

# Strategic Directions Report 2014 - 2018

Prepared by the Town of Gawler



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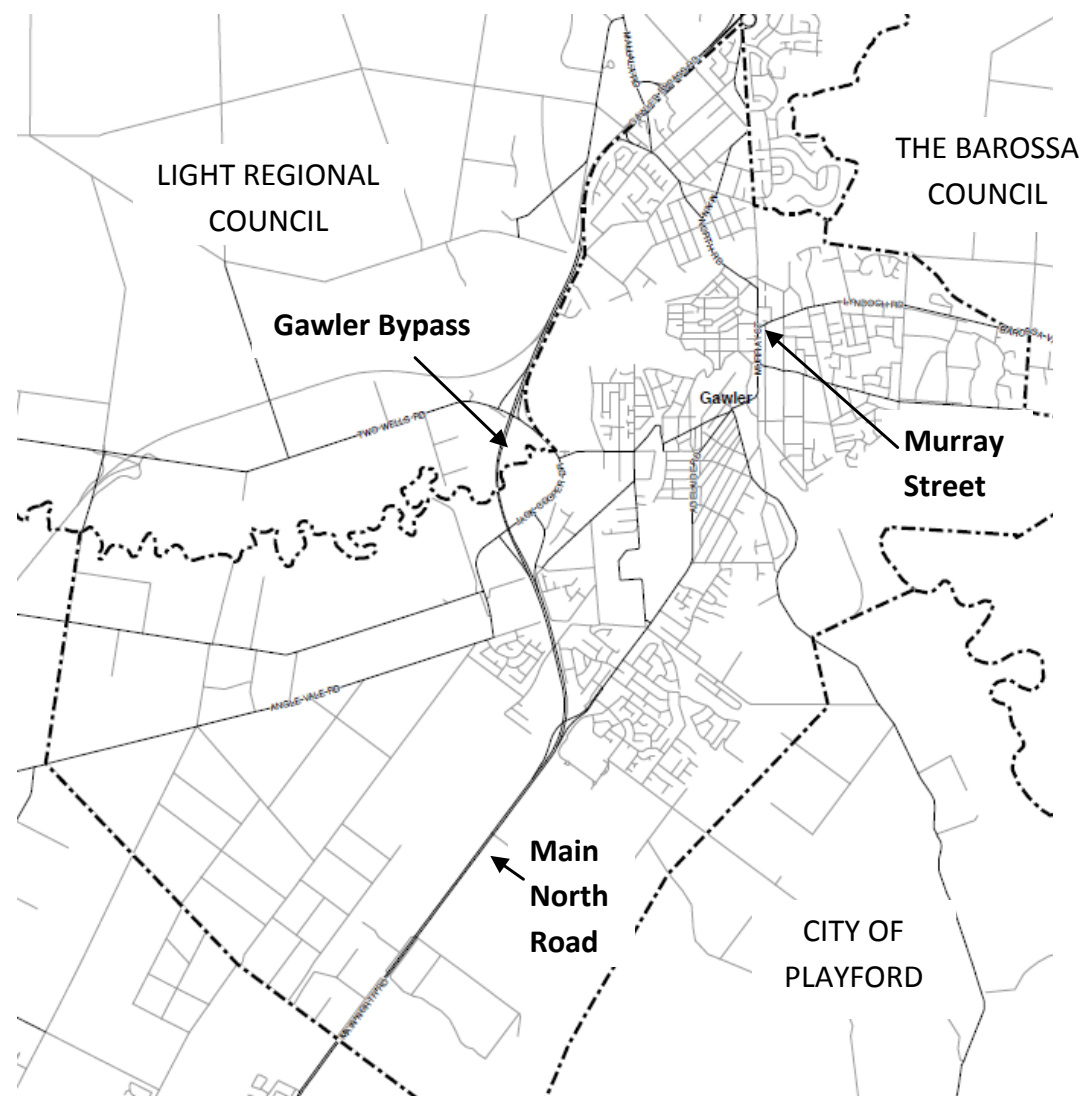
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## Location Map - Town of Gawler





## 1. Introduction

The purpose of this report is to review the planning and development policies contained within Council's Development Plan to ensure they are consistent with the South Australian Planning Strategy, Council's Strategic Plan and community aspirations.

This report outlines a strategic vision for growth in the Council area by means of a program of Development Plan Amendments (DPAs). DPA's are a statutory process that translates Council's strategic vision into Development Plan policy. Development Plans are used by Council to assess development applications.

The South Australian planning system enables the State Government and councils, in partnership with their community, to plan ahead in order to:-

- promote development in suitable locations, protect the environment and create a desired character and urban and regional form throughout the State; and
- provide more certainty and clarity for those proposing development and the wider community.

The State Planning Strategy and Council's Development Plans are the principal policy documents in the South Australian planning system. To ensure the planning system achieves the aims identified above, there should be strong linkages between the State Planning Strategy and Council's Development Plan.

Section 30 of the Development Act 1993 requires councils to regularly review their Development Plans to determine how the Planning Strategy can be implemented in their area. It also enables councils to identify areas for improvement in the Development Plan, whether it is through the introduction of new policy or simply by making it more legible and user friendly.

This report aims to advise the community about the Section 30 process and outline how the Town of Gawler intends to achieve the aims, objectives and targets identified in both the State Planning Strategy (30 Year Plan for Greater Adelaide) and the Town of Gawler Strategic Plan 2010-2018.

The proposed projects outlined in this report, which has been endorsed by Council and the Minister for Planning, do not have any effect until formal changes are made to the Gawler Development Plan through Development Plan Amendments. They cannot be relied on for any investment decision-making purposes.

The Strategic Direction Report was released for public and agency consultation over an 8 week period, with a public meeting held on 3 July 2013

## 2. Strategic Directions Reports

The purpose of a Strategic Directions Report (SDR) is to provide the community and Minister for Planning with a clear indication of the development issues affecting the council area and how such issues can be addressed by amendments to the Gawler Development Plan. The review may also identify the need to introduce new planning policies and may suggest amendments or deletion of existing Development Plan policies.

A Strategic Directions Report is a formal document that identifies the strategic planning issues of relevance to the Council as outlined in the State Planning Strategy (the 30-Year Plan for Greater Adelaide), council's own Strategic Plan and any other relevant policy documents.

The report is required to consider the relevant alterations to the State Planning Strategy on 18 February 2010 under Section 22 of the Development Act 1993, and the requirements of the Minister for Planning as per the Gazettal notice on 2 December 2010.



An SDR should identify Council's priority actions for:

- achieving orderly and efficient development through the implementation of planning policies;
- integrating transport and land-use planning within its area;
- implementing the relevant policies and targets in the State Planning Strategy;
- implementing the affordable housing policies in the State Planning Strategy;
- future infrastructure planning (including both physical and social infrastructure); and
- any other projects or initiatives considered to be of strategic importance by the Council.

Pursuant to Section 30 of the Development Act 1993, the SDR must describe the actions, in particular, the Development Plan Amendments (DPAs) it will implement in order to help achieve the relevant targets and directions described in the State Planning Strategy.

### 3. Development Plans

The Gawler (CT) Development Plan is the document that contains policies to guide development across the Council area.

To assist in guiding development across the district the Development Plan contains zones, maps and policies that provide specific criteria against which development applications are assessed. Development Plan Consent is granted to development applications where on balance they meet the specific criteria set in the Development Plan for a zone or policy area.

All South Australian councils must align their Development Plans with the planning strategy volume that applies to their region. This is done through the DPA process. In this way the government's broad directions are translated to local plans that can guide local development outcomes.

#### 3.1 Development Plan Amendment Process

Development Plans need to be amended over time to introduce changes in zoning or to reflect changes in local and state government policy. This is known as a Development Plan Amendment (DPA). Most DPAs are initiated by councils or, under certain circumstances, the Minister responsible for planning and the administration of the Development Act 1993. One of the main purposes of a Strategic Directions Report is to establish a program of DPA's for councils to implement over a five (5) year period to reflect changes in local and state government policy and to address emerging issues or trends in the district.



## 4. South Australian State Planning Strategy

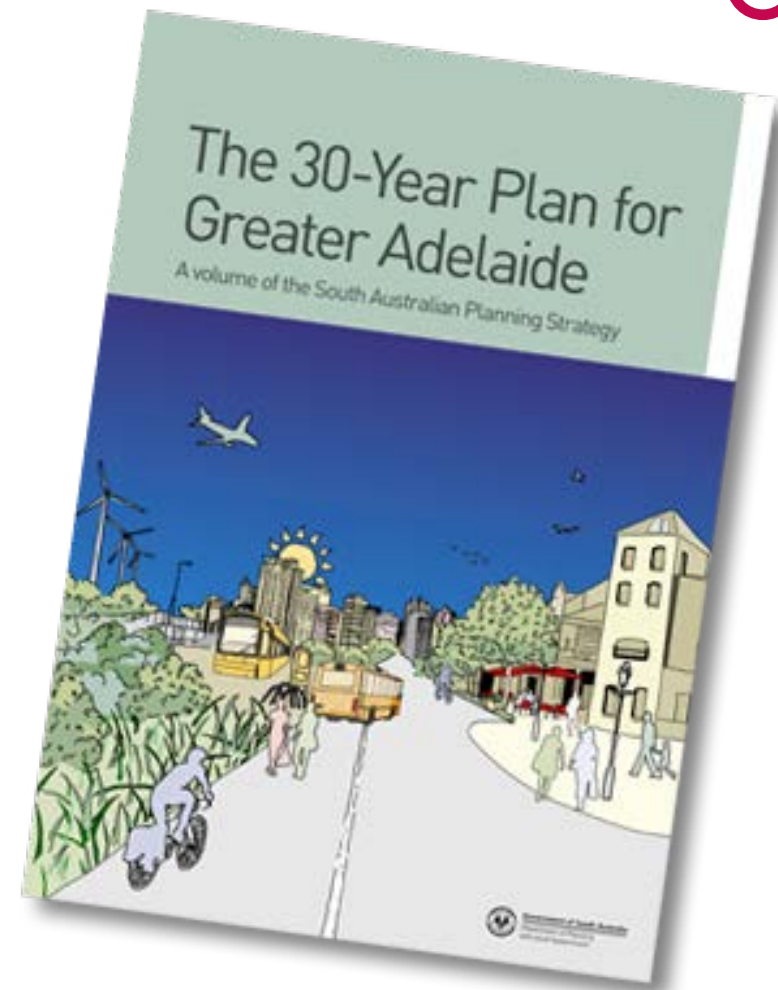
The South Australian Planning Strategy sets out the South Australian State Government's strategic direction for land use and physical development for the State. The Planning Strategy is comprised of several volumes covering the different geographic regions of the state.

Under Section 22 of the Development Act 1993, The Minister for Planning is assigned responsibility for preparing the State Planning Strategy on behalf of the State Government, and for reporting annually to Parliament about its implementation. The Planning Strategy contains various maps, policies and specific strategies covering a full range of social, economic and environmental issues. It provides a policy framework to assist in reaching various targets outlined in the State Government's Strategic Plan.

The State Government must review and update each volume of the Planning Strategy at least once every five years. Councils are expected to ensure their Development Plans are consistent with the relevant volume for their area.

### 4.1 30-Year Plan for Greater Adelaide

The State Government introduced the 30-Year Plan for Greater Adelaide in February 2010 as the Planning Strategy under the Development Act 1993. TABLE 1 contains a list of some of the key objectives, policies and targets listed in the 30 Year Plan for Greater Adelaide that relate to the Town of Gawler.



**TABLE 1 – KEY OBJECTIVES, TARGETS AND POLICIES FOR THE 30 YEAR PLAN FOR GREATER ADELAIDE**

Objective	Policies	Targets
<b>New Transit Corridors, Growth Areas, Transit-Orientated Developments and Activity Centres</b>	Concentrate new growth within metropolitan Adelaide in transit corridors, transit-orientated development and activity centres so that the urban character of the majority of neighbourhoods remains largely unchanged.	About 60 percent of metropolitan Adelaide region's new housing growth will be located within 800 metres of current or extended transit corridors.  Designated five fixed transit corridors; the Noarlunga train line, Outer Harbor train line; Gawler train line and Adelaide O-Bahn busway.
<b>Urban Design</b>	<p>Maximise and increase the quality of public space, and require excellent design in the public realm.</p> <p>Protect and strengthen the identity of agreed character areas by enhancing the value elements of existing streetscapes.</p> <p>Promote a highly permeable and connected grid street structure in new growth areas and transit-orientated developments to encourage walking and cycling.</p> <p>Develop guidelines in Structure Plans to help create unique characteristics and identity across different neighbourhoods, suburbs and precincts.</p>	Develop design principles for multi-unit and mixed-use developments, to be incorporated in Structure Plans. These will determine setbacks, height transitions and scale principles based on existing character, ensuring that consistent rules apply for building renewal across Greater Adelaide. Some adaption will be required in heritage areas.
<b>Communities and Social Inclusion</b>	Plan for the growing number of young families.	Provide for an additional 560,000 people over 30 years.
<b>Aboriginal Heritage and Culture</b>	Develop protocols between Aboriginal traditional owners and state and local government to ensure consultation during planning processes.	
<b>Housing Mix, Affordable and Competitiveness</b>	<p>Ensure housing affordability is a key input to annual and long-term housing supply targets.</p> <p>Provide greater diversity in housing types, sizes and densities, which will also make housing more affordable.</p>	At least 30 per cent of new housing is available at competitive housing prices (that is, at or below the median house sale price in its market) to ensure affordability.



