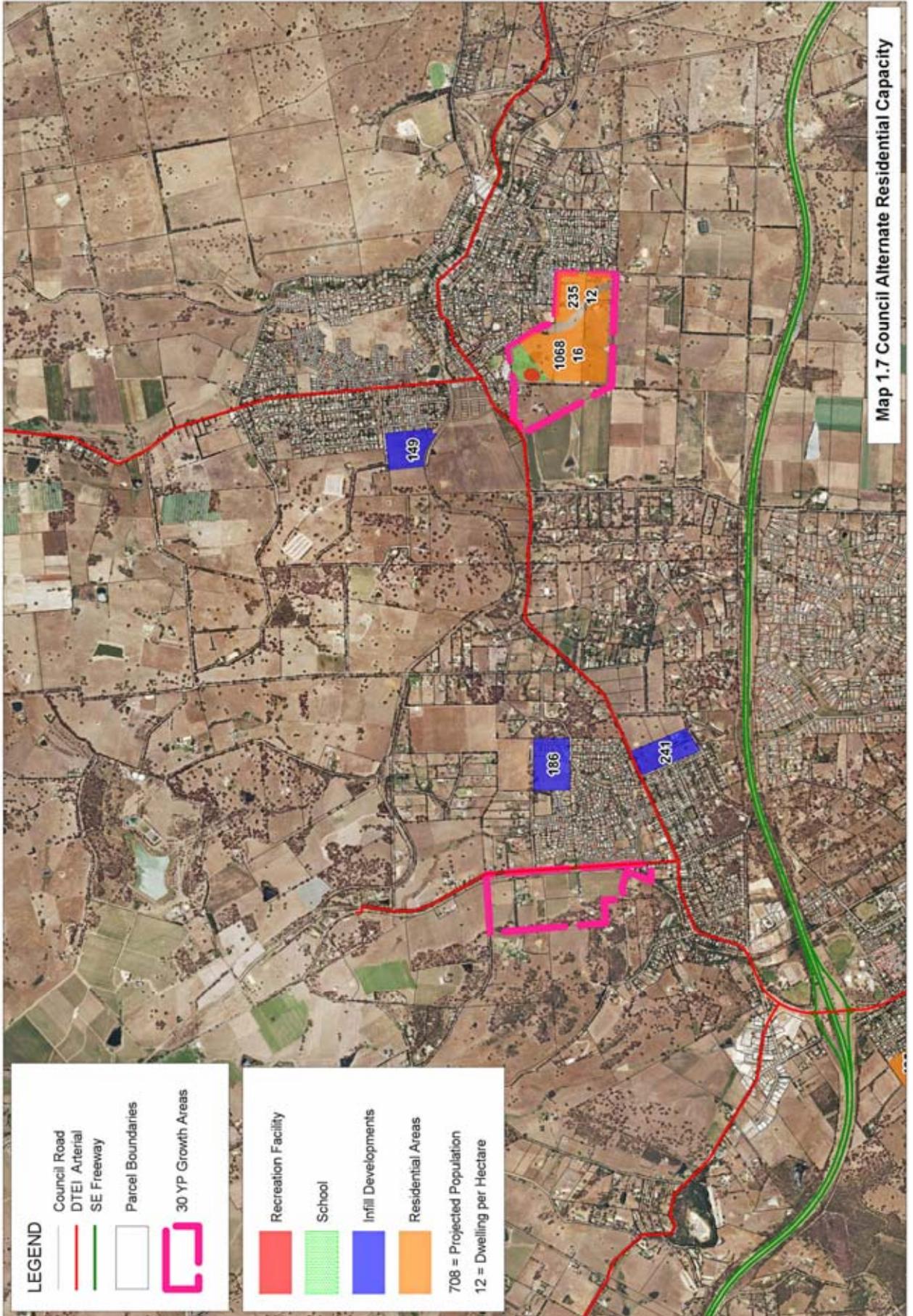
Littlehampton and Nairne Townships



Map 1.6 Draft 30 Year Plan Growth Areas Structure and Staging Plan

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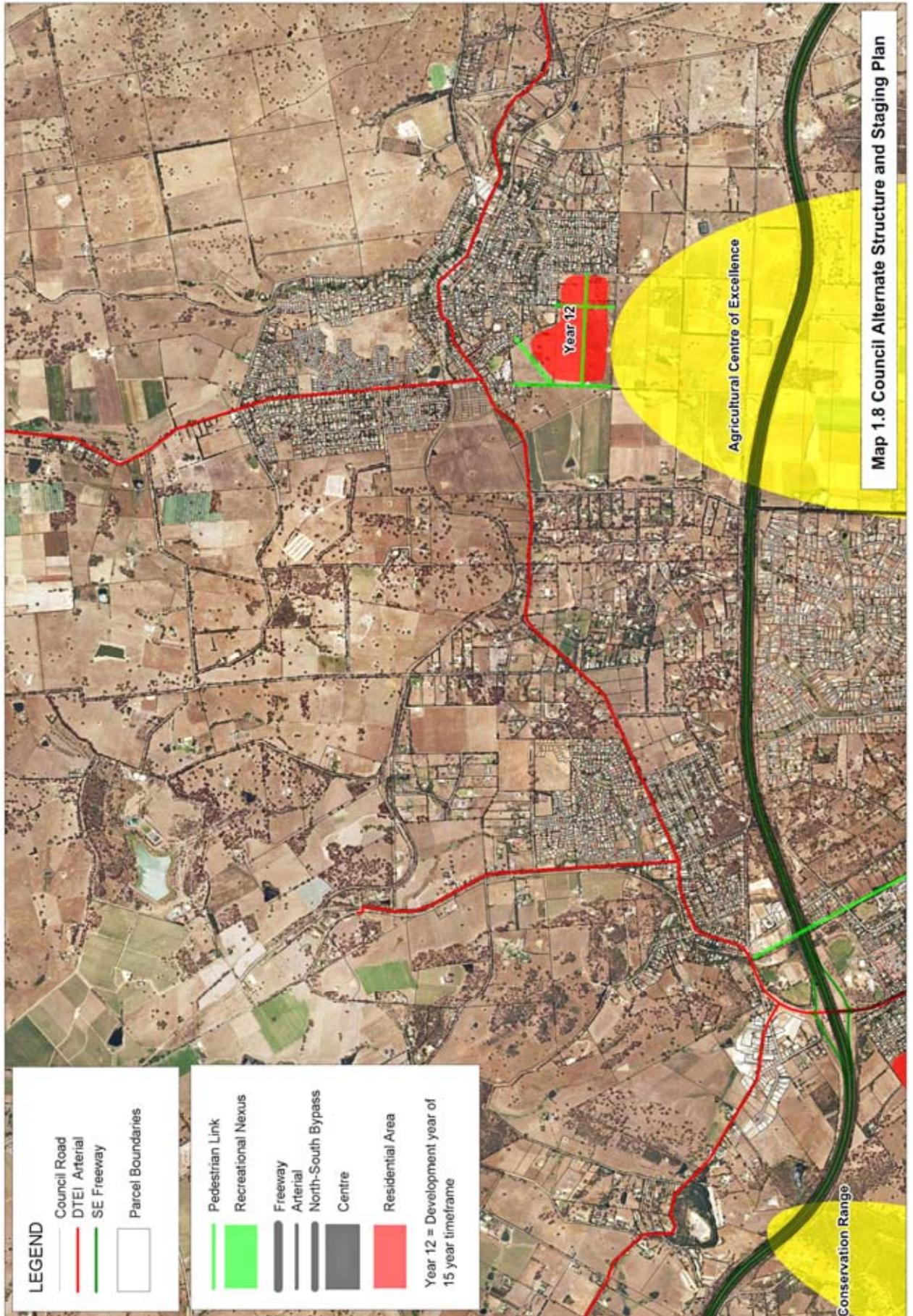
