



MOUNT BARKER
DISTRICT COUNCIL

MOUNT BARKER GROWTH

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Royal Geographical Society SA – August 2023



GROWTH

CURRENT SITUATION

- Fastest % growing LGA in SA
- 8th fastest in Australia
- 1000 people per year
- 12 new homes a week
- 16 Townships (including Hahndorf)



MINISTERIAL DPA

2010

- 1300 ha converted from Rural to Residential
- Generally consistent with 2009 30 Year Plan for Greater Adelaide
- 540 public submissions
- Approved 2010



TARGETS



MINISTERIAL TARGETS

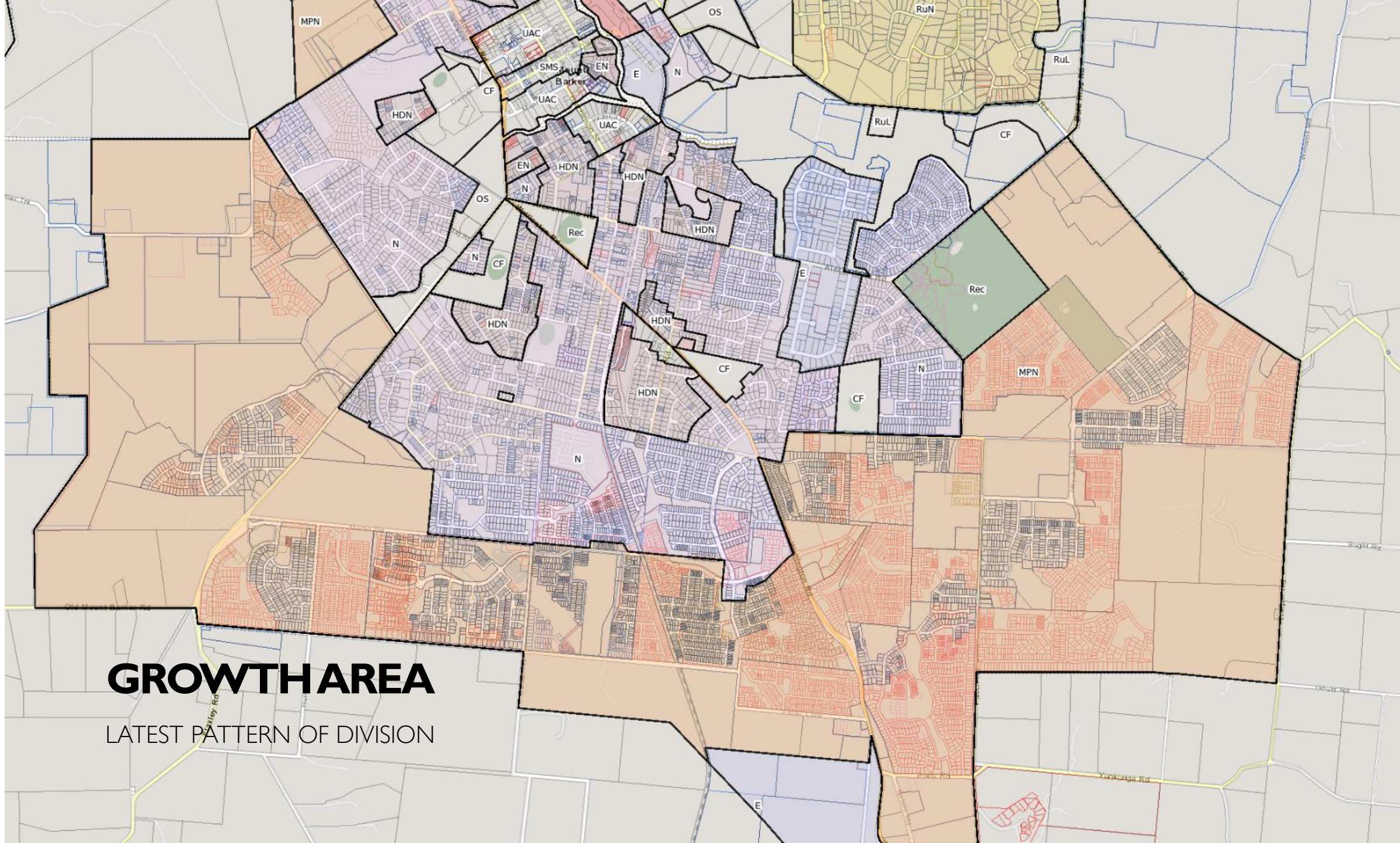
- 26,000 additional population
- 15-20 years of growth
- 1,600 persons a year
- 610.7 dwellings per year