**TABLE 1 – KEY OBJECTIVES, TARGETS AND POLICIES FOR THE 30 YEAR PLAN FOR GREATER ADELAIDE**

Objective	Policies	Targets
<b>Affordable Housing</b>	<p>Reinforce the state government policy that a least 15 per cent of new dwellings should meet the criteria for affordable housing in significant new developments and growth areas.</p> <p>Provide for at least 15 per cent of housing in all new significant development to be affordable housing, including five per cent for high-needs people.</p>	<p>Provide for at least 15 per cent of housing in all new significant development to be affordable housing, including five per cent for high-needs people.</p>
<b>Health and Wellbeing</b>	<p>Design pedestrian and cycle friendly areas in growth areas and existing neighbourhoods to promote active communities.</p>	<p>Closely connect new dwellings to local parks within walking range.</p>
<b>The Economy and Jobs</b>	<p>Review and update the Housing and Employment Land Supply Program regularly in line with forecast changes to industry sectors and the sectors land-use requirements in relation to volume, location and necessary separations and buffers.</p>	<p>Provide for 282,000 additional jobs during the next 30 years;</p> <ul style="list-style-type: none"> <li>• 38,500 in the Barossa, Light and lower north region.</li> </ul>
<b>Transport</b>	<p>Protect the transport function of road and rail corridors through planning policy in Development Plans.</p> <p>Increase the amount of new residential housing in those transit corridors earmarked for network expansion and upgrade.</p>	<p>Prioritise residential and employment growth in areas where transport infrastructure is planned.</p>
<b>Infrastructure</b>	<p>Prioritise the rollout of new growth areas (where practical) to areas that are contiguous to existing infrastructure, to ensure that infrastructure augmentation can be delivered at the least cost to the community.</p>	
<b>Biodiversity</b>	<p>Create greenways in transit corridors and along major watercourses and the coast to enhance and connect urban biodiversity</p>	<p>Protect 115,000 hectares of existing natural areas identified as areas of high environmental significance.</p>

**TABLE 1 – KEY OBJECTIVES, TARGETS AND POLICIES FOR THE 30 YEAR PLAN FOR GREATER ADELAIDE**

Objective	Policies	Targets
<b>Open Space, Sport and Recreation</b>	<p>Provide open space in the new Northern Adelaide and Barossa region's growth areas by:</p> <ol style="list-style-type: none"> <li>1. Reinforcing the "Gawler Buffer" as a defining area between the northern suburbs and the entrance to the town of Gawler and planning for a buffer between Gawler and new growth areas.</li> <li>2. Developing a linear park along the Gawler River.</li> <li>3. Developing a defined and linked system of open space in and around Gawler, with the Gawler, South Para and North Para rivers as its core elements.</li> </ol>	<p>Prioritise the following activities for the Greater Adelaide open space framework</p> <ol style="list-style-type: none"> <li>1. Greening the Gawler Buffer as an urban forest, which will consist of about 230 hectares by 2014.</li> <li>2. Developing the Gawler River linear park, which will link a system of open space in and around Gawler with the Gawler, South Para and North Para rivers by 2036.</li> <li>3. Rezone 130 hectares in the Gawler buffer as open space by 2012.</li> </ol>
<b>Climate Change</b>	Promote short distance passenger travel through the introduction of new urban form.	Implementation of the Plan results in a reduction in South Australia's overall greenhouse gas emission by around 17 per cent over the Plan's 30 year life.
<b>Water</b>	Incorporate water-sensitive urban design (WSUD) techniques in new developments to achieve water quality and water efficiency benefits	Reduce demand on mains water supply from new developments through the introduction of water-sensitive urban design
<b>Emergency Management and Hazard Avoidance</b>	Minimise risk to people, property and the environment from exposure to hazards	Early adoption of emergency, management and climate change national adaptation research plans, and other hazard guidelines and standards in land-use planning strategies and statutory plans

## 4.2 Regional Targets and Directions (Chapter E) – Barossa

The 30-Year Plan for Greater Adelaide also outlines population, housing (including affordable housing) and jobs targets at a regional level. This is designed to support local government in its critical role to guide growth and change in local communities. The Town of Gawler is contained within Chapter E of the 30-Year Plan for Greater Adelaide (region titled Barossa).

Some of the key initiatives/policies identified in this region of the state that specifically relate to the Town of Gawler are:

- 1 Manage land use and development in Gawler River floodplain to reduce risk.
- 2 Apply planning and building controls to reduce and manage bushfire risk.
- 3 Strengthen open space networks along the North Para, South Para and Gawler River.
- 4 Open space/green belts between Playford and Gawler and Concordia and Gawler.
- 5 A “major” new sporting facility hub to serve Gawler and new growth areas”.
- 6 Designation of existing and potential new mass transit corridors.
- 7 Designation of areas of high environmental significance including riverine corridors along the North Para and Gawler River.

## Barossa

Table E6 – Barossa targets

Population and dwellings	Net additional dwellings	Net additional population
Within corridors (incl. transit-oriented developments)		
▸ fringe growth	30,500	74,400
Outside corridors		
▸ fringe growth	7400	14,800
▸ townships	8500	20,800
TOTAL	46,400	110,000
Affordable housing	Net additional dwellings	
	6950	
Employment	Net additional jobs	
	38,500	
Gross land supply	Hectares	
Fringe (incl. local employment)	4440	
Townships (incl. local employment)	1000	
New regional employment lands	600	

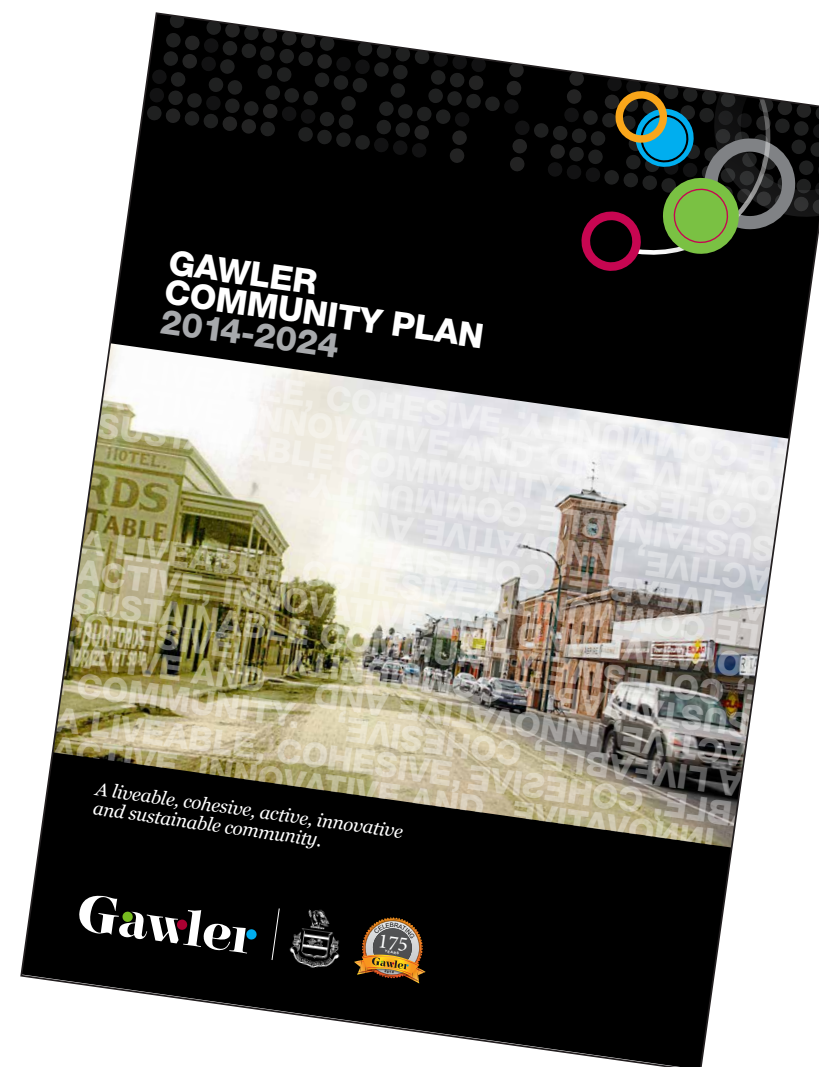
## 5. Town of Gawler Community Plan 2014-2024

Section 122 of the Local Government Act 1999 requires councils to prepare Strategic Management Plans at least every five (5) years, which indicates the general direction or objectives the Council intends to follow over a set period of time.

In addition to this plan, councils are required to prepare a series of strategic documents to support the council's and community's progress such as:

- 1 Infrastructure and Asset Management Plan
- 2 Long Term Financial Plan
- 3 Strategic Directions Report (Section 30 Review)

The key strategic directions, outcomes and strategies contained in the Town of Gawler Community Plan Plan 2014-2024, which relate to the preparation of this Strategic Directions Report are listed in TABLE 2 below:





**TABLE 2 – KEY GOALS, OBJECTIVES AND STRATEGIES OF THE TOWN OF GAWLER COMMUNITY PLAN 2014- 2024**

**GOAL 1. A Uniquely Identifiable Township**

Objective	Strategies
<b>1.1 Maintain a clearly defined township, one which is distinct from neighbouring areas</b>	<p>1.1.1 Develop regional and local town planning policies that ensure Gawler maintains a real sense of distinction from its surrounding areas and continues to function as a regional centre for the provision of services to communities in surrounding areas</p> <p>1.1.2 Safeguard views and vistas to retain Gawler's township identity, open landscape character and sense of arrival into Gawler from all directions through the provision of open space</p> <p>1.1.3 Promote local government boundary realignments to more accurately reflect the township of Gawler's population and reinforce its sense of a community with common interests</p>
<b>1.2 Build a local community that is proud of Gawler</b>	<p>1.2.1 Support the refurbishment and redevelopment of key civic buildings and areas within the public realm, creating destinations that appeal to all ages and serve a changing population</p> <p>1.2.2 Develop attractive and active spaces to better integrate places of play, interaction, learning, exercise and community events</p> <p>1.2.3 Promote the concept of local citizenship, to educate and encourage residents and business owners on the rights, responsibilities and obligations of being a Gawler citizen</p> <p>1.2.4 Encourage and promote our country-friendly community</p> <p>1.2.5 Develop areas of planted visual amenity that complement Gawler's country town appeal</p>
<b>1.3 Protect and promote Gawler's unique history</b>	<p>1.3.1 Work with all Aboriginal and Torres Strait Islanders to promote involvement in Gawler and provide support to the whole community in development and implementation of a Reconciliation Plan and activities associated with NAIDOC (National Aborigines Day Observance Committee) Week</p> <p>1.3.2 Celebrate Gawler's heritage and historic role in European settlement through the installation of public art and interpretative signage</p> <p>1.3.3 Communicate Gawler's heritage and culture through signage and public art to maintain and create a 1.3.4 Encourage the adaptive reuse where appropriate of heritage buildings, to contribute to economic revitalisation and heritage conservation</p> <p>1.3.5 Further identify, conserve and enhance Gawler's historic character and unique architecture</p>
<b>1.4 Create a vibrant and active, event filled council area</b>	<p>1.4.1 Develop a vibrant township which is reinforced by its historic character and variety of readily accessible parks, shops, services, sports, events and entertainment</p> <p>1.4.2 Promote people-oriented activities at key town precincts</p> <p>1.4.3 Encourage the use of land for cultural activities to stimulate revitalisation and social cohesion</p> <p>1.4.4 Strengthen the position and promotion of Gawler as a regional centre</p>
<b>1.5 Value the role the community spirit and pride</b>	<p>1.5.1 Develop and implement an Arts and Culture Plan for Gawler which includes funding for public artwork and support for local events</p>