Littlehampton and Nairne Townships



Map 1.7 Council Alternate Residential Capacity

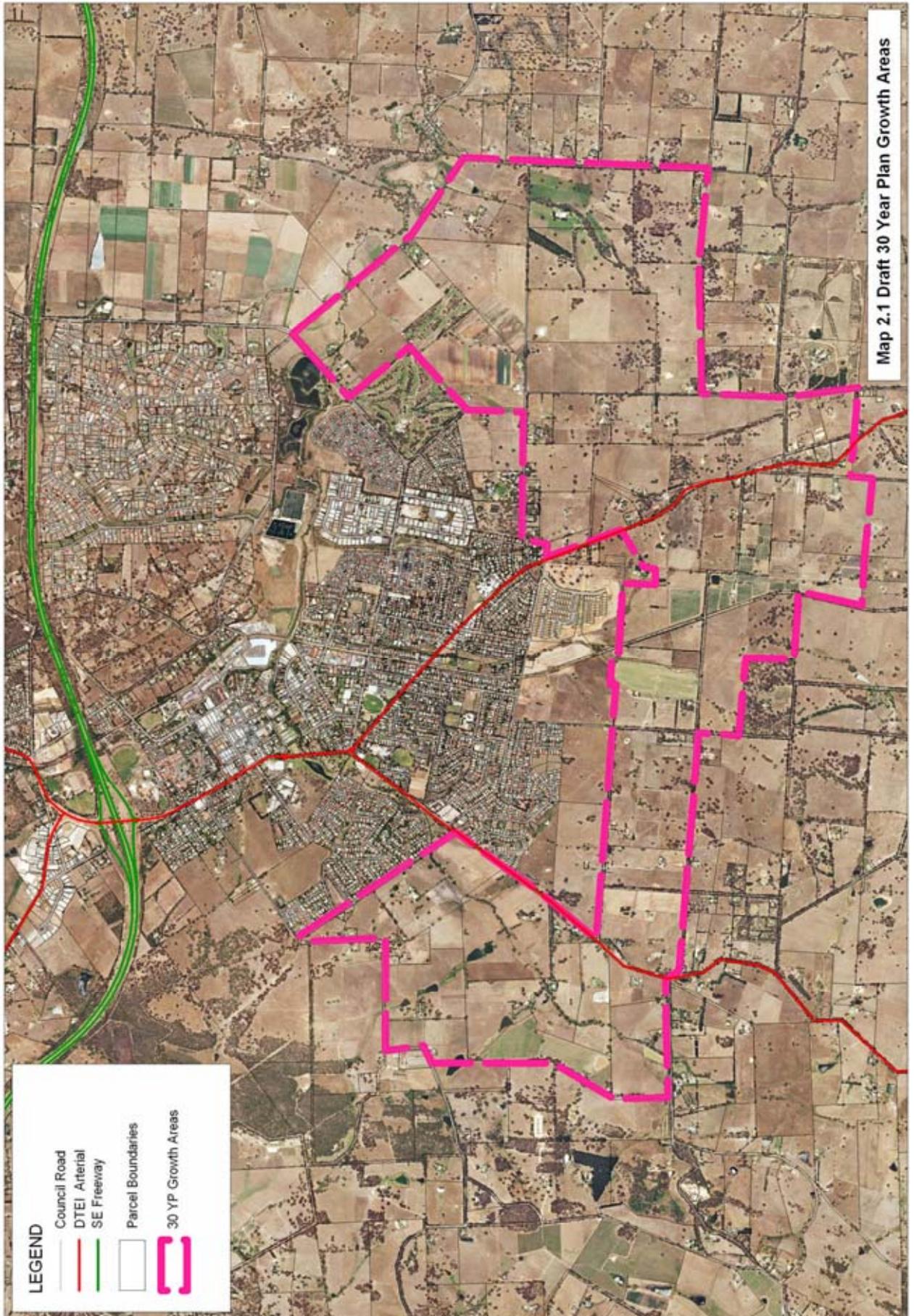
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Littlehampton and Nairne Townships