REVISED FORECAST

- 40,000 additional population
- 40 years of growth
- 1000 persons a year
- 400 dwellings per year
- 15 dwellings/ha
- \$3b of investment over 40 years





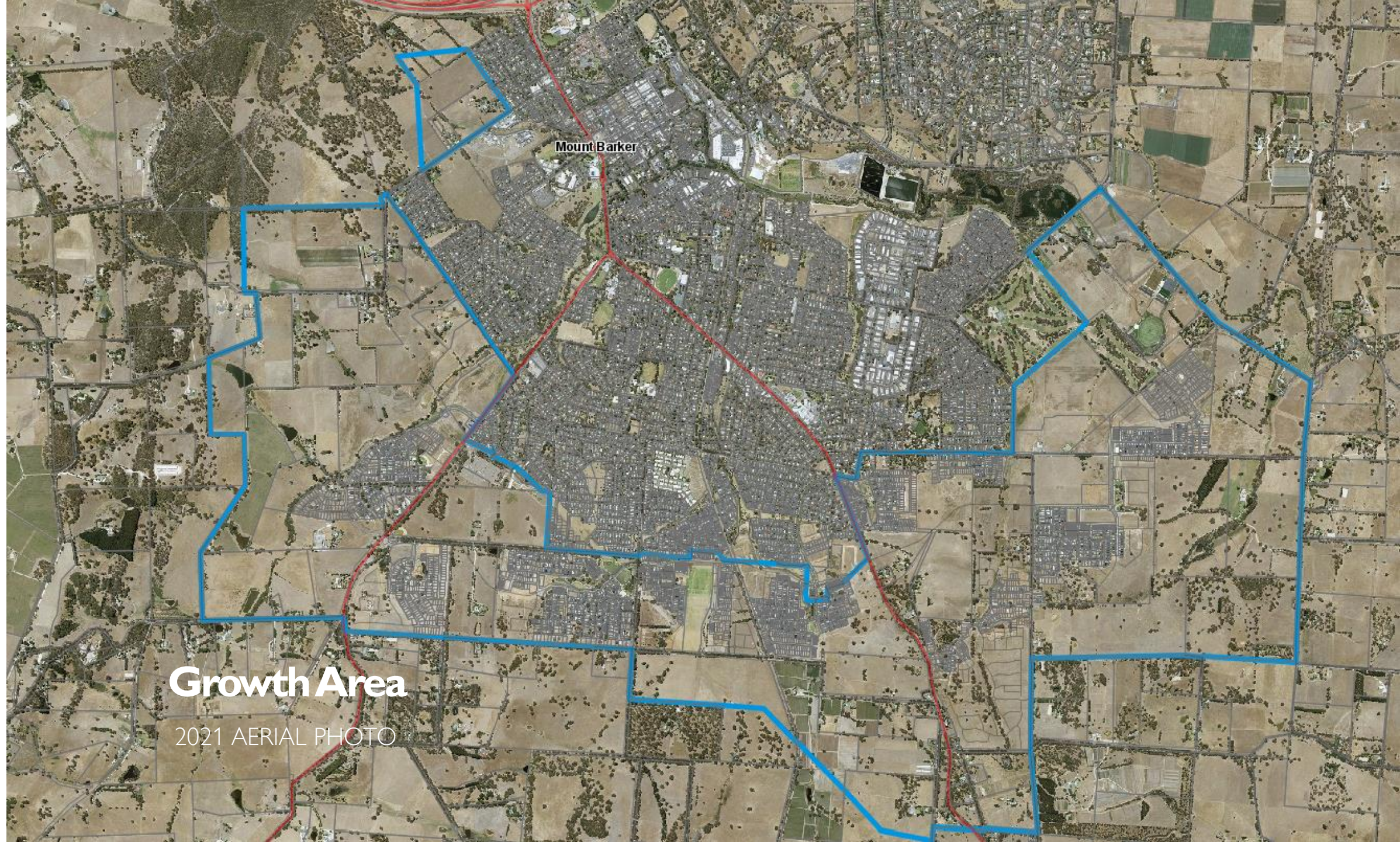
GROWTH AREA

LATEST PATTERN OF DIVISION

GROWTH AREA

2010 AERIAL PHOTO





Mount Barker

Growth Area

2021 AERIAL PHOTO

MASTER PLANNING

- Recreation and Community Needs Analysis
- Guide infrastructure planning (Waste, SAPN, Connector Road, Sport and Rec, Open Space)
- Assisting pre-lodgement advice
- Assist in separate rate infrastructure contribution establishment
- Strategic Infrastructure Plan
- Structure Plan