**TABLE 2 – KEY GOALS, OBJECTIVES AND STRATEGIES OF THE TOWN OF GAWLER COMMUNITY PLAN 2014- 2024**

**GOAL 2. Sustainable Growth Management**

Objectives	Strategies
<b>2.1 Physical and social infrastructure to match population growth</b>	2.1.1 Aim for an adequate supply of well-located and affordable industrial, commercial and residential land 2.1.2 Provide clear strategic direction in response to transport and traffic management measures in new growth areas and ensure integration with existing areas 2.1.3 Support the timely provision of community facilities and services to meet community expectations 2.1.4 Develop land use policies for Evanston South, Hillier and Kudla to build attractive, accessible, integrated and resident-friendly areas, supporting a range of housing, lifestyles, recreation and rural opportunities 2.1.5 Ensure all council owned infrastructure is managed and maintained in a sustainable manner and to a quality the community can afford
<b>2.2 Growth to be respectful of cultural and built heritage</b>	2.2.1 Refine planning policies to protect Gawler's heritage and character with flexibility to encourage investment, building maintenance, adaptive re-use and appropriate infill development.
<b>2.3 Urban growth to be sustainably managed</b>	2.3.1 Provide urban design standards and guidelines to ensure new development reinforces local character 2.3.2 Avoid land use conflict between competing activities while encouraging higher density development in appropriate parts of transit corridors 2.3.3 Encourage infill and redevelopment opportunities, including multi-storey, mixed-use developments in appropriate locations 2.3.4 Undertake a rural land use and infrastructure investigation to provide guidance on the development of land use policies for the rural area
<b>2.4 The local environment to be respected</b>	2.4.1 Develop land use policies that support a compact and diverse urban form with integrated private and public transport 2.4.2 Prepare and implement a Stormwater Management Plan to identify flood mitigation measures and to integrate stormwater harvesting and reuse capabilities in existing and new growth areas
<b>2.5 Manage growth through the real connection of people and places</b>	2.5.1 Advocate and plan for the upgrading and extension of rail infrastructure for improved standards of service 2.5.2 Develop an integrated directional signage strategy and other associated infrastructure to encourage people to ride bikes 2.5.3 Design and develop pedestrian-friendly areas in key civic and new growth areas 2.5.4 Develop a safe and interconnected network of cycle/walking paths to key everyday destinations such as schools, workplaces, shops, sports and recreation facilities and community services 2.5.5 Encourage proposals for the redevelopment of all train station precincts including the Gawler Central Train Station and the nearby commercial precinct
<b>2.6 Local economic activity to create local job opportunities and generate increased local wealth</b>	2.6.1 Implement a digital-based business attraction and retention scheme 2.6.2 Promote the opportunities created by the National Broadband Network and broadband infrastructure 2.6.3 Investigate opportunities for tourism and continue to support investment in tourist accommodation 2.6.4 Engage with business to promote Gawler as a regional activity centre 2.6.5 Develop policies to encourage business to better utilise the public realm 2.6.6 Take advantage of state and federal government initiatives that create local and regional jobs 2.6.7 Promote Gawler as a regional activity centre and the preferred home for professional service providers 2.6.8 Promote Gawler as a regional centre for education by supporting existing service providers and encouraging additional opportunities and facilities in Gawler 2.6.9 Develop and implement an Economic Development Strategy

**TABLE 2 – KEY GOALS, OBJECTIVES AND STRATEGIES OF THE TOWN OF GAWLER COMMUNITY PLAN 2014- 2024**

**GOAL 3. A Healthy, Active, Safe, Engaged Community**

Objectives	Strategies
<b>3.1 Health and social wellbeing services in Gawler to meet growing regional community needs</b>	<p>3.1.1 Lobby all spheres of government and the private sector for improved healthcare facilities and associated services, including services for mental health, the disadvantaged, aged care and people with disabilities</p> <p>3.1.2 Encourage healthy lifestyles and community wellbeing through the development and implementation of regional or local recreational and regional health plans</p>
<b>3.2 Sporting facilities to meet local and regional community needs</b>	<p>3.2.1 Prepare a needs analysis and regional sporting hubs feasibility study to ensure sport and recreation facilities are appropriate</p> <p>3.2.2 Liaise with all spheres of government, sporting bodies and the private sector to optimise community use and enhance regional opportunities for sports and recreation</p> <p>3.2.3 Encourage new visitor accommodation in Gawler to assist in attracting larger events</p> <p>3.2.4 Investigate the potential for elite-level sports, entertainment and events precinct/facilities</p>
<b>3.3 Provision of sufficient structured and informal recreation facilities</b>	<p>3.3.1 Ensure an equitable range of usable open space and recreation facilities to promote Gawler as a destination for leisure and recreational tourism</p> <p>3.3.2 Undertake a review of Council land holdings to determine potential future use</p> <p>3.3.3 Monitor the region's growth and respond with open space provision to ensure the community has access to appropriate open space</p>
<b>3.4 Gawler to be recognised internationally as a child and youth friendly community</b>	<p>3.4.1 Develop and promote child, youth and family-friendly areas and hubs</p> <p>3.4.2 Ensure neighbourhoods and residential developments have areas for play and leisure and are safe, healthy, pleasant, convenient, efficient and adequately serviced</p> <p>3.4.3 Encourage active participation and opportunities for education for all ages</p> <p>3.4.4 Provide ongoing support for library services</p>
<b>3.5 Recognise, respect, support and advocate on behalf of volunteers</b>	<p>3.5.1 Foster partnerships with volunteers and volunteer groups</p> <p>3.5.2 Support volunteering opportunities to meet community need</p> <p>3.5.3 Recognise and support the educational role community organisations provide or can provide in the community</p>
<b>3.6 Encourage the development of the Arts</b>	<p>3.6.1 Support the establishment of a centrally located, multi-purpose arts and culture facility providing space for both a dedicated arts gallery and artist studios</p> <p>3.6.2 Investigate the establishment of a regional arts gallery in the Town Hall and Institute building with the capability of attracting and holding touring and local exhibitions</p>
<b>3.7 Create a safe community environment</b>	<p>3.7.1 Provide a healthy and safe community through collaborative planning, advocacy and compliance</p> <p>3.7.2 Develop an integrated approach to risk management and apply a best practice approach to managing risk in the community by endeavouring to provide a safe environment</p> <p>3.7.3 Develop and implement an Emergency Management Plan and Risk Management Framework to ensure the community is well prepared and able to respond to disasters</p> <p>3.7.4 Endeavour to provide a safe and healthy built environment through the provision of quality developmental services - planning, building, advocacy and compliance</p>

**TABLE 2 – KEY GOALS, OBJECTIVES AND STRATEGIES OF THE TOWN OF GAWLER COMMUNITY PLAN 2014- 2024**

**GOAL 4. To Respect and Nurture the Environment**

Objectives	Strategies
<b>4.1 Create and maintain a riverine environment that reflects the social, cultural and landscape values of the river corridor</b>	4.1.1 Explore opportunities to expand Gawler's open space provisions along each of the three rivers corridors 4.1.2 Manage open space along the three rivers corridors to provide improved use and greater visual appeal 4.1.3 Ensure the protection and enhancement of the three rivers corridors through the implementation of the Gawler Urban Rivers Master Plan
<b>4.2 Support development that respects the environment and considers the impacts of climate change</b>	4.2.1 Plan for a sustainable urban form to reduce the community's ecological footprint 4.2.2 Develop adaptation and mitigation strategies for Council and the community to effectively respond to the impacts of climate change 4.2.3 Develop and implement policies targeted at reducing the number of unsightly properties with citizens encouraged to beautify and revitalise their properties 4.2.4 Limit urban sprawl, reduce car dependency and improve energy efficiencies and water conservation including the facilitation of higher residential densities along transport corridors
<b>4.3 Protection of environmentally significant areas of native vegetation for present and future generations</b>	4.3.1 Ensure native flora, fauna and ecosystems are protected and restored through the retention and rehabilitation of environmentally significant areas of native vegetation 4.3.2 Develop management plans for council-managed land and reserve areas including setting aside specific areas of open space for conservation purposes 4.3.3 Implement Council's Animal Management Plan to effectively deal with pest birds and encourage responsible dog and cat ownership in order to reduce nuisance, social and environmental harm
<b>4.4 Support sustainable use of natural resources and minimise further waste to landfill</b>	4.4.1 Develop water-sensitive urban design requirements for the design, function and maintenance of open spaces 4.4.2 The retention, protection and restoration of natural resources by ensuring development minimises energy consumption and water usage 4.4.3 Implement the waste management hierarchy – avoid, reduce, reuse, recycle, recover, treat and dispose
<b>4.5 Support the provision of useable open space that preserves habitat and biodiversity</b>	4.5.1 Establish a systematic identification, surveying and monitoring program within the council area for the protection and enhancement of habitats and to guide future revegetation initiatives 4.5.2 Finalise and implement a street and public reserve tree planting program to reinforce township amenity 4.5.3 Incorporate indigenous plant species in surrounding landscapes to improve biodiversity and create habitat corridors 4.5.4 Develop strategies to manage the enjoyment and appreciation of areas of council land set aside for habitat and biodiversity conversation



**TABLE 2 – KEY GOALS, OBJECTIVES AND STRATEGIES OF THE TOWN OF GAWLER COMMUNITY PLAN 2014- 2024**

**GOAL 5. A Strong, Vibrant Community**

Objectives	Strategies
<b>5.1 Support and encourage community teamwork</b>	5.1.1 Work collaboratively with all sectors of the community to encourage and support teamwork 5.1.2 Value, support and advocate on behalf of community groups, organisations and volunteers 5.1.3 Encourage and facilitate opportunities for community interaction, connection and collaboration 5.1.4 Foster leadership opportunities that support and develop passionate and skilled citizens and community leaders 5.1.5 Support the establishment of scholarships and mentoring programmes to support young future leaders
<b>5.2 Be recognised as a 'best practice' local government organisation</b>	5.2.1 Provide transparent, accountable and informed decision-making to assist in ensuring effective and efficient outcomes for the community 5.2.2 Provide quality support services to Elected Members to facilitate effective and informed decision-making 5.2.3 Be an employer of choice, focusing on attracting and retaining quality staff including the development of career paths for school leavers 5.2.4 Implement and monitor health, safety and injury management services to achieve continual improvement and provide a safe work environment for all workers and volunteers 5.2.5 Maintain and implement prudent financial policies and practices to ensure long term financial sustainability, including the provision of quality account keeping services 5.2.6 Maintain and regularly review an equitable property rating regime, fees and charges for council services 5.2.7 Provide contemporary information technology software and hardware and infrastructure for council administration 5.2.8 Undertake a program of ongoing improvement to ensure community needs and aspiration are being achieved at a level the community can afford 5.2.9 Manage and maintain a secure, accurate and complete records management system that meets legislative and council requirements
<b>5.3 Deliver ongoing effective and efficient services, including support for regional collaboration</b>	5.3.1 Represent and promote the needs, interests and aspirations of the community 5.3.2 Position Council as a regional centre for excellence in local government 5.3.3 Develop Gawler as an internationally recognised and accredited 'smart' community 5.3.4 Develop and implement strategies to encourage and empower the community to participate in consultation activities as part of strategic decision making for the future of Gawler 5.3.5 Maintain effective community and staff suggestion/feedback strategies and processes
<b>5.4 Create and support community partnerships that contribute to the implementation of this Plan</b>	5.4.1 Identify areas of community expertise, experience, capacity and interest to assist in the delivery of this Community Plan

## 6. 2007 Strategic Directions Report Update

Council is substantially through its existing five (5) year programme of DPAs, established under the previous Strategic Directions Report, which was endorsed by Council in May 2007. Following the endorsement of this report Council has introduced the following:

### 1. Willaston Main Street DPA.

This DPA inserted a Mixed Use Historic (Conservation) Zone and rezoned properties in the Willaston main street precinct from the Residential Historic (Conversation) and District Shopping Zone. This was considered necessary for development policies to more appropriately reflect the existing and desired character of the Willaston main street precinct.

### 2. New Southern Urban Areas DPA.

This DPA rezoned land from Deferred Urban, Residential and Rural zones to a series of urban zones supporting a new community in Evanston Gardens and Evanston South. This was considered necessary to increase residential land supply in the Council area and northern Adelaide in accordance with government policy.

### 3. Gawler River Flood Prone Areas DPA.

The purpose of this DPA was to review the existing flood data in the Gawler (CT) Development Plan and update policies according to new flood mapping information to protect the community against the impacts of flooding. In 2007 the Gawler River Floodplain Management Authority commissioned a study to more accurately map the extent of the North Para and Gawler Rivers floodplain. This mapping also included areas in Light Regional Council, District Council of Mallala and the City of Playford.

This DPA sought to incorporate this updated flood mapping into Council's Development Plan and to provide an appropriate policy response to manage the risk of existing and future development from the impacts of flood events.

### 4. Hillier DPA.

This DPA to rezoned 11 hectares of land from the Deferred Urban Zone to the Residential Zone. This land is bound by Jack Cooper Drive to the west and north, an off ramp from the Gawler Bypass to the east and Murray Hillier Court to the South.

This land was identified for potential rezoning as a result of the 'planned urban lands to 2038' in the 30-Year Plan for Greater Adelaide and in the State Government's Housing and Employment Land Supply Program Report 2010, Greater Adelaide. In these analyses, the urban land supply identified for the Gawler was considered unlikely to meet the projected demand over a 15 year period.

In addition to the Council initiated DPAs, the former Minister for Planning initiated and approved two Ministerial DPA's; the Gawler Racecourse DPA and the Gawler East DPA.

Refer to **TABLE 3** below for a list of the other policy projects identified as a result of the 2007 Strategic Directions Report:

**TABLE 3 – POLICY PROJECT UPDATE 2007 STRATEGIC DIRECTIONS REPORT**

## **1. Gawler's Urban Form – Rural Green Belt**

<b>Outcome</b>	<b>Status</b>
<b>1. Seek amendments to South Australian State Planning Strategy.</b> <b>2. Amend Development Plan.</b> <b>3. Engage in regional planning.</b>	1. The Planning Strategy (30-Year Plan for Greater Adelaide) has been amended. 2. New Southern Urban Areas DPA Gazetted – Open Space Zone along Main North Road. 3. Through the Barossa RDA Council is developing a regional open space and recreation strategy with adjoining Councils. 4. No amendments have been made to Development Plan policies in the Rural Zone or Open Space/Rural Green Belt between Gawler and Playford.