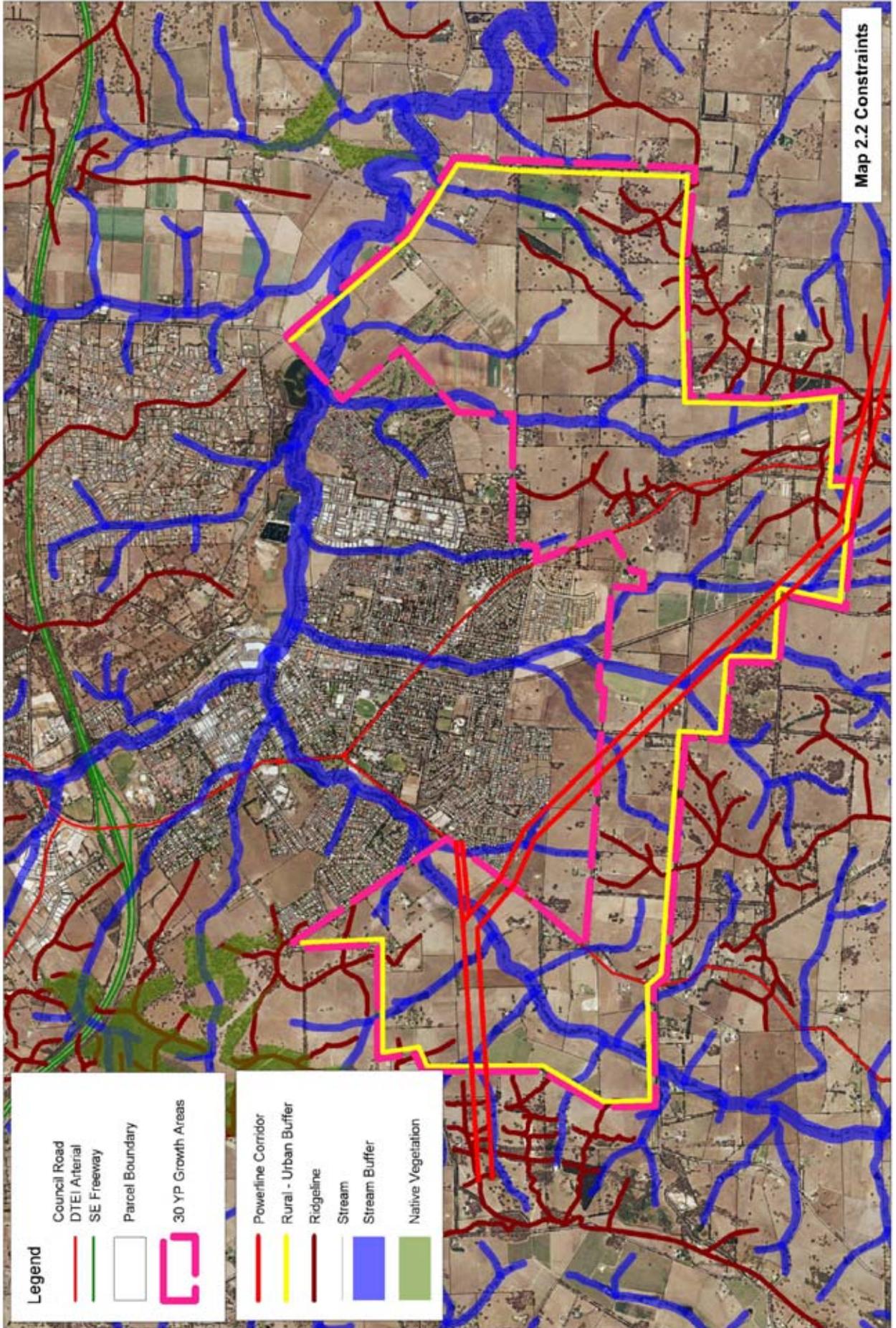
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Mount Barker Township