SOCIAL

COMMUNITY FACILITIES

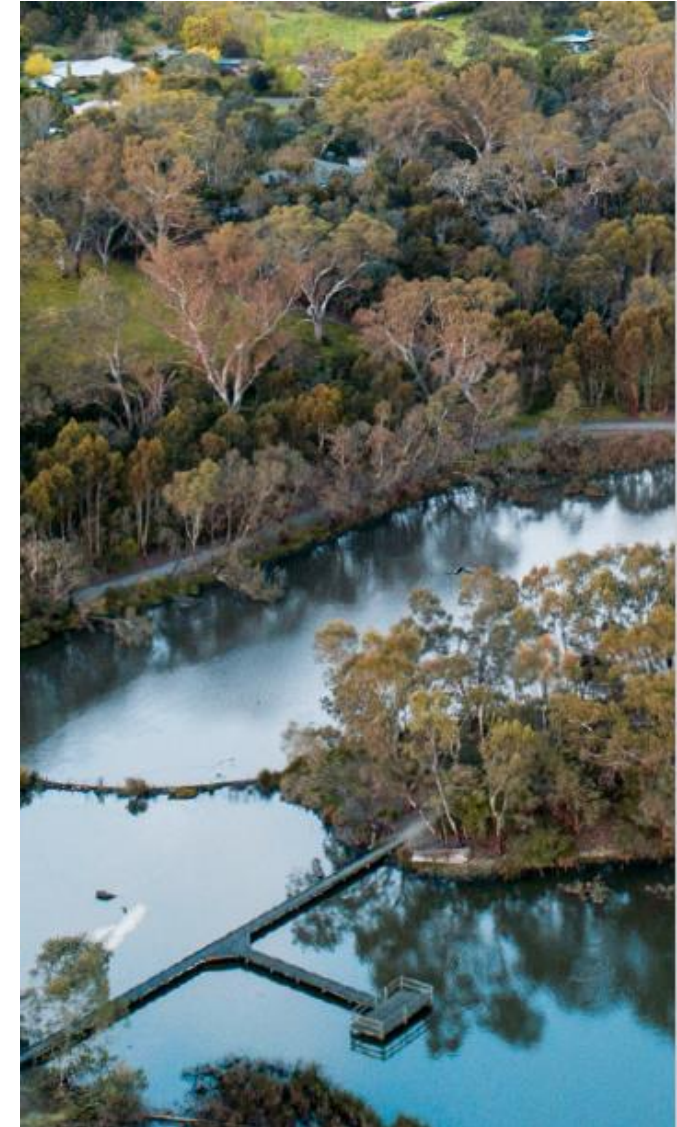
- Sport & Community
 - Active Recreation
 - Tennis (22 courts req)
 - AFL (7 Ovals req)
 - Football (7 pitches req)
 - Passive Recreation
 - Walking
 - Cycling
 - Skate Parks/BMX
- Community Facilities (libraries, community centres, etc)
- Council purchased sports fields x3 at residential land values



INFRASTRUCTURE FOR GROWTH

Infrastructure Planning

- Wastewater – Council Sewer, WWTP plant upgrade, Major Trunk Mains
- Local Road Network, Roads and Intersections
- Arterial Road Network, Access to the freeway
- Power, SAPN
- Emergency Services



SEPARATE RATES

Transport (\$80,421/ha)