## **2. River Policies**

<b>Outcome</b>	<b>Status</b>
<b>1. Prepare a Master Plan for Gawler's Urban Rivers.</b> <b>2. Review of Special Use Zone.</b> <b>3. Floodplain issues.</b>	1. Master Plan commissioned as part of the Better Regions funding programme. This Master Plan has been adopted by Council. 2. The Gawler River Flood Prone Areas Development Plan Amendment has been consolidated into the Development Plan Special Use issues still remain, although partly covered by the Gawler River Flood Prone Areas Development Plan Amendment.

## **3. Residential and Town Character Protection**

<b>Outcome</b>	<b>Status</b>
<b>1. Review of development policies in the Development Plan to inform better protection and clear policy for character and heritage protection.</b>	1. Residential study commissioned and completed for some areas covered by the scope of the Minister's Residential Code. No progress has been made on the broader issue of better protection and clear policy for character and heritage protection.

#### 4. Commercial/ Business Rezoning

Outcome	Status
<b>1. Review Town Centre Zoning.</b> <b>2. Update development policies at Willaston.</b>	<b>1.</b> Town Centre Review commissioned and due for completion in 2013. <b>2.</b> Willaston DPA completed.

#### 5. Telecommunications Tower

Outcome	Status
<b>1. Technical assessment to determine optimal number and location of telecommunication facilities throughout Gawler.</b>	<b>1.</b> Unlikely to be implemented as preliminary investigations show the dynamics of telecommunication technology change; market competition; and legislative limits (Commonwealth), mean that any investigation would be highly theoretical and produce minimal outcome.

#### 6. Ecological Sustainable Development/Climate Change

Outcome	Status
<b>1. Ongoing improvement in the method of managing the environment (water, waste, energy use) and development policies and planning which promote better environment outcomes.</b>	<b>1.</b> The 2010 Gawler East Development Plan Amendment introduced new or amended policies dealing with energy efficiency, natural resources (including policies for water sensitive urban design, biodiversity, native vegetation and soil conservation), Open Space and Recreation, Transportation and Access ( cycling and walking policies) and Waste (reuse of water) which resulted in significant updating of environment sustainability policies. <b>2.</b> Implementation of other matters is occurring incrementally. One example is the integration of urban development and transport infrastructure and higher densities at Tambelin Railway Station. This will have greenhouse benefits by reducing travel distances and promoting use of public transport. <b>3.</b> Climate change issues have not been addressed to date





## 7. Town Profile and Demographics

### 7.1 History

The town's history is closely aligned with that of the state and its strategic location underpinned the state economically. Gawler became a critical service centre for the surrounding farming communities and the copper mining communities located in Kapunda and Burra in the state's lower mid north.

The original township of Gawler was sited and planned by Colonel Light in 1839. Light had camped at Dead Man's Pass twice in 1837 during his exploration of the Barossa Valley and recognised the potential of the location. Light's plan for Gawler included streets aligned with town topography and broad parklands adjoining the major rivers set aside for floodplain land, reflecting his design for Adelaide.

Gawler was part of the traditional lands of the Kaurna people, with European settlers arriving in February 1839. Gawler soon became a key stopover point for travellers heading north out of Adelaide, and by 1851 Gawler was home to over 1,000 people and had a flour mill and two breweries. In 1854, Gawler became part of the new Barossa West Council. The need to provide better planning and oversight to the development of the township was recognised and in 1857, with the Municipality of the Town of Gawler proclaimed.

In the second half of the 19th century Gawler boomed, with the construction of tramways, bridges, public baths, an institute and a town hall as well as the establishment and expansion of many industries such as foundries, brickworks and retail. Many of the buildings constructed during this period are still standing.

Gawler was, and continues to be, a major regional and cultural centre for towns to the north of Adelaide. The wine and agricultural industries located in the Barossa, Light and Lower North Region and beyond continue to rely on the town. Many Gawler residents work outside the Council area. In 2003, it was estimated that the Gawler town centre served a catchment of 80,000 persons, with the figure adjusted to 90,000 for 2007. This is indicative of the town's regional function, with a service catchment far greater than its actual population.

### 7.2 Population

The population of Gawler (LGA), as recorded in the 2012 Australian Bureau of Statistics Census (ABS), increased from 17,800 to 20,536 persons, which represents an Annual Average Growth Rate of 1.3 per cent for the period between 2001 and 2011. This increase in population is faster than the South Australian average but slightly lower than Australia as a whole.

The population of Gawler is expected to continue to increase with the South Australian Government predicting it will reach 32,858 persons by 2026, which implies an Annual Average Growth Rate of around 3.28 per cent. This is in line with the 30-Year Plan for Greater Adelaide prepared by the Department of Planning and Local Government. However, this anticipated increase in population is considered to be high given the slower than expected dwelling approval rate experienced over the last 3 years in a number of major residential estates within Gawler.

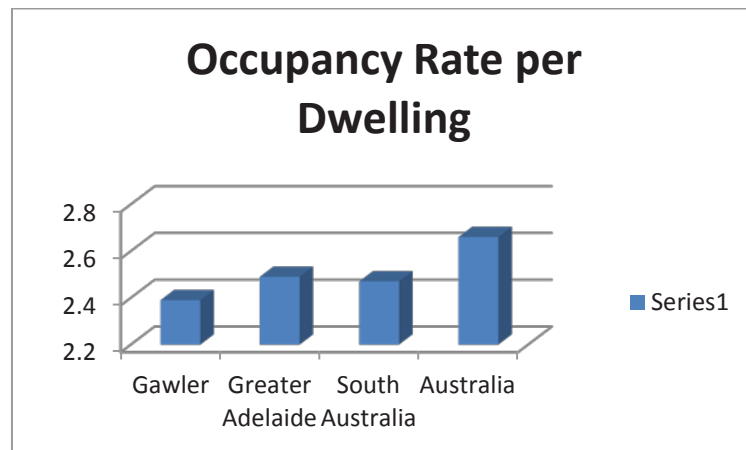
In terms of Gawler demographic breakdown, Gawler has a greater number of residents aged between 0-19 years and over the age of 65 years than Greater Adelaide. In fact, 25.60% of Gawler's population is under 20



years old, which is higher than Greater Adelaide (24.43%) but lower than that of Australia (25.72%) as a whole. In addition, approximately 44.35% of Gawler's population is over the age of 45, which is much higher than Greater Adelaide (41.15%) and Australia (39.33%). Gawler also has a significantly lower proportion of residents aged between 20-44 years old at 30.05%. This figure can be compared to Greater Adelaide at 34.15% and 34.96% Australia wide.

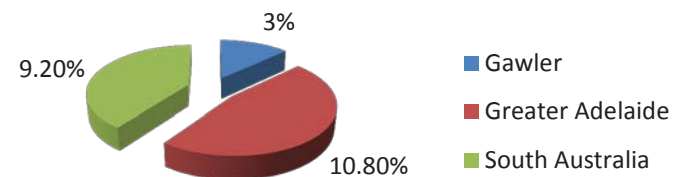
### 7.3 Dwelling Size, Type and Densities

According to the ABS Census 2011, Gawler has a slightly lower dwelling-occupancy rate than its surrounding areas, with an average of 2.39 persons per dwelling. This is slightly lower than Greater Adelaide (2.49), South Australia (2.47) and Australia (2.66).



In addition, Gawler has a higher proportion of detached dwellings (85.4%) when compared to Greater Adelaide (76.6%), South Australia (79.1%) and Australia (74.2%) as a whole. Gawler also has a much lower proportion of flats, units or apartments (3%) compared to Greater Adelaide (10.8%), South Australia (9.2%) and Australia (14.3%).

### Flats, Units and Apartments as a Percentage of Total Dwellings



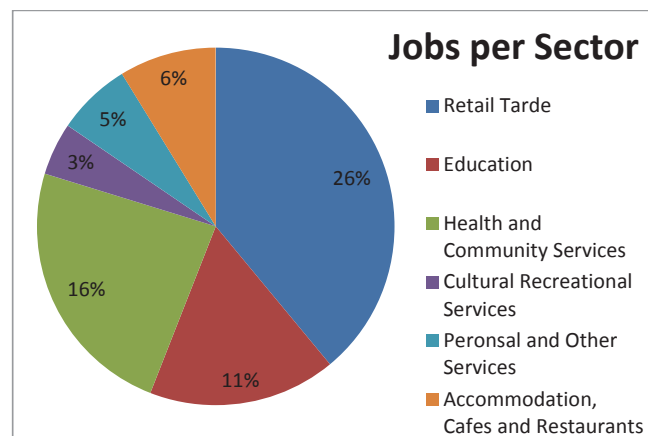
Gawler's high number of residents aged between 0-19 years is reflective of the community with lower housing densities and detached styled dwellings (traditional family homes). However, such a low percentage of flats, units and apartments is not reflective of a community with a higher than average number of residents over the age of 45, as this demographic is usually associated with lower occupancy rates per dwelling, higher housing densities with a larger portion of flats, units and apartments.

### 7.4 Income and Distribution

The ABS Census 2011 shows that the median weekly personal income for people aged 15 years and over in Gawler is \$516. This is significantly lower than the median weekly personal income for Greater Adelaide (\$534) and Australia (\$577). Similarly, the median family and household incomes for Gawler (\$1,254 and \$960 respectively) are also significantly lower than South Australia (\$1,330 and \$1,044) and Australia (\$1,481 and \$1,234). In 2011, 9.4% of Gawler's households earned more than \$2,500 per week, which is significantly lower than Australia (17.7%), South Australia (12.2%), and Greater Adelaide (13.5%).

### 7.5 Labour Force

The unemployment rate in Gawler remained relatively stable between 2006 and 2010, rising from 5.3% to 5.5% in June 2010, whilst the national unemployment rate rose from 5.1% in 2006 to 5.5% in 2013. However, the labour force status according to the Census in 2006 shows a higher unemployment rate for Gawler (5.7%) than Greater Adelaide (5.2%). Moreover, Gawler has a relatively smaller percentage of people working compared to Greater Adelaide, which may be explained by the fact that there are many retirees living at Gawler.

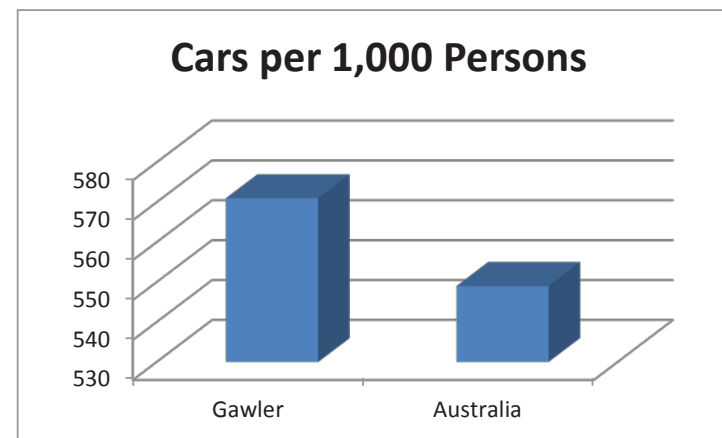


The major industry employer is Retail Trade (1,392) followed by Health & Community Services (849), Education (604), Cultural and Recreational Services (171), Personal and Other Services (237) and Accommodation, Cafes and Restaurants (314).

### 7.6 Motor Vehicles

Despite having a high proportion of households within the low-income cohort, Gawler has a relatively high number of motor vehicles per dwelling. This is likely to be related to the distance between Gawler and Greater

Adelaide's employment hubs and other essential services, and the level of available public transport.



### 7.7 Residential Land Supply

A large amount of "green-field" land has recently been rezoned from rural to Residential and Deferred Urban. This land was identified in the State Governments Planning Strategy (30-Year Plan for Greater Adelaide) as Planned Urban Lands to 2038, with the Housing and Employment Land Supply Program Report 2010 suggesting the urban land supply identified for Gawler was considered unlikely to meet the projected demand over a 15 year period. While the Global Financial Crisis did slow Gawler's residential growth rate in 2011 with only 158 new dwellings approved, dwelling approvals in 2012 increased by 58% to 268, which is comparable with the residential growth rate anticipated in the Housing and Employment Land Supply Program Report 2010.

Gawler has approximately 350ha of "green-field" land zoned Residential and 100ha of land zoned Deferred Urban. This land has been earmarked for potential residential development and represents the next logical step in delivering orderly and sequential development in the Evanston Gardens/Hillier area. All of this land is required to meet Gawler's predicted growth.



## 7.8 Commercial/Retail Floor Space

Gawler has a number of existing commercial/retail precincts including:

1. Cheeky, which has approximately 1,050 square metres of gross floor area with a vacancy rate of 12.4%.
2. Evanston Park, which has approximately 60 square metres of gross floor area with a vacancy rate of 0%.
3. Gawler's Town Centre (Main North Road/Potts Road), which has approximately 49,440 square metres of gross floor area with a vacancy rate of 3%.
4. Gawler Park, which has approximately 11,170 square metres of gross floor area with a vacancy rate of 3%.
5. Hewett, which has approximately 860 square metres of gross floor area with a vacancy rate of 16%.
6. Main North Road, which has approximately 900 square metres of gross floor area.
7. Gawler By-Pass Motel, which has approximately 550 square metres of gross floor area with a vacancy rate of 0%.
8. Willaston, which has approximately 2,850 square metres of gross floor area with a vacancy rate of 9%.