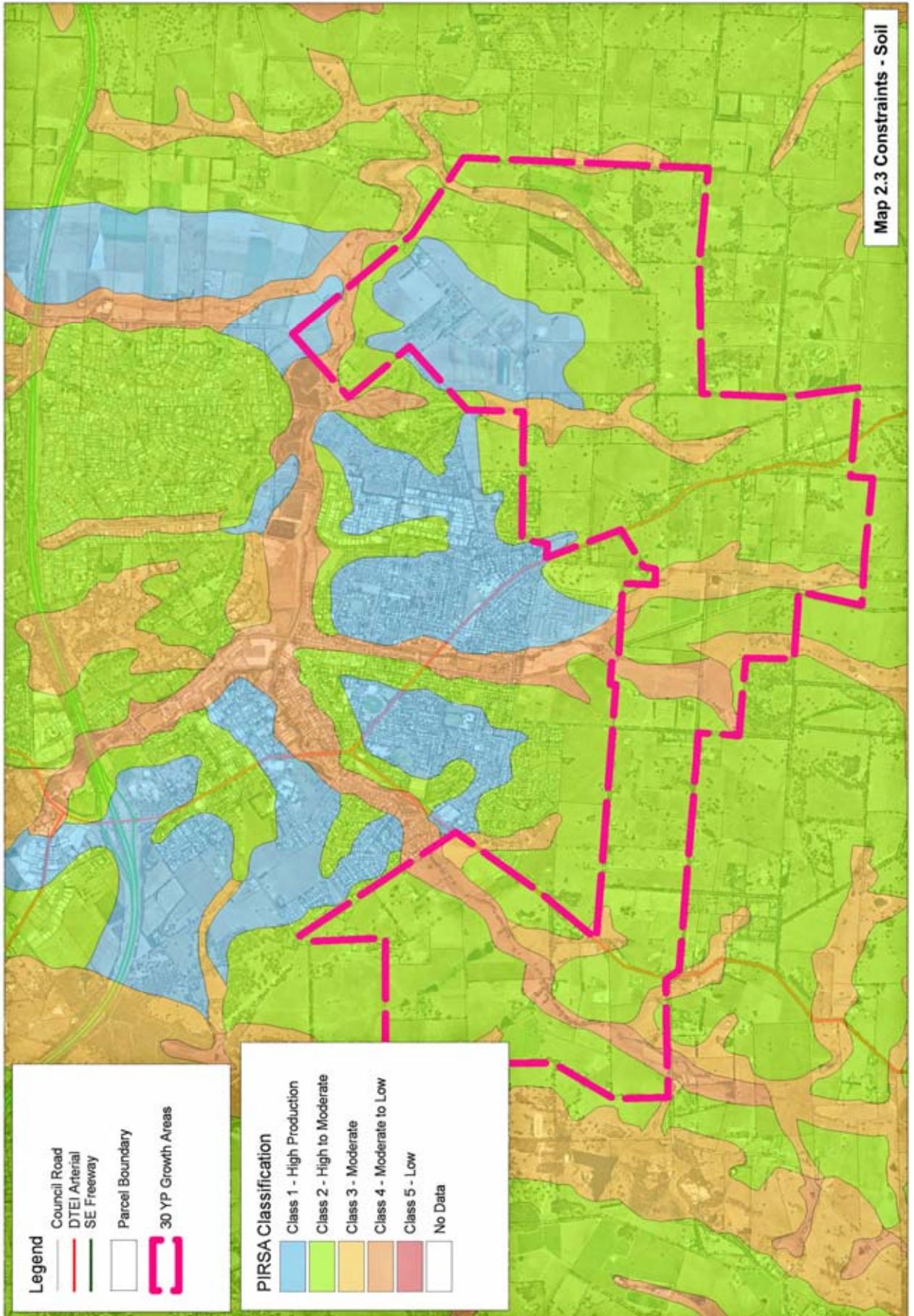
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Mount Barker Township



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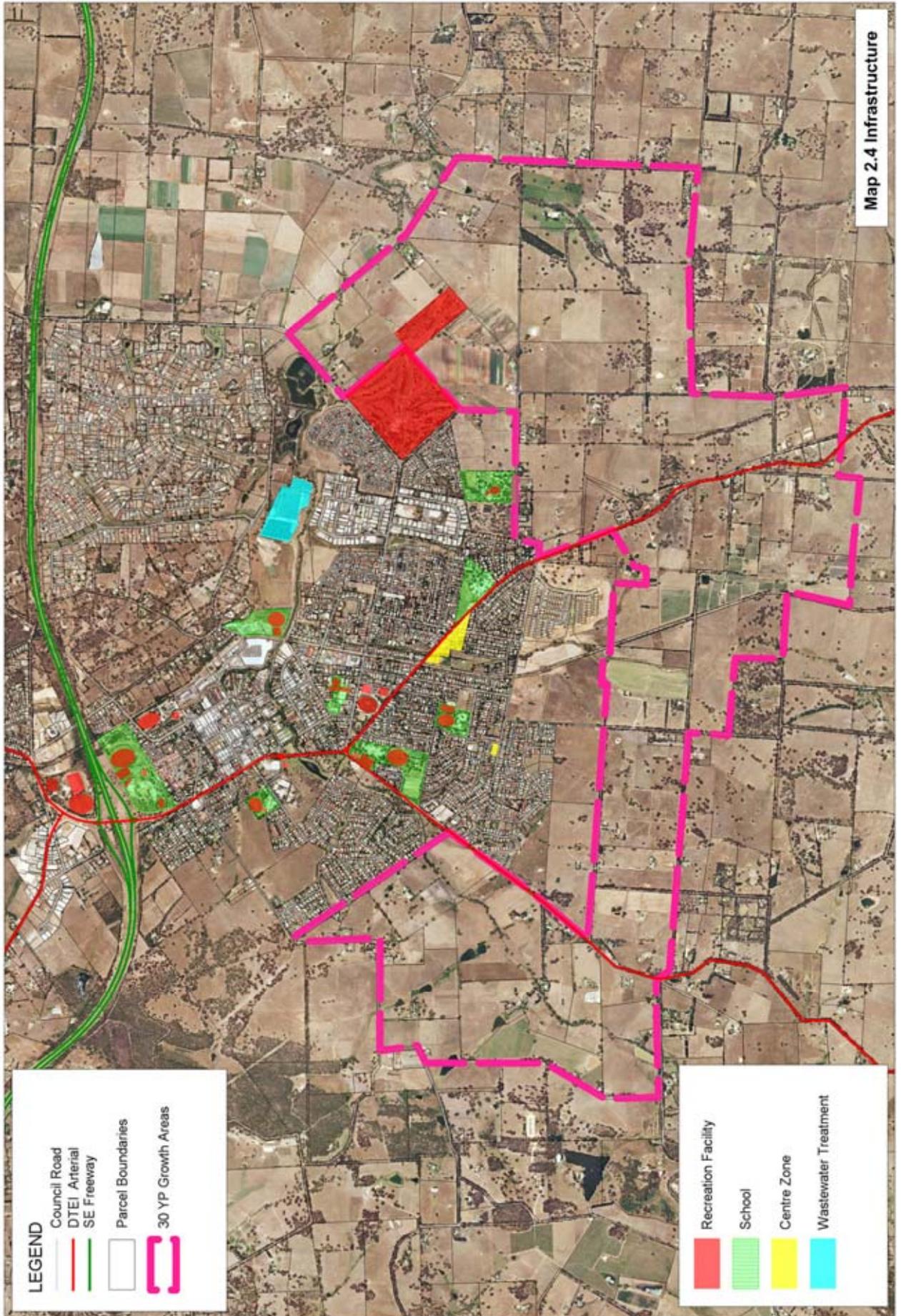
Mount Barker Township