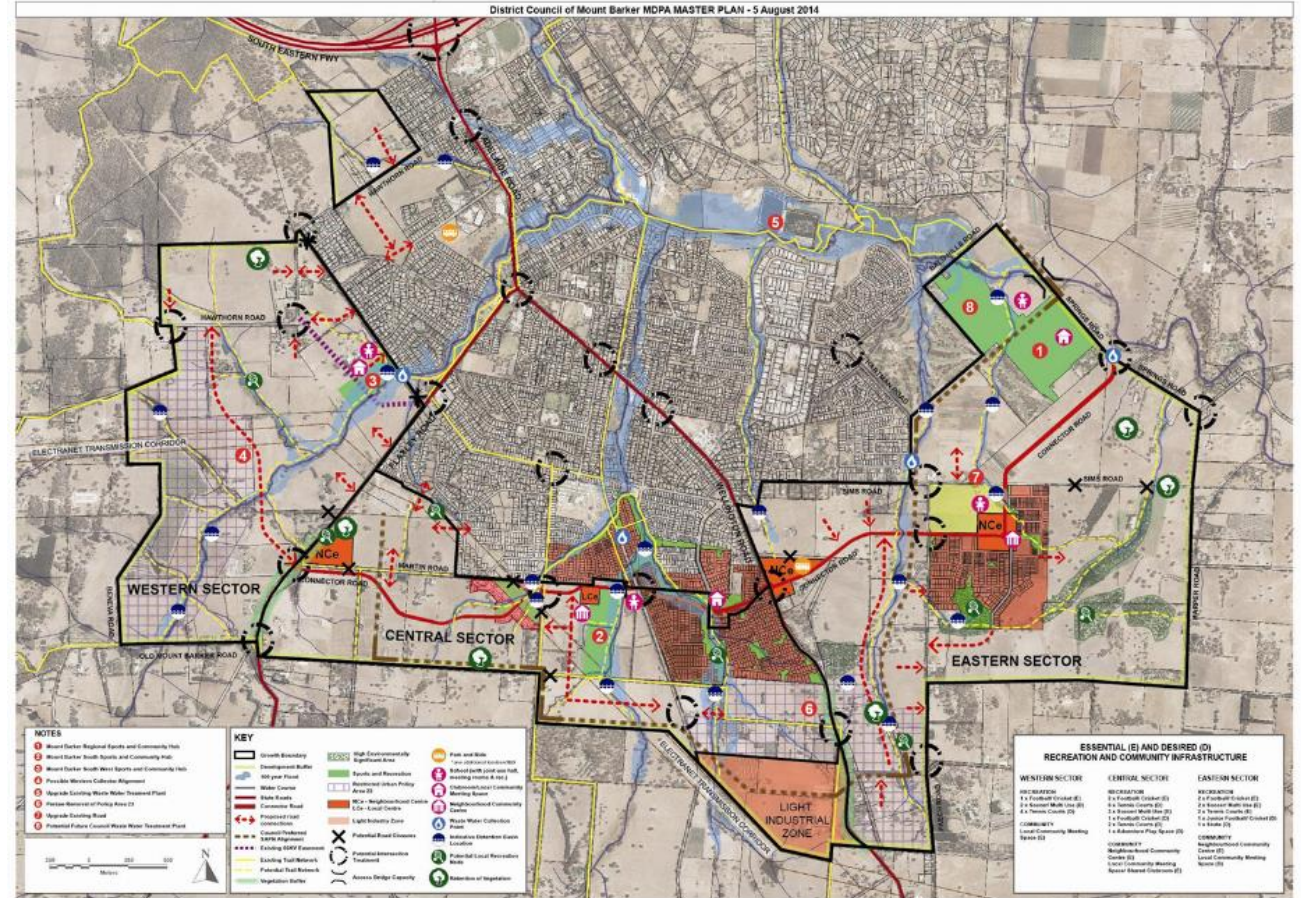
Wastewater (\$11,270/allotment)

Recreation and Community (\$2,921/allotment)

Principles;