Gawler also has a number of planned commercial/retail precincts including:

1. Gawler East (Springwood Development) with a potential gross floor area of 10,000 square metres.
2. Gawler Green (south of Gawler Racecourse) with a potential gross floor area of 5,900 square metres.
3. Evanston Gardens with a potential gross floor area of 3,500 square metres.
4. Trinity area Local Shops with a potential gross floor area of approximately 1,500 square metres.

## 7.9 Industrial Land Supply

Gawler has approximately 140,000 square metres of land zoned General Industry and approximately 180,000 square metres of land zoned Light Industry. While there appears to be a number of vacant allotments in the General Industry Zone, the number of green fill sites in the Light Industry Zone is substantially less.



## 8. Regional Considerations

While the 30-Year Plan for Greater Adelaide seeks to shift away from the creation of greenfield developments, with only 30% of greenfield development intended to support the states expected population growth over the next 30 years, the Plan has highlighted northern Adelaide as an one area that will accommodate a significant portion of greenfield development. This includes a number of new growth areas envisaged in neighbouring Councils, including the significant expansion of communities in Playford North, Concordia and Roseworthy.

The role Gawler plays as regional centre in servicing communities north of Adelaide is widely acknowledged, with the town servicing a catchment of approximately 90,000 people. People commute to Gawler on a daily basis from areas as far north as Clare for employment, education, healthcare and a range of retail services. It is also worth noting that Gawler faces a unique situation in which its urban population is 3,421 people larger than its Local Government population, given the impact of Hewitt which is situated in the Light Regional Council. It is anticipated that Gawler will continue to act as a regional centre into the future.

### 8.1 Playford Urban Growth Project

On 28 May 2013 the Minister for Planning announced the Playford Growth Project by releasing the Playford Growth Structure Plan and associated Greater Edinburgh Parks Employment Lands Development Plan Amendment and Playford Urban Growth Areas (Angle Vale, Playford North Extension and Virginia) and General Section Amendments Development Plan Amendment for public consultation.

The Playford Growth Structure Plan spatially represents the long-term vision for population and employment growth in the northern Adelaide.

This is consistent with the 30 Year Plan for Greater Adelaide adopted by the State Government in 2010, which envisaged significant growth in the region. This structure plan sets the strategic direction for how the State Government intends to accommodate the states projected population growth by spatially identifying where housing, retail, commercial, industrial and community land uses will be located and the infrastructure that is needed will be provided. The Playford Growth Structure Plan now provides the planning framework needed to facilitate amendments to the Playford Development Plan, translating the strategic vision depicted in the 30 Year Plan for Greater Adelaide in to development plan context.

The Playford Growth Area Structure Plan has been designed to accommodate 100,000 people moving into the region by rezoning 1,550ha for new employment lands and 2,000ha for new residential lands. This is intended to create 38,000 new dwellings and 27,000 new jobs.

The Playford Growth Area Structure Plan consists of the following four areas:

#### Greater Edinburgh Parks

The Structure Plan proposes around 1,550 ha to the west and north of the RAAF Base at Edinburgh. The entire Greater Edinburgh Parks area includes over 4,150 ha of land, including the Edinburgh Defense Precinct and the existing industrial areas at Direk, Edinburgh Parks and Edinburgh North. This will provide up to 27,000 new jobs.

### **Angle Vale**

The Structure Plan proposes the expansion of the Angle Vale township with an additional 700 ha of land near the Gawler River, the Northern Expressway and Curtis Road. This will provide 5,200 new dwellings and cater for an additional 15,600 people. The Structure Plan proposes an expansion of the Virginia township with 580 ha of residential land to the north, west and south of the existing township. This will result in an additional 12,000 people, 4,200 new dwellings and 1,700 new jobs.

### **Playford North**

The Structure Plan proposes the expansion of residential communities at Penfield, MacDonald, Munno Para West and Munno Para Downs, with 729 ha of land to be rezoned. This will provide an additional 6,000 new dwellings and accommodating approximately 17,000 people. There will also be new rural living land created at MacDonald Park, Penfield and along the southern side of Dalkieth Road, directly adjacent Kudla.

On the same day the Playford Growth Structure Plan was released the Minister for Planning also released two Ministerial DPA's designed to implement aspects of the Playford Growth Structure Plan. These were the Greater Edinburgh Parks Employment Lands Development Plan Amendment and the Playford Urban Growth Areas (Angle Vale, Playford North Extension and Virginia) and General Section Amendments Development Plan Amendment.

### The Greater Edinburgh Parks Employment Lands DPA

The 30 Year Plan for Greater Adelaide projected growth of up to 560,000 additional people across the Greater Adelaide region over the next 30 years. It was suggested that this level of growth needs to be carefully managed so that there was sufficient land to support the type of job creation needed for this population growth.

To support this population growth, the 30 Year Plan envisaged the creation of at least 282,000 new jobs over the next 30 years, which would increase Greater Adelaide's employment to 909,200 jobs. It was suggested in the 30-Year Plan that these new jobs will be located in areas of residential growth and in areas well serviced by transport networks, with 5300 hectares of new and regenerated employment lands proposed to be set aside across the Greater Adelaide region.

A significant area was specifically earmarked as new strategic employment lands at Greater Edinburgh Parks to facilitate a world-class enterprise precinct, capitalising on its proximity to the Edinburgh RAAF base and providing a focus for defense-related industries in particular.

It is considered that the Greater Edinburgh Parks area represents an unprecedented opportunity to deliver the largest and most comprehensive enterprise precinct in South Australia, expanding on existing industrial land currently being developed at Edinburgh Parks and Direk. At present, however, much of the land is located outside the area currently being developed and the Edinburgh RAAF base and is zoned for rural and horticultural activities and does not support significant employment opportunities envisaged by the 30-Year Plan or reflect the land's strategic importance to the sustainable economic growth of Greater Adelaide.

It is intended that this DPA will guide the development of Greater Edinburgh Parks as a sustainable, high quality enterprise and employment hub and provide the pre-conditions to facilitate the upgrade of local infrastructure to attract industry and business investment. A flexible policy approach is also proposed to accommodate emerging industries and industry clusters, and encourage development of commercial activities, local activity centres and services in suitable locations to support the needs of the large-scale workforce envisaged in the precinct.

Playford Urban Growth Areas (Angle Vale, Playford North Extension and Virginia) and General Section Amendments DPA.

As mentioned the 30 Year Plan for Greater Adelaide anticipates up to 560,000 additional people across the Greater Adelaide region over the next 30 years. To support this growth the 30 Year Plan set targets for housing at a regional level and for the state to have a 25-year rolling supply of land with a 15-year supply of suitable zoned residential land ready for development. A significant portion of this population growth was anticipated in northern Adelaide, with some 5000 hectares of land identified for new suburbs to accommodate up to 67,600 additional dwellings and 169,000 additional people.

The City of Playford through the Playford Urban Growth Areas (Angle Vale, Playford North Extension and Virginia) and General Section Amendments DPA will accommodate for a significant portion of this population growth in northern Adelaide. Given the proximity of this growth area to existing built up areas and the significant infrastructure investment needed to accommodate residential growth, the land identified in this DPA represents a significant portion of the state's 15-year supply of residential land.

The draft DPA proposed the following planning controls to guide development:

- A new suburban neighbourhood zone to replace the primary production zone to accommodate residential growth
- A new commercial zone adjacent to Womma Road replacing part of the existing primary production and recreation zones
- New or amended development constraints, bushfire overlay and zone mapping
- New concept plan mapping for the Playford North Extension and two new neighborhood centre zones
- The introduction of affordable housing, strategic transport routes and noise and air emissions overlays.

In addition to the planning controls mentioned above, the DPA also proposes to create a new Rural Living Zone along the southern side of Dalkeith Road directly adjacent Kudla, creating allotments of 1Ha in size.

This land was previously identified in the 30 Year Plan for Greater Adelaide as the Gawler Buffer and was depicted as open space between Gawler and Playford, with Greater Adelaide Open Space System Policy 5 stating:

*5 Provide open space in the new northern Adelaide and Barossa regions' growth area by:*

- *Reinforcing the Gawler Buffer as a defining area between the northern suburbs and the entrance to the town of Gawler, and planning for a buffer between Gawler and new growth areas.*


In addition, the 30 Year Plan for Greater Adelaide also set the following target in relation to this area:

*C Prioritise the following activities for the Greater Adelaide open space framework:*

- *Greening the Gawler Buffer as an urban forest, which will consist of about 230 hectares by 2014.*
- *Rezone 130 hectares in the Gawler buffer as open space.*







Given the vision depicted for this area in the 30 Year Plan for Greater Adelaide and the that this rezoning has initiated by the Minister for Planning, it is proposed that the “reinforcement” of this area as a defining area between Gawler and Playford and the “greening” the Gawler Buffer as an urban forest is to be achieved by creating 1ha rural living allotments. However, having consulted with the City of Playford on this matter it was clear that the policy intent of this Rural Living Zone was to act as a buffer, transitioning from rural land use activities within the Town of Gawler on the northern side of Dalkeith Road and the residential development planned at Munno Para Downs.

The creation of a rural living area south of Dalkeith Road and the intent of creating an urban forest is at best unclear in respect to the objective of maintaining a buffer. At the very least such a policy decision needs further consideration to ensure a consistent approach south and north of Dalkeith Road. Further investigation should be undertaken with the cooperation of both the City of Playford and the State Government to drive the policy directions for this important part of the Town of Gawler.

### **8.2 Roseworthy New Growth Area**

Roseworthy is located within the Light Regional Council area and is situated approximately 10km north of Gawler. The town is identified in the State Government’s 30 Year Plan for Greater Adelaide as a major centre for future urban growth in the Gawler/Barossa region and metropolitan Adelaide in general.

The development of Roseworthy is being planned via the “Roseworthy Garden Town Project” by the “Roseworthy Alliance” in consultation with the Light Regional Council. Over the next three decades their goal is for Roseworthy to become the second largest town in South Australia with a potential population of 100,000. It could have a railway connection to the

Adelaide metropolitan area via the existing Gawler railway line. Its location to the north of Adelaide would also have it serve as a major employment hub for the northern metropolitan area, as well as a gateway to the mining regions to the north of the State.

Although the aim is for the town to have distinctly separate identity to Gawler, the southern end of Roseworthy’s built up area would be located approximately 1km north of Willaston with a green belt buffer separating them.

### **8.3 Concordia New Growth Area**

Concordia is located in the Barossa Council and borders the northeast of the Gawler Council area.

Concordia is identified in the State Government’s 30 Year Plan for Greater Adelaide as a centre for future urban growth in the Gawler/Barossa Region, although no definitive plans for when and how it will be developed have been confirmed at this point in time. However, The Town of Gawler in conjunction with the Barossa Council, Light Regional Council and the State Government have commenced the development of the Greater Gawler Spatial Framework, of which Concordia is a major focus.

Due to its close proximity to Gawler it is likely the development of Concordia would have a significant impact of Gawler in terms of traffic volume and use of Gawler’s public services. It could also have a railway connection to the Adelaide metropolitan area via the existing Gawler railway line.



## 9. Summary of Challenges

This summary of challenges is based on a review of the 30-Year Plan for Greater Adelaide, Council Strategic Plan 2010-2018, community submissions in response to Council's SDR Discussion Paper, a series of community workshops, a review of recently lodged development proposals and emerging trends/issues.

The Town of Gawler has a very rich and proud heritage and this is recognised in Council's Strategic Plan 2010-2018. The local community recognises this value and wants to hold on to its historic character by reinforcing its distinctiveness and strong point of difference with the different urban character of suburban Adelaide.

The town's unique 19th century architecture, riverine environment and rural green belt has traditionally been seen to provide the community with its sense of place and identity, highlighting a departure from metropolitan Adelaide and a sense of arrival into Gawler, a concept supported by the State Planning Strategy – 30 Year Plan for Greater Adelaide.

It is anticipated that as a result of Council's predicted population increase over the next 15-25 years, the demand for physical infrastructure and other community services is likely to increase significantly. This increase in demand will place pressure on Gawler's natural and built environments and its sense of identity. At the same time, this increased population can contribute to greater community and commercial vitality and support existing businesses and services. The increasing population, if not well managed may lead to the intensification of land use conflicts, such as that between rural and residential areas.

It is important that the attributes which define Gawler's unique character are conserved through the introduction of land use planning policies that appropriately balance the needs of a growing community with the existing land uses that define Gawler's natural and built environments.

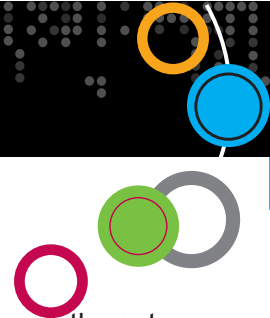
### 9.1 Growth Management

The population of Gawler is expected to significantly increase with the South Australian Government predicting it will reach 32,858 persons by 2026, which implies an Annual Average Growth Rate of around 3.28 per cent.

To proactively manage this growth it is necessary for Council to develop a holistic approach to planning and an important precursor to this is works associated with the Greater Gawler Spatial Framework. Matters related to a Council wide infrastructure Plan are expected to be part of a Strategic Directions Report (Development Act section 30(1) (c) (ii), (IV)). Such a plan is need to coordinate development across the entire Council area and region, one which provides the community with a good guide for future development.