Map 2.3 Constraints - Soil

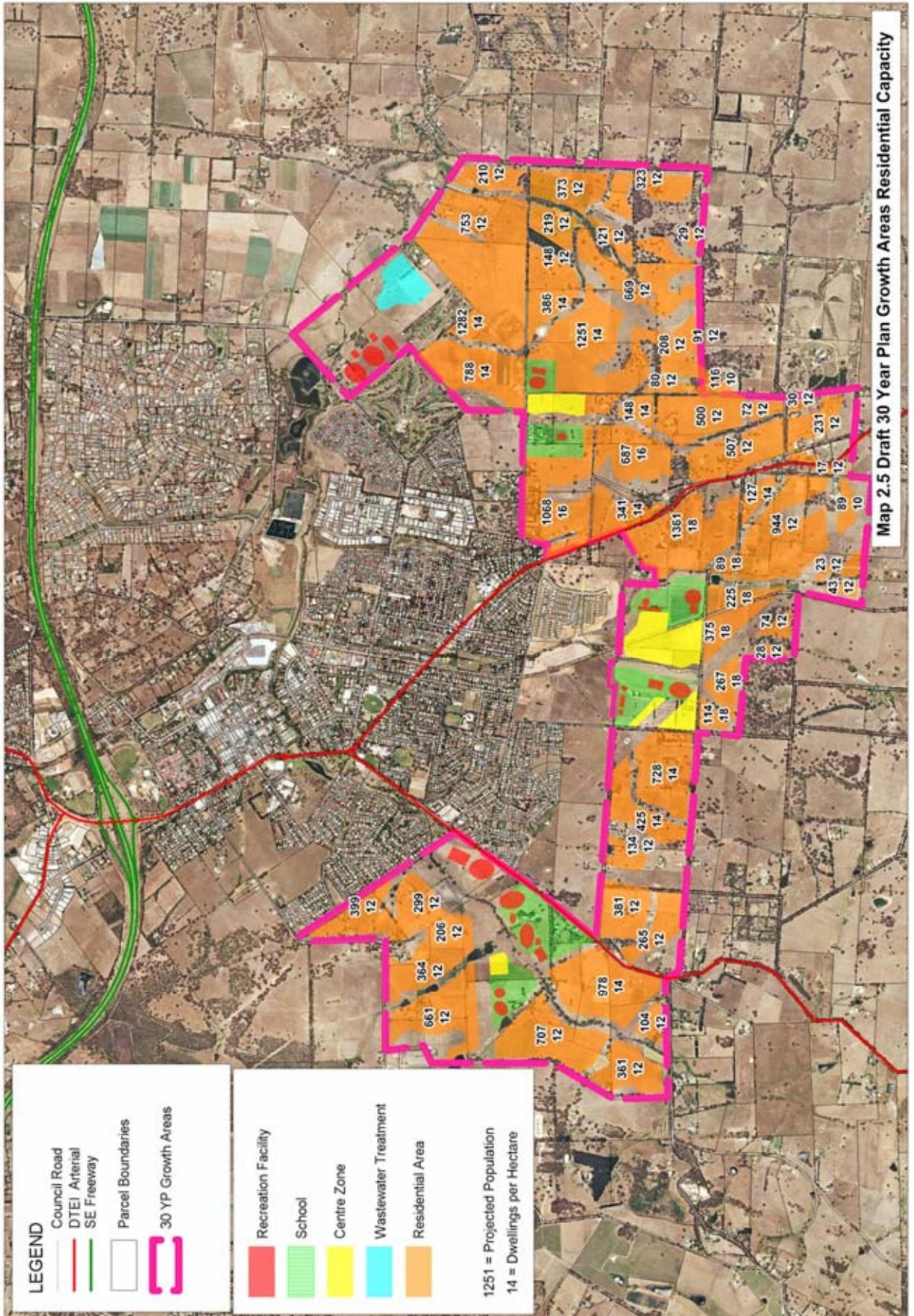
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Mount Barker Township