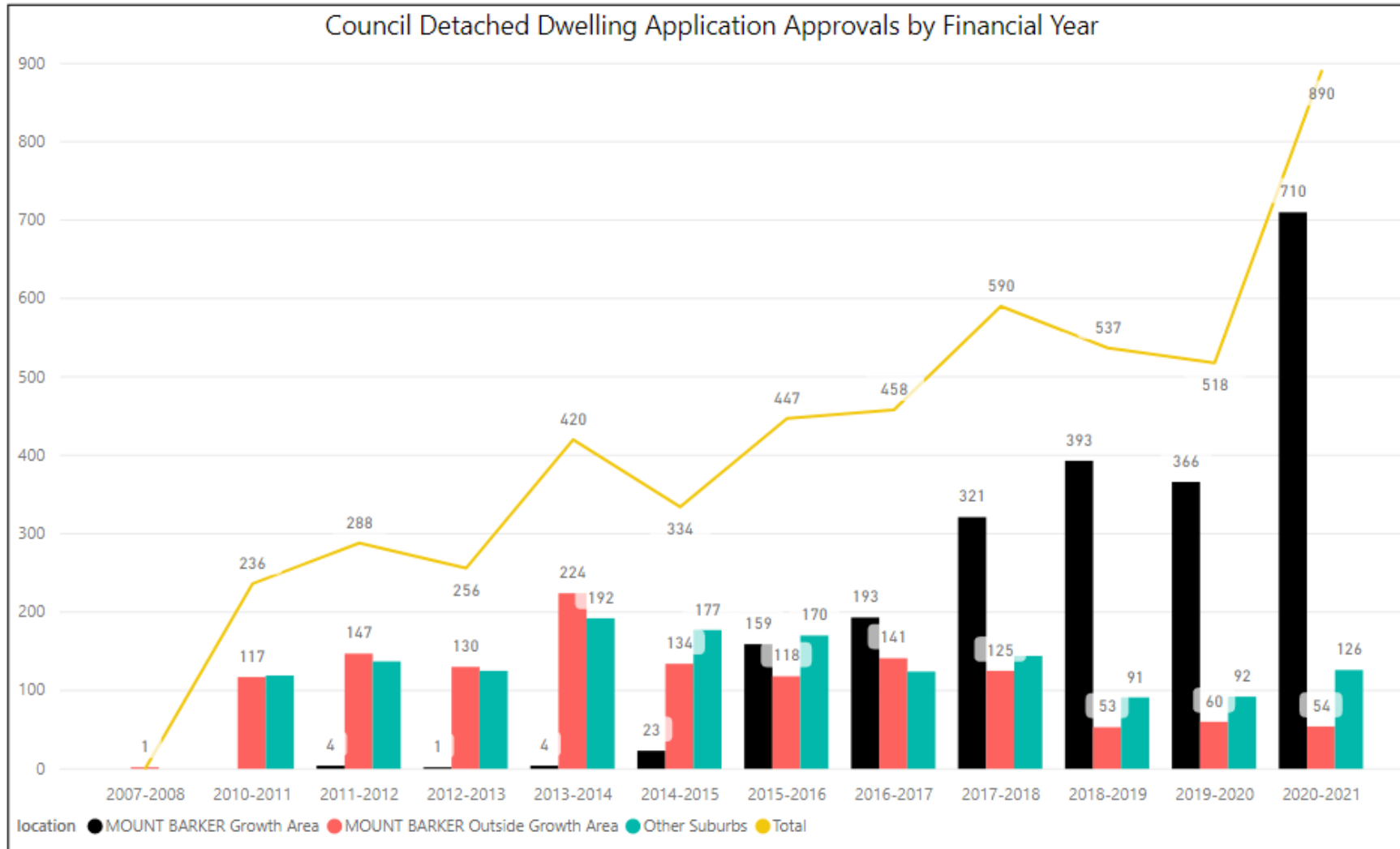
Equity in that all developers contribute on the same basis via cash or in kind;

Timing of contributions is not triggered until development is being undertaken.