This will spatially represent the development of the Council area, and inform the creation of a range of 'place making' and Development Plan initiatives. While a Structure Plan is required to be initiated in the short term, Council recognises that community and business activity needs to be continually progressed. Within this context, development and rezoning projects that clearly have merit and support under previous strategic directions can progress concurrently with the preparation of a Structure Plan.

The preparation of a Structure Plan will involve an assessment of existing infrastructure and environmental assets, future trends and principles of good urban design to identify and cater for a supply of well-located, market-ready and affordable industrial, commercial and residential land, thereby providing Gawler with a competitive advantage as an investment destination.



The Structure Plan will also provide guidance to Council as it implements its Strategic Management Plan (as required by the Local Government Act) and any future reviews or amendments to its Development Plan, and will align with State Government policies. It will support the achievement of a range of social, economic and environmental targets in the South Australian Strategic Plan and Planning Strategy (30-Year Plan for Greater Adelaide), as well as feeding into the State Government Strategic Infrastructure Plan by identifying the infrastructure priorities at a local level, which are needed to support economic and population growth expected in the Council area and region.

A clear Structure Plan can ensure an integrated and sustainable approach to transport, infrastructure, environmental and land-use planning for the physical, social and economic development of Gawler.

The current Structure Plan for the Town of Gawler is shown in Map Ga/1 Overlay 1 Parts A and B and Enlargements A to H in the Gawler Development Plan. Matters of importance in updating plans for infrastructure related to Gawler include:

1. The proposed eastern connector road between Gawler East and Main North Road, including South Para bridge.
2. Matters associated with rollout of NBN in Gawler, including potential for new industries and expansion of home activities
3. The proposed new/expanded sporting hub in the Gawler area and generally sports facilities to cater for future residents.
4. The proposed north-eastern bypass between Barossa Valley Way (Lyndoch Road) and the Sturt Highway, including a North Para crossing. This project is likely to be outside the Town of Gawler area.
5. The provision of health, education and other major social infrastructure for the future.
6. The need for additional infrastructure to provide for adequate walking, cycling, gophers and other off-road transport to reduce car use and

address related health and social goals in the 30 Year Plan, particularly in existing built-up areas of the town.

7. The potential new rail connections to Concordia and Roseworthy set out in the 30 Year Plan.
8. The potential for new road connections or new arrangements for existing roads to reduce through traffic congestion in parts of the central part of Gawler.
9. Consideration of the need for additional aged care complexes.
10. Planning for linear parks/paths along the rivers, including for the proposed Gawler River linear park to the coast.
11. Tourism infrastructure, including identified lack of visitor accommodation in the town.
12. Flood levees associated with changed flood levels.
13. Stormwater management – Gawler has more than 60 stormwater outlets channelling untreated stormwater into the North Para South Para and Gawler River. Planning and implementation of stormwater detention and pollution treatment is a major task.
14. Sewer/water capacity for existing areas – if capacity constraints exist this needs to be part of planning process.
15. Cycle path on rail lines.
16. Traffic at Gawler District super-school.
17. Willaston local area traffic.
18. Challenges for public transport – buses and taxis, in Gawler.
19. Structure Plan/concept plans for deferred urban zone and Gawler East.

Discussion on these matters will require input from a range of State agencies as well as adjoining councils.

## 9.2 Heritage Areas

Many of the existing buildings within Gawler were constructed in the 19th Century, with significant portions of the Council area recognised as both State and Local historic places and precincts.

The need to find the right balance between providing the flexibility needed to attract and retain the type of investment required to meet the needs of modern lifestyles, while protecting Gawler's heritage has been identified during community consultation as an important issue for the community. The lack of ongoing maintenance and investment to heritage items are considered to be adversely impacting on the integrity of Gawler's heritage and Gawler's distinctive point of differences.

There are also concerns that the value of Gawler's heritage is being gradually eroded by the use of inappropriate materials, colours and finishes as well as unsympathetic building designs. It is considered that more effort is needed to help guide future development.

## 9.3 Rural Areas

The open character of Gawler's rural areas, derived from agricultural allotments which provide views and vistas of both the Adelaide Plains and Mount Lofty Ranges has been identified as an important and defining feature in relation to Gawler's identity, as it physically separates the town from the northern suburbs of Adelaide.

As part of initial consultation (and on previous occasions) some members of the community have expressed concerns with the viability of this land for primary production, which is threatening the future of this defining feature. It has been suggested to Council that high land values, insufficient size of land holdings, the increasing cost of water and conflict between residential and rural land uses, have resulted in portions of the rural area no longer being used for primary production and instead used for rural living and lifestyle purposes.

It has also been suggested that this change in land use may be adversely impacting on the amenity and character of the area, as it is difficult for land owners to maintain. A view has been presented that the allotments are either too small for viable primary production or too large for rural living and lifestyle purposes.

It is clear from the correspondence provided to Council by the State Government Department of Planning Transport and Infrastructure that the intent of the 30-Year Plan for Greater Adelaide, in this area is to conserve it as a defining area between northern Adelaide and the entrance to the Town of Gawler. It is noted that some rural land to the south of the Council boundary within the City of Playford is proposed to be rezoned for residential purposes by a Ministerial DPA.

The 30-Year Plan for Greater Adelaide supports the protection of primary production, which currently is encouraged over the land, with the 'green belt' specifically envisaging the use of this land for the creation of urban forests and parks, watercourses and coastal linear parks, trails, greenways and green buffers, and sustainable recreation and sporting facilities.

Council recently confirmed its commitment to the Town of Gawler Strategic Plan, in particular Outcome 1.4 (a Rural Green Belt for Production and Conservation) and its Rural Green Belt Policy by resolving not to amend the Development Plan to allow for a reduction in allotment sizes. However, Council has committed to investigating options to address infrastructure deficiencies (in relation to the area where allotments down to 0.9 hectares are permitted but where issues of water, roads and other infrastructure issues have been raised) and to investigate other land-use planning issues in the area, in particular the Hayles Road area where an outpost from an earlier era of industrial and service industries causes difficulties from a planning perspective based on the existing zone policies.

It is also considered appropriate for Council to assist in clarifying to the community and the State Government, how the vision depicted in the

30-Year Plan for Greater Adelaide will be achieved. There is also a need for further consultation, particularly with State agencies, to consider the proposal in the 30 Year Plan for 230 hectares of urban forest and 130 hectares of open space in the current rural zone. Ways of encouraging ongoing rural activities and the potential for additional water to be available via aquifer recharge are matters to be considered.

#### 9.4 River Corridors

Gawler's riverine environment is an integral part of Gawler's image as it creates a sense of place, which was a fundamental element in Colonel Light's initial plan for the town. The need to conserve and enhance Gawler's natural assets such as the river system and other natural environments is a high priority for Council.

The 30-Year Plan for Greater Adelaide identifies the provision of greenways and open space networks as a key principle to adopt for the greater Adelaide region. In particular, the 30-Year Plan includes policies to establish a Linear Park (open-space greenway and biodiversity corridor) along the Gawler River from Gawler to the coast by 2036, and the development of a system of open-space in and around Gawler, with the three (3) rivers as its core elements.

The 30-year Plan for Greater Adelaide has identified the following initiatives to enhance open space for aesthetic, recreational and biodiversity values:

1. Re-establishing biodiversity corridors, restoring functioning ecosystems and minimising species loss;
2. Providing strategically located, linked open space and landscaped residential and commercial areas to ensure a healthy urban ecology;
3. Providing greenways (including cycle and pedestrian transport networks) along fixed-line public transport corridors and watercourses;
4. Allowing for expansion of the existing Metropolitan Open Space System (Moss) to establish a Greater Adelaide Open Space system in order to:

- provide non-vehicular transport links between open space areas;
- provide biodiversity corridors for movement of native fauna species; and
- maintain the northern open space buffer between Gawler and Adelaide's northern suburbs.

Without appropriate management, Gawler's expected population increase will place additional pressure on the availability of land to accommodate this growth. Council needs to ensure that the existing open-space and greenways created by the riverine environment are adequately protected and enhanced from future urban growth.

It is also critical that land use provisions associated with these areas are flexible enough to ensure that they can be developed to provide connectivity for community via cycling and walking paths, and able to facilitate the range of culture and recreational activities needed for a vibrant community. Likewise, it is important that other environmental issues such as waste generation, energy consumption, biodiversity, resource use, transportation modes, climate change and water conservation are addressed in the Development Plan more generally.

## 9.5 Industrial Areas

The existing and future demand for industrial land in Gawler is largely unknown and should be subject of further investigations and analysis. While the Housing and Employment Land Supply Program Report 2010 suggests that the industrial expansion in the region is linked to the development of the agricultural and mining sectors (bottling manufacturing, metal fabrication and food process). This expansion has been earmarked for neighbouring councils with the rezoning of land at Greater Edinburgh Parks, Nurioopta and Roseworthy designed to cater for this growth. However, there is a need to determine what role Gawler may play in supporting this expansion and how to best manage the existing interface between residential and industrial land uses.

## 9.6 Residential Areas

The 30-Year Plan for Greater Adelaide has an emphasis on reducing the State's reliance on motor vehicles through the development of both affordable and walkable communities, encouraging councils to ensure they have a 15 year supply of market ready residential land, higher densities and mix-use developments located around transport corridors/ infrastructure nodes. With Gawler anticipating an Annual Average Growth Rate around 3.28 per cent over the next 15 years, and with the region already experiencing higher than average car ownership/usage, low housing densities and an aging demographic, it is important that Council focuses its policy development on ensuring that future development is managed in a way that addresses these key areas.

It is therefore critical that land within the Council area which has been earmarked for future residential development, and required to meet Gawler's anticipated demand for residential land over the next 15 years, is brought onto the market in a coordinated and timely manner, and that it is designed to facilitate a diverse range of affordable and orderly housing. This land needs to accommodate all sectors of the community including

young professionals, families, people with disabilities and the elderly, by providing a range of dwelling densities and styles.

The areas currently zoned Deferred Urban in Evanston Gardens has been identified in the State Government's Planning Strategy (30-Year Plan for Greater Adelaide) as planned urban Lands to 2038 and the Housing and Employment Land Supply Program Report 2010. These reports suggest that the urban land supply identified for the Gawler is considered unlikely to meet the projected demand over a 15 year period.

As a result of these investigations Council wrote to the then Minister for Urban Development and Planning requesting that the Urban Growth Boundary be varied, and that this land be included.

This land represents the next logical step in delivering orderly and sequential development in the Evanston Gardens and Hillier area. The Housing and Employment Land Supply Program Report 2010 has indicated that this land is required to meet Gawler's predicted growth and should be rezoned as an immediate priority.

From a land use planning prospective the rezoning of the Deferred Urban land to the Residential Zone accords with the key strategic directions identified in Council's Development Plan and the 30-Year Plan for Greater Adelaide. However, Council has identified the need to prepare a Structure Plan for this area to ensure it is developed in a coordinated manner, one which integrates with the surrounding community and the Neighbourhood Centre. Subject to Council approval, while a Structure Plan is required to be initiated in the short term, Council recognises that community and business activity needs to be continually progressed. Within this context, development and rezoning projects that clearly have merit and support by previous strategic directions may progress concurrently with the preparation of a Structure Plan.



In addition, some of the more established areas of Gawler have been the subject of infill development in recent years. This is a trend which is likely to continue as the availability of green-field land is restricted to prevent urban sprawl. Without clear guidance, such as desired future character statements and minimum allotment dimensions specifically dealing with this style of development, it has the potential to detrimentally affect local amenity and the character of Gawler more generally. These issues were part of the agreed 2007 Section 30 Report and Council considers that policies for the integration of both established and new areas of Gawler as an important consideration for the future.

### 9.7 Town Centre, Commercial/Retail Precincts

Like many traditional main street focussed centres, the Gawler Town Centre is facing development pressure from within and from external competing precincts. The Town of Gawler previously noted that external development pressure and competition is anticipated to result in:

1. Potentially detrimental economic consequences for existing and proposed activity centres, including the Neighbourhood Centres at Evanston Gardens and Gawler East, and the existing Gawler Town Centre;
2. Delays in critical activity centres proposed for Gawler East and Evanston Gardens;
3. Excessive land for economic development which will be to the detriment of existing (and historically important) investment in Gawler's Town Centre; and
4. These issues in addition to the strategies contained in the 30-Year Plan and market drivers will place considerable pressure on the town centre.

Notwithstanding the above, there is significant opportunity for Council to actively engage with the community, including the Gawler Business Development Group, landowners, businesses and visitors to establish a practical vision for the future development of the Town Centre. Managed appropriately and proactively, the Gawler Town Centre can continue as a thriving Major District Centre.

Having regard to these issues, Council is currently undertaking a Gawler Town Centre Strategic Framework. This study has the following objectives:

1. Understanding the dynamics of the Gawler Town Centre and the requirements for future sustainability.
2. Establishing clear direction and policy framework for the Gawler Town Centre as a Major District Centre
3. Learning from relevant overseas and interstate town centre projects.
4. Beginning an engagement process with interest groups and agencies to set the scene for future actions.