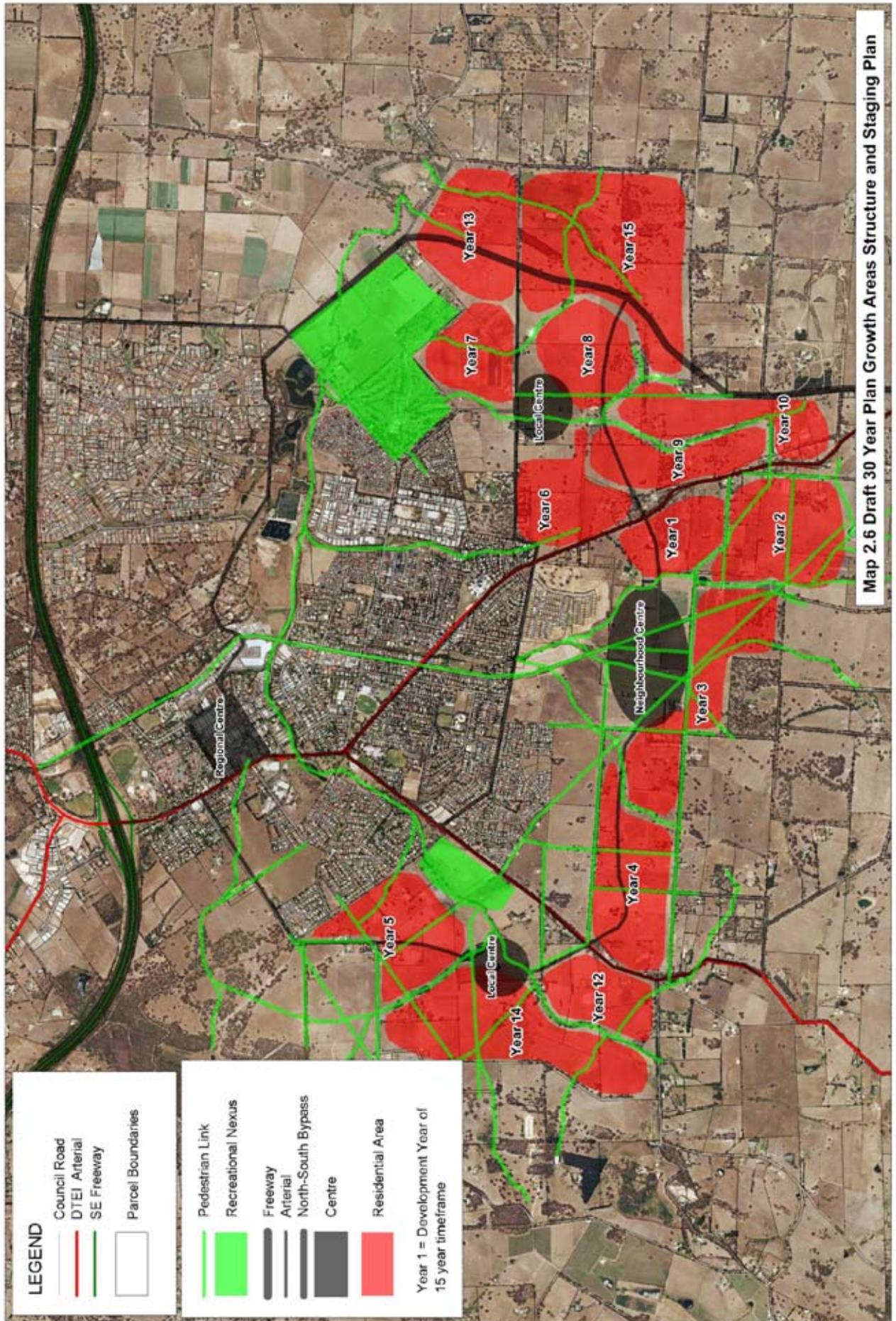
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Mount Barker Township