WHAT WE'VE BEEN DOING

DETACHED DWELLINGS BY FY

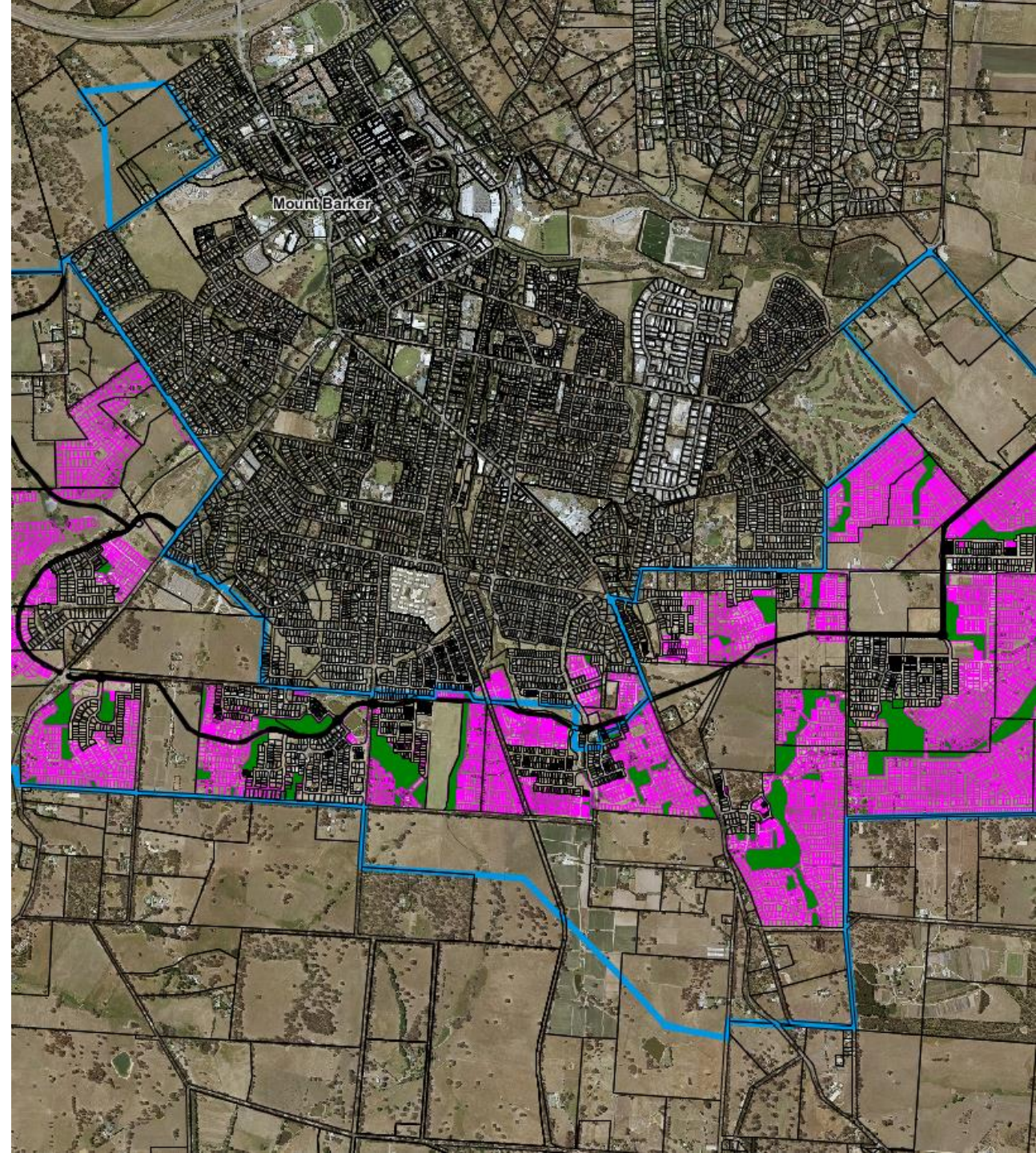


LAND DIVISIONS

APPROVALS SINCE 2010

- Only 20% of growth area developed
- Over 20 active development sites
- Live Stages under Assessment, Design, Construction, Defects Liability Period –

103



OUR PARTNERS

Mount Barker Council is proud to partner with a range of groups and organisations to achieve our goals. Partners include PlanSA, Landscape SA and Landcare Australia.



WSUD GLENLEA



2015



2023

WSUD BLUESTONE



2006



2023

KEY POINTS

- \$2m project
- Deep inlet pond
- Marsh zone and deep habitat pools
- Extended detention
- 25,500 indigenous plants
- Part of a 800 lot division
- Servicing multiple developments
- Looped walking trails



TREE PROTECTION

- Often exempt from planning controls
- Design placement for retention
- Land Management Agreements
- Value adding
- Council arborist service



TREES AND WSUD

- Water harvesting from roads and allotments
- Process of improving water quality by filtering water into tree pits
- Installed across several stages in Newenham Development
- Developed in partnership with TreeNet
- Won Minister's Award for Excellence in Sustainable Water Management



AFFORDABLE HOUSING



KEY DEVELOPMENTS

- Town Centre Catalyst Project
- Regional Sports Hub Stage 1 (\$23m)
- Aquatic Facility – tenders closed
- Two major shopping centers recently completed construction
- Public and Private Hospitals x 2





THANK YOU

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