## 10. COMMUNITY CONSULTATION

The Town of Gawler has been committed to informing, consulting, involving, collaborating and empowering the community in the preparation of this Strategic Directions Report.

The level of engagement was designed by Council to ensure Elected Members were well informed of community aspirations so that they could fulfil their role as a representative and decision-maker for this community.

*‘Community engagement is about involving the community in decision making processes, which is critical in the successful development of acceptable policies and decisions in government, the private sector and the community’ (Local Government Association Community Engagement Handbook – A Model Framework for leading practice In Local Government in South Australia 2008.*

Undertaking a robust consultation process has ensured that this Strategic Directions Report, which provides a strategic vision for growth in the Council area, is a document owned by the community and that its recommendations are founded on credible information.

The community consultation plan developed for this Strategic Directions Report was based on the model developed by the International Association for Public Participation (IAP2). This model for public participation and community engagement facilitates a common understanding and approach between Council and the community. A key feature of this model is the four levels of community engagement: inform, consult, involve and collaborate. This approach is consistent with the Town of Gawler Strategic Plan 2010-2018, adopted by Council on 24 August 2010 and is widely adopted by Local Government throughout Australia. It has been endorsed by the

Local Government Association of South Australia as best practice, as it is recognised as a robust and rigorous methodology for quality community engagement.

Council believes that community involvement in planning issues should be a continuous process which enables the local community to have input at a stage when it can make a difference, as there are benefits to both the Council and the community in successfully involving a wide range of people and organisations in the decision-making process.

It is considered that the more vigorous and robust a community consultation process is before a draft Strategic Directions Report is released, one where the community is able to influence the decision-making process, the greater the level of public ownership, sense of transparency, community cohesion and inclusion.

INFORM	CONSULT	INVOLVE	COLLABORATE
To provide balance and objective information to assist understanding of topic, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work with the public throughout the process to ensure that concerns and aspirations are understood and considered.	To partner with the public in each aspect of the decision including development of alternatives and identification of preferred solution.

As a result, on June 6 2012 Council released the Strategic Directions Discussion Paper to inform the community about the Section 30 process, generate discussion within the community and invite submissions over a 4 week period on how the district could be developed in order to achieve the

aims, objectives and targets identified in both the State Planning Strategy (30 Year Plan for Greater Adelaide) and the Town of Gawler Strategic Plan 2010 – 2018.

This discussion paper provided detailed information on the community engagement/consultation strategy and the decision-making process. This discussion paper was advertised via a number of mediums including advertisement in the Bunyip Newspaper, and it could be accessed via Council's website.

In response to this Discussion Paper Council received 19 submissions from the community with the quality of submissions, and the range of issues raised, varying considerably.

It was considered necessary to facilitate an additional phase of community engagement to involve the community via a more direct form of engagement. This involved a series of targeted workshops on key themes raised by the community in submissions, such as Rural Areas, Heritage, Town Centre and Residential Areas.

These workshops were advertised via a number of mediums including:

- Bunyip Newspaper
- Mayors Column
- Council Website
- Council Diary
- Letters
- Reminder letters
- Reminder Emails
- Displays

85 people attended these four workshops offering views on how the Council district should be managed into the future. Discussion at these sessions was well balanced with everyone encouraged and provided with an opportunity to speak.

was used to assist Council in formulating the draft Strategic Directions report for public and agency consultation.

At its meeting on 26 April 2013 Council resolved to release the Draft Strategic Directions Report for public and agency consultation in accordance with Section 30 of the Development Act 1993. The Draft Strategic Directions Report was placed on public consultation from Wednesday 10 April 2013 until Wednesday 12 June 2013.

To assist the community in providing feedback on the draft Strategic Directions Report Council convened a series of Community Information Sessions with 45 people attending these workshops.

Following this statutory public and agency consultation period a public meeting was held on Wednesday 3 July 2013 at 6:30pm in the Town of Gawler Council Chambers. The purpose of this public meeting was to provide an opportunity for members of the community with the opportunity to speak in support of their submissions.

Council received 54 written submissions with 12 people providing verbal deputations at the public meeting on 3 July 2013. While many of these submissions expressed concern with the policies and targets outlined in the State Government's 30 Year Plan for Greater Adelaide (in particular Gawler's expected population growth rate and the notion of a greenbelt in Kudla) there was an appreciation that Council's Strategic Directions Report was required to align with the State Planning Strategy.

As a rule the submissions received by Council were supportive of the policy projects outlined in the draft Strategic Directions Report, in particular the Rural Land Use and Infrastructure Investigation and the Town Character DPA, with submissions reaffirming the communities desire to protect Gawler's historic character, natural environment and to provide clear direction on the future use of land in Gawler's rural areas - including the existing industrial outpost on Hayles Road.

Following these workshops all written and verbal information collected



Over half of the submissions received by Council related to the Kudla area and the Rural Zone, with most but not all, suggesting that this area should be rezoned to rural living, allowing for smaller allotments. It was widely suggested that this would lead to this area becoming a defining area between metropolitan Adelaide and Gawler, as it would assist in greening the area consistent with the 30 Year Plan for Greater Adelaide and Council's greenbelt policy. It was also suggested that this was not attainable under the current zoning because the land was no longer viable for primary production and allotments were too large to maintain for rural living purposes.

These submissions were consistent with the views expressed by members of the Kudla community throughout the formal public consultation process and at a number of community workshops. As indicated in the Strategic Directions Report the Rural Land Use and Investigation Project is Council's highest priority project moving forward. It is envisaged that this project will provide direction on future land uses in the Rural Zone, with all submissions assisting Council to refine the scope of this project.

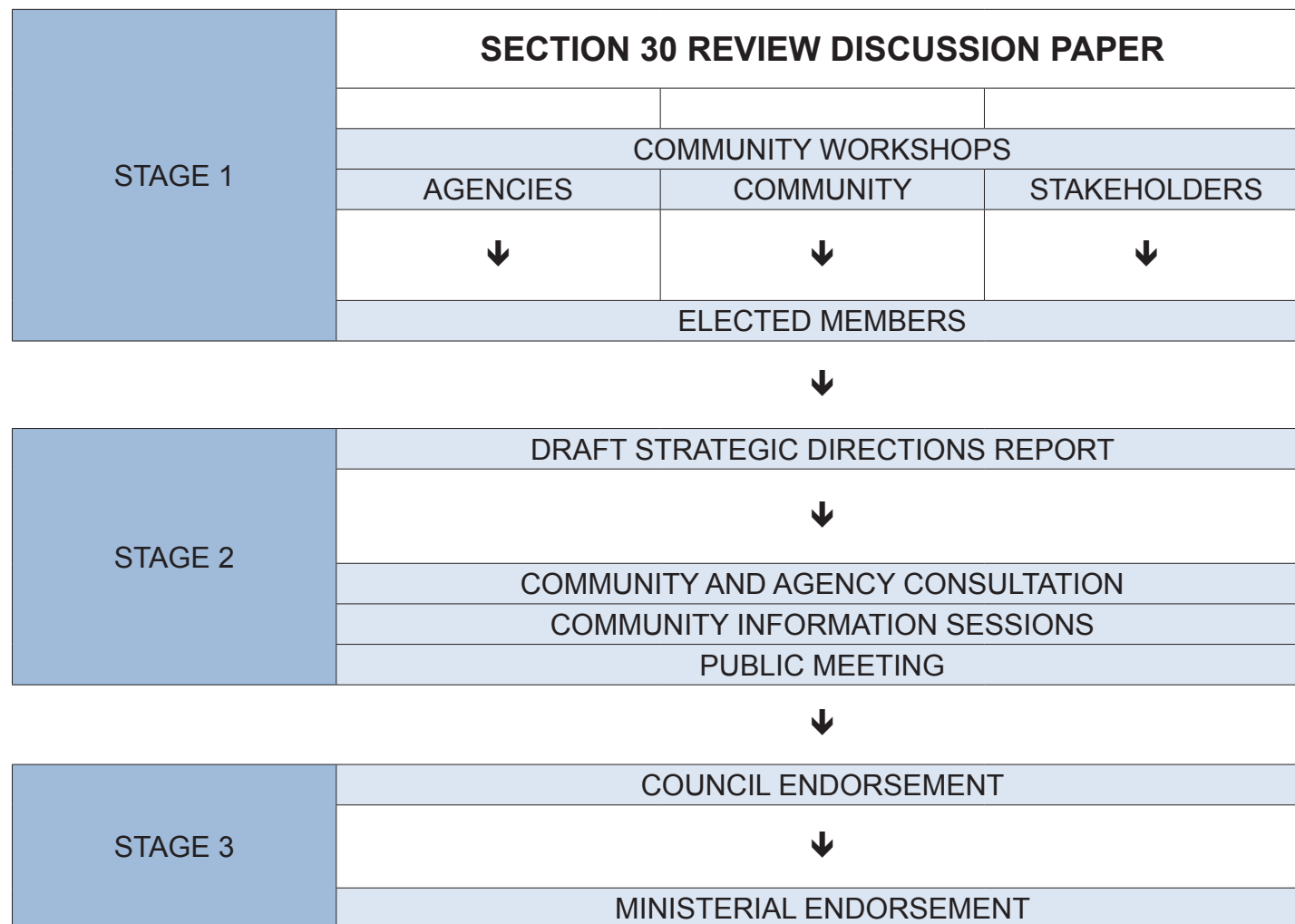
As indicated by a number of other submissions land owners within the Deferred Urban Zone would like to see Council elevate the rezoning of deferred land to residential in its list of priority projects. This includes a number of submissions relating to land on the north-western side of Hillier Road butting the existing Residential Zone and the Residential Park Zone that was previously identified in the 2006 Draft Infrastructure Master Plan for the New Southern Urban Areas as future residential land.

To accelerate this process some land owners in the area have indicated a desire to undertake a developer funded DPA, effectively covering the costs associated with any investigations as well as reaching agreement with Council on the provision of community infrastructure needed to support the rezoning of this land. This is an option Council should consider to address

potential rural/residential interface issues. However, given the large amount of greenfield land within Gawler and the impact on residential land supply as a result of the Playford Growth Project, it is not considered a high priority for Council resources at this stage. While no change to either the list or order of projects outlined in the draft Strategic Directions Report was considered necessary, as a result of public consultation it was recommended that each of the submissions received by Council be reviewed and considered when finalising the scope of work to be undertaken by each individual project.







## 11. Proposed Policy Projects

The following policy projects are recommended based upon the resources available to Council. These DPA's have been specifically recommended to address the priorities of Council and ultimately designed to provide and/or implement the strategic direction for integrating the needs of a vibrant, liveable community with conservation of the attributes that define Gawler's natural and built environments.

These recommendations are based on the outcomes of community submissions, a series of community workshops, development proposals, relevant research and investigations, together with a technical review of the Development Plan and an assessment against the 30-Year Plan for Greater Adelaide and Council Strategic Plan.

Whilst issues associated with environmental sustainability and the impacts of climate change have been raised as an issue for future consideration and action, no specific DPA has been recommended. It is envisaged that these issues will be factored into each DPA on a case by case basis and based on the input provided by State Government agencies and research bodies.

It is not the role of this Strategic Directions Report to comprehensively analyse all identified issues and recommend solutions. This analysis and problem solving process should be undertaken during the preparation of the recommended policy projects (eg. strategy document and DPA's). This Strategic Directions Report is recommending the following DPA work program (refer to TABLE 4). The actual start date of these DPAs / studies is highly dependent on Council's endorsement of the individual projects, associated allocation of Council budgets and/or if DPAs / studies are funded by interested parties. That is, a privately funded (but Council

managed) DPA can start as soon as funding becomes available. It should be noted that this list does not exclude Council from considering other DPAs should specific projects of sufficient merit arise.