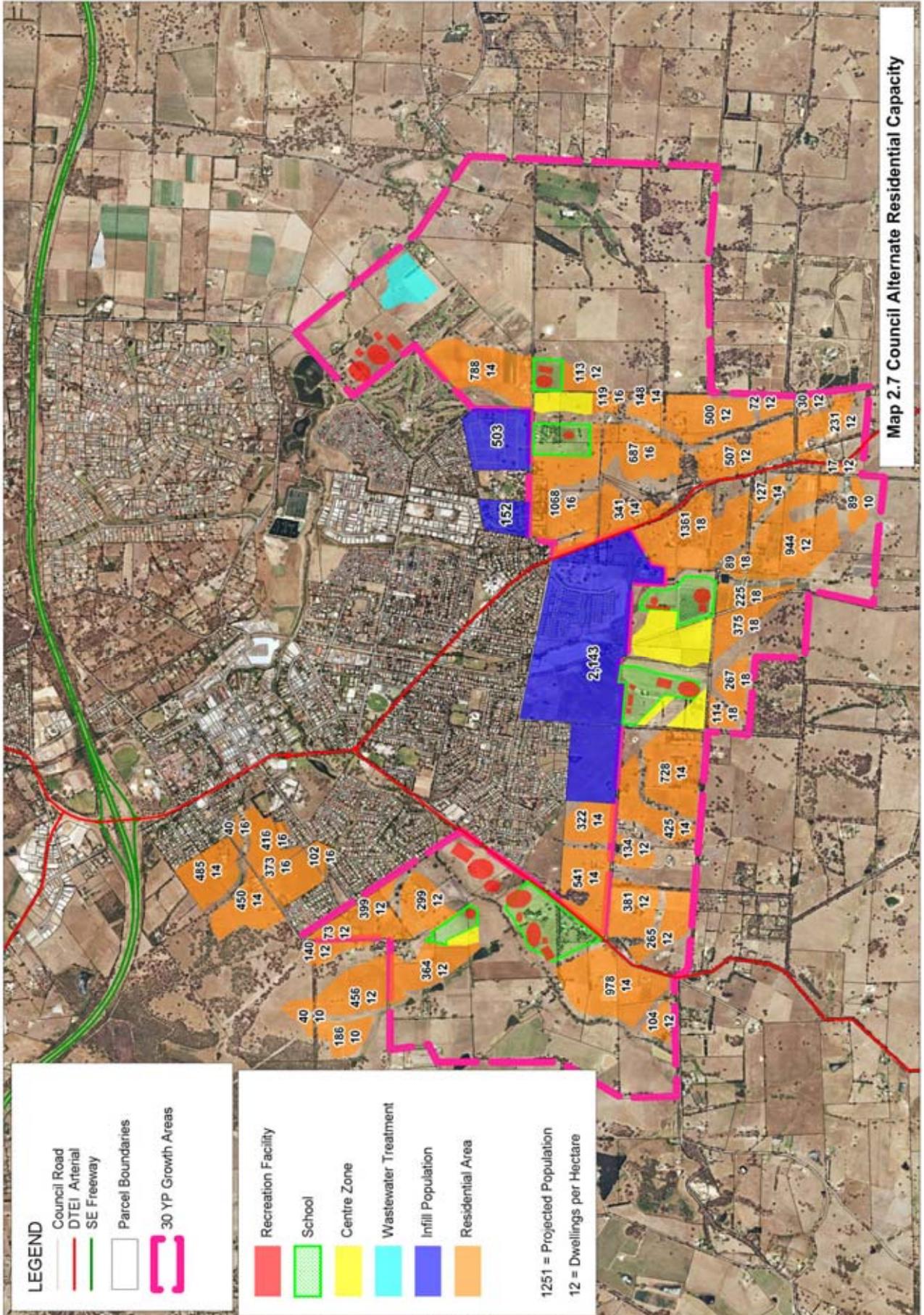
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Mount Barker Township



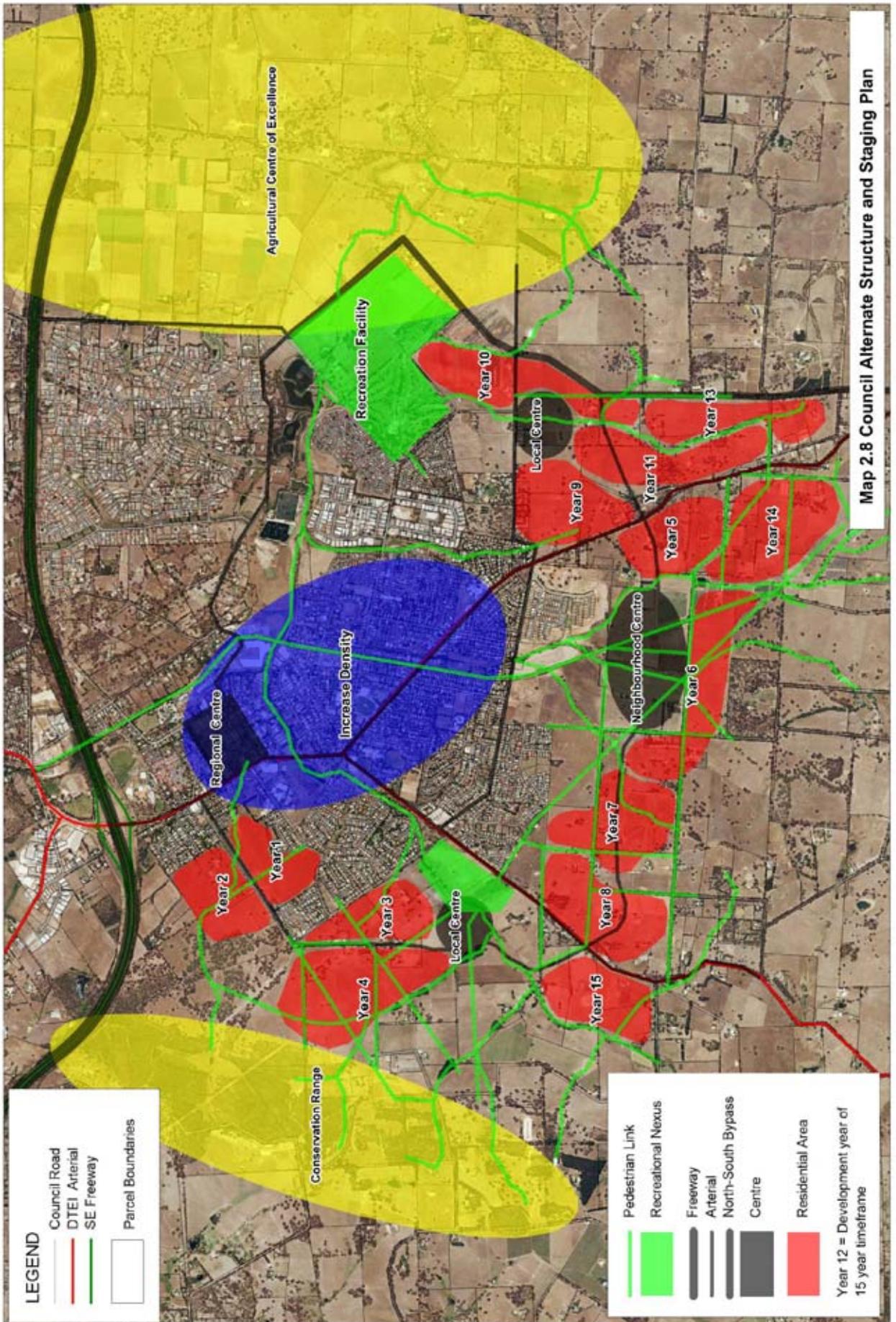
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Mount Barker Township



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Mount Barker Township



Map 2.8 Council Alternate Structure and Staging Plan

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7. Recommendations and Actions

The District Council of Mount Barker supports the initiative of the draft 30 Year Plan as a long-term strategy for growth.

The District Council of Mount Barker seeks to work in partnership with the State Government in the implementation of the 30 Year Plan once adopted as the Planning Strategy and as it applies to a managed growth approach within the District and region.

However, there are critical issues outlined in chapter 5 of this Submission, that require further detailed investigation prior to the pursuit of a Ministerial Development Plan Amendment or adoption of the draft 30 Year Plan as the new Planning Strategy. Council's position is that the Ministerial Development Plan Amendment should not proceed until the consensual resolution of these critical issues.

The District Council of Mount Barker and the Rural City of Murray Bridge have discussed the opportunity to work with the State Government in the delivery of the 30 Year Plan's Regional Targets. This approach would ensure the delivery of the targets by way of a Regional Implementation Strategy rather than a Ministerial Development Plan Amendment.

7.1 For the Minister

Collaborative approach

7.1.1 That prior to the adoption and implementation of the 30 Year Plan, the Minister agrees to work in partnership with the District Council of Mount Barker on the resolution of the critical issues outlined in chapter 5 of this Submission, being:

- | | |
|--|---|
| 1. Duration of the Plan | 10. Employment Generation |
| 2. Objectives and Principles of the Plan | 11. Urban Design |
| 3. Transit Oriented Development | 12. Transport |
| 4. Infill versus Greenfield | 13. Water Security |
| 5. Funding for Infrastructure | 14. Bushfire Risk |
| 6. Growth Areas | 15. Rural Living Policy |
| 7. Food Security | 16. Transmission Line Encroachment |
| 8. Community Planning | 17. Staging growth |
| 9. Retention of a Regional Centre | 18. Council Business and Governance Impacts |

Regional Implementation Strategy

7.1.2 That the Minister commits to working with the District Council of Mount Barker, Adelaide Hills Council and the Rural City of Murray Bridge in the development of a Regional Implementation Strategy to achieve the delivery of the 30 Year Plan's Regional targets and directions.

Ministerial Development Plan Amendment

- 7.1.3 That the Minister does not pursue a Ministerial Development Plan Amendment for the District Council of Mount Barker at this point in time.
- 7.1.4 In the event the Minister chooses to pursue a Ministerial Development Plan Amendment, the Minister commits to the resolution of the critical issues raised in this Submission; prior to the rezoning of land for urban development, and identifies the long-term financial implications and funding responsibilities
- 7.1.5 In the event the Minister chooses to pursue a Ministerial Development Plan Amendment, the Minister commits to an extended consultation period greater than the statutory minimum in order to enable appropriate time for community input and comment.

Urban Expansion Beyond 2024

- 7.1.6 That the Minister provides the District Council of Mount Barker with a clearly defined position regarding whether further urban expansion will be expected beyond the first 15 years of the 30 Year Plan, and if so, how this might be implemented.

7.2 For the District Council of Mount Barker

Managed Growth

- 7.2.1 That Council advises the Minister that they support managed growth within the District which is financially, socially and ecologically sustainable, and subject to the resolution of the critical issues outlined in chapter 5 of this Submission.

Financial and business implications

- 7.2.2 That the District Council of Mount Barker, as part of its Long Term Financial Plan obligations under the Local Government Act (1999), considers and models the financial implications of the major growth proposals of the 30 Year Plan and any identifiable urban expansion beyond that timeframe, in order to address:
- Assessment of financial sustainability, for example, rates not keeping pace with demands
 - Alternative rating models under the Local Government Act
 - Provision and cost centres for infrastructure, assets, services and facilities required for an increased population
 - Impacts on Council business and governance responsibilities (additional staff, office accommodation, depot, plant and machinery)
 - Planning for an identification of; sporting and recreational needs, social and community services, and Regional, Neighbourhood and Local Centre functions.

Water

- 7.2.3 That the District Council of Mount Barker considers governance opportunities for waste water treatment/management for the townships of Mount Barker, Littlehampton and Nairne together with opportunities for best practice waste water and stormwater reuse, and who might be able to deliver sustainable outcomes.
- 7.2.4 That as part of a Storm Water Management Plan, the Council determines the impact, cost and reuse opportunities of the major increase in urban storm water runoff from the identified 30 Year Plan urban expansion areas and any implications for flood mitigation works in the relevant townships and /or District.

Development Plan Review

- 7.2.5 That the District Council of Mount Barker undertakes a Strategic Directions Report (Development Plan review) for the entire Council area, during 2010, as required pursuant to Section 30 of the Development Act (1993).