**TABLE 4: SUMMARY OF DPA / PLANNING STUDIES**

No.	Project	Indicative Start Date
1	Rural Land Use and Infrastructure Investigation - Rural Areas	Mid 2014
2	Residential and Character Development Plan Amendment	Late 2014
3	Town of Gawler Infrastructure/Structure Plan – Growth Management Including Greater Gawler Spatial Framework	Late 2014
4	Recommendations for Town Centre Strategic Framework (Including Development Plan Amendment)	Early 2015
5	Evanston Garden Development Plan Amendment	Late 2016
6	South Australian Planning Policy Library (SAPPL) Conversion Development Plan Amendment	Early 2017
7	Open Space Recreation and Public Realm Investigation including Review of Special Use Zone - Public Realm	Early 2017

## PROJECT 1: RURAL LAND USE AND INFRASTRUCTURE INVESTIGATION - RURAL AREAS

<b>RELEVANT STATE PLANNING STRATEGY POLICIES:</b>	<p><b>Primary Production</b></p> <ol style="list-style-type: none"> <li>1. Improve primary production's share of economic activity in Greater Adelaide through the protection of strategic areas for horticulture, viticulture, dairying and grain production.</li> <li>2. Provide opportunities for the expansion of horticulture production north of the Gawler River using recycled water as appropriate from existing sources and new growth areas.</li> <li>3. Designate areas of primary production significance in Development Plans and introduce a standard set of planning controls to protect the areas use.</li> <li>4. Prevent the fragmentation of primary production land by restricting land division to maintain viable and productive land-use activities.</li> <li>5. Remove unnecessary regulatory barriers to the adjustment of primary production activities.</li> <li>6. Encourage the development of small-scale value-adding activities that complement local primary production.</li> <li>7. Collocate intensive primary industries and compatible processing activities to reduce land-use conflict, and achieve efficient production, processing, distribution, energy efficiency and waste recycling, taking into account environmental, bio-security, infrastructure and rural amenity issues.</li> <li>8. Protect up to 375,000 hectares of significant primary production areas.</li> <li>9. Plan for an additional 2000 primary production jobs in Greater Adelaide.</li> </ol> <p><b>Open space, sport and recreation</b></p> <ol style="list-style-type: none"> <li>1. Reinforcing the "Gawler Buffer" as a defining area between the northern suburbs and the entrance to the town of Gawler, and planning for a buffer between Gawler and new growth areas'</li> <li>2. Greening the Gawler Buffer as an urban forest, which will consist of about 230 hectares by 2014.</li> <li>3. Rezone 130 hectares in the Gawler buffer as open space by 2012.</li> </ol>
<b>RELEVANT TOWN OF GAWLER COMMUNITY PLAN REFERENCE</b>	<p><b>GOAL 1 - A Uniquely Identifiable Township</b></p> <p>Objective 1.1 Maintain a clearly defined township, one which is distinct from neighbouring areas</p> <ol style="list-style-type: none"> <li>1.1.1 Develop regional and local town planning policies that ensure Gawler maintains a real sense of distinction from its surrounding areas and continues to function as a regional centre for the provision of services to communities in surrounding areas</li> <li>1.1.2 Safeguard views and vistas to retain Gawler's township identity, open landscape character and sense of arrival into Gawler from all directions through the provision of open space</li> </ol> <p><b>GOAL 2 - Sustainable Growth Management</b></p> <p>Objective 2.1 Physical and social infrastructure to match population growth</p> <ol style="list-style-type: none"> <li>2.1.4 Develop land use policies for Evanston South, Hillier and Kudla to build attractive, accessible, integrated and resident-friendly areas, supporting a range of housing, lifestyles, recreation and rural opportunities</li> </ol>

## **RATIONALE / DISCUSSION:**

Consistent with Town of Gawler Motion 2011:12:362, Council has committed to investigate options to address infrastructure and planning issues in the Kudla 0.9ha area, while continuing to maintain a minimum allotment size of 0.9ha. Council has also committed to investigate character and land use issues in the Evanston South Area (bounded by Hayles Road, Gayle Road, Bentley Road & Main North Road). It is recommended that this study be further expanded to include all of Gawler's rural areas and to provide an economic analysis of this rural land in terms of its potential for primary production.

It is envisaged that the project will develop a comprehensive report which establishes visions, strategies, policies and actions for the future of Gawler's rural areas to inform economic and land-use planning initiatives. The project will develop a clear picture of the significant social, environmental and economic factors influencing Gawler's rural areas and how these should be harnessed to benefit the area. Key economic, land use, infrastructure and physical data in relation Gawler's rural areas will be assembled and analysed under the following headings:

### **Industry analysis**

1. Limitations of the industry to expand eg. barriers to growth – internal issues like human resources & skills, industry cohesiveness, unified representation, infrastructure demands.
2. Define market segments and industry clusters, including future potential for development and any specific requirements.
3. Economic development and related initiatives that should be undertaken by the State Government, Council, industry groups and others to strengthen and develop the performance and future of the area. These initiatives should include:
  - management of the area;
  - promoting the improvement of agricultural methods and crop types;
  - training;
  - industry integration and cooperation; and
  - ways of encouraging capital investment.
4. Industry collaboration, for example in relation to waste management guidelines.
5. Biosecurity.
6. Value of the soil types and water resources that are available in the area.
7. Other environmental impacts (such as waste management).

### **Allotment sizes**

1. Examine current lot sizes, demand for lots by industry sectors and the potential for changes to the current Development Plan provisions and the implications / impacts of any changes of this nature, particularly on the long term future of the area for agriculture. Are allotment sizes and patterns a constraint to the agricultural development of the area? Are there significant risks involved in allowing further division of land? Consideration should be given to methodologies that would help to identify appropriate allotment requirements including:
  - examination of equivalent areas overseas, interstate and in South Australia to determine likely successful patterns of allotment size; and
  - Consideration of potential alternatives such small horticultural allotments.





### **Alternate uses**

1. Whether there are convincing and sustainable arguments for portions of Gawler's rural areas to be turned over to alternate uses, or made available for small rural living and lifestyle development if this is desirable.
2. Categorisation of land based on a set of priorities. Classification must be robust and unambiguous. Clear guidance is required for zoning of land based on fit for purpose.
3. Examples of horticultural precincts should be considered when contemplating alternate usage, and throughout the whole planning process.

Caution must be exercised in these considerations to ensure that the area does not lose 'critical mass' and that any recommendations do not have medium / long term negative impacts (for example small allotments reducing the potential flexibility for varying forms of agriculture or for future alternate uses).

### **Land use and legislative provisions**

1. The need should be considered for new policy or legislation that would improve the operating environment for agricultural activities in the area, without adversely affecting existing land uses. For example, is there potential for any additional allied industries - additional office floor space, truck parking, and dwellings and whether that would significantly impact on the agricultural potential of the area.
2. Typology of land uses / industry sectors in specific areas /locations.
3. Potential impacts on existing natural resources – watercourses, aquifers, soils, surrounding landholders (eg spray drift), remnant vegetation.
4. Policy development should address the potential impact of flood management. Actions should be considered to standardise building methodology and assessment that would address building certification requirements and impact on diversion of flood flow patterns and management of stormwater on site.
5. The impact of relevant building standards and necessary changes, for example in relation to greenhouses, sheds and fire ratings.
6. The need to accommodate vertical integration/value adding in the industry.

### **Infrastructure**

1. Map relevant infrastructure such as electricity, gas, mains water and recycled water.
2. Urban development has the potential to increase the availability of water to expand the growth of horticulture activity through wastewater reuse schemes.
3. Determine if additional infrastructure is required and the desired location of this infrastructure and any barriers to its provision to grow.

### **Climate change**

1. The likely impacts of climate change and other environmental considerations on the long term future of the area.
2. The strengths and weaknesses of the area in adapting to climate change.
3. Recommended adaptation and mitigation measures.

## PROJECT 2: RESIDENTIAL AND CHARACTER DEVELOPMENT PLAN AMENDMENT

<b>RELEVANT STATE PLANNING STRATEGY POLICIES:</b>	<p><b>Urban Design</b></p> <ol style="list-style-type: none"> <li>1. Create precincts with a unique character by providing an urban form that builds on the distinct character of many of the villages and neighbourhoods of Greater Adelaide.</li> <li>2. Protect and strengthen the identity of agreed character areas by enhancing the value elements of the existing streetscapes</li> <li>3. Reinforce the historic grid structure of metropolitan Adelaide through the development of built forms.</li> <li>4. Ensure local heritage places and areas of heritage value are identified and incorporated into planning policy.</li> <li>5. Capitalise on the role heritage places and areas play in creating a sense of place through techniques such as adaptive re-use and clearly described desired character statements in Structure Plans.</li> </ol> <p><b>Aboriginal Heritage and Culture</b></p> <ol style="list-style-type: none"> <li>1. Identify and protect Aboriginal cultural heritage sites and areas of significance and incorporate into Development Plan policies, Structure Plans and development processes.</li> <li>2. Develop protocols between Aboriginal traditional owners and state and local government to ensure consultation during planning processes</li> <li>3. Identify and protect Aboriginal cultural heritage sites and areas of significance and incorporate into Development Plan policies, Structure Plans and development processes.</li> <li>4. Develop protocols between Aboriginal traditional owners and state and local government to ensure consultation during planning process</li> </ol>
<b>RELEVANT TOWN OF GAWLER COMMUNITY PLAN REFERENCE</b>	<p><b>GOAL 1 - A Uniquely Identifiable Township</b></p> <p>Objective 1.1 Maintain a clearly defined township, one which is distinct from neighbouring areas</p> <p>Objective 1.2 Build a local community that is proud of Gawler</p> <p>Objective 1.3 Protect and promote Gawler's unique history</p> <ol style="list-style-type: none"> <li>1.1.1 Develop regional and local town planning policies that ensure Gawler maintains a real sense of distinction from its surrounding areas and continues to function as a regional centre for the provision of services to communities in surrounding areas</li> <li>1.4.1 Develop a vibrant township which is reinforced by its historic character and variety of readily accessible parks, shops, services, sports, events and entertainment</li> </ol> <p><b>GOAL 2 Sustainable Growth Management</b></p> <p>Objective 2.2 Growth to be respectful of cultural and built heritage</p> <ol style="list-style-type: none"> <li>2.2.1 Refine planning policies to protect Gawler's heritage and character with flexibility to encourage investment, building maintenance, adaptive re-use and appropriate infill development.</li> <li>2.3.1 Provide urban design standards and guidelines to ensure new development reinforces local character</li> <li>2.3.3 Encourage infill and redevelopment opportunities, including multi-storey, mixed-use developments in appropriate locations</li> </ol>

## **RATIONALE / DISCUSSION:**

Gawler has a very rich and proud heritage, and the local community recognises this value and want to hold onto Gawler's unique character by reinforcing its distinctiveness and strong point of difference. Many of the buildings within Gawler were constructed in the 19th century and are still standing today, with portions recognised as historic precincts. The protection of Gawler's historic and unique character, while still ensuring a level of flexibility needed to attract and retain investment in both historic and newly established areas of the council, has been identified as an important issue.

The aim of this DPA will be to ensure principles of a development control are strong enough to protect Gawler's historic and unique character, whilst still ensuring enough flexibility to encourage future investment and ongoing building maintenance. It is envisaged that initial investigations will result in the development of a series of guidelines relating to development in heritage areas as well as forms of appropriate infill development in established areas. This will provide advice and guidance to the community on appropriate building designs, land division layouts, materials and colours.

It is envisaged that these guidelines will provide guidance on:

1. general design elements - roof pitch, building form, materials and colours;
2. appropriate subdivision/pattern of development - (minimum allotment size and frontage);
3. infill development opportunities;
4. detached and semi-detached dwellings;
5. maintaining spaces between buildings;
6. location of solar panels;
7. types and styles of fencing;
8. design and layouts for carports, garages and sheds; and
9. forms of two storey dwellings that may be acceptable.

It is envisaged that this DPA will also provide an opportunity to more appropriately align the existing and future use of land in the Reid area, which is currently located within the rural living zone.

Two major land divisions have been approved in Reid creating residential allotments of approximately 400 square metres in size, one in 1992 and the other in 2002. This land use is at odds with the Objectives and Principle of Development Control of the existing Rural Living Zone, as the zone requires allotments of no less than 4 hectares and designed to support a range of agricultural activities.

This will ensure the existing and intended use of this land will align more appropriately, to assist both land owners and Council's development assessment staff.



## PROJECT 3: TOWN OF GAWLER STRUCTURE/INFRASTRUCTURE PLAN - GROWTH MANAGEMENT

### RELEVANT STATE PLANNING STRATEGY POLICIES:

#### **New transit corridors, growth areas, transit-orientated developments and activities**

1. Prepare Structure Plans for transit corridors to determine up-front the types of land uses permitted to avoid the need for individual rezoning of major sites.
2. Ensure Structure Plans are broad and outcomes-focussed; that is, describing land use and activity types that are encouraged and permissible rather than concentrating narrowly on their form and layout
3. Ensure Structure Plans clearly designate key precincts within the transit corridor, which include mixed-use transit-orientated development, activity centres, open-space precincts and, where appropriate employment lands.

#### **Target**

1. Complete Structure Plans and initiate key rezoning through Ministerial Development Plan Amendments for the major transit corridors within five years of implementation of the Plan.

#### **Urban design**

1. Structure Plans for greenfield developments, urban infill and transit-orientated developments will set objectives and guidelines for quality of building performance outcomes in terms of
  - climate response(solar orientation and ventilation)
  - energy use
  - water use and recycling
  - noise and air quality
  - improving the aesthetics of the public realm
2. Develop guidelines in Structure Plans to help create unique characteristics and identity across different neighbourhoods, suburbs and precincts.

#### **Housing mix, affordability and competitiveness**

1. Ensure Structure Plans and Development Plans reflect the definitions of low, medium and high density housing.
2. Ensure Structure Plans and Development Plans provide for new retirement housing and residential aged care facilities, and protect and allow for appropriate redevelopment for such facilities.

#### **Transport**

1. Identify and protect land for planned upgrades of major transport networks in Structure Plans
2. Designate major freight routes in Structure Plans and protect their transport functionality through design guidelines that specify buffer zones, access points and setbacks for the thoroughfares
3. Integrate into Structure Plans major transit corridors, off-road shared-use paths, on-road bicycle lanes, footpaths and cycling friendly streets to promote walking and cycling.





Infrastructure	<ol style="list-style-type: none"> <li>1. Identity major infrastructure requirements (including communications technology, sporting hubs) and integrate them with Structure Plans to ensure that new infrastructure to support new residential and employment precincts are effectively coordinated.</li> <li>2. Ensure Structure Plans identify and conserve buffer zones around water treatment plants.</li> </ol>
Biodiversity	<ol style="list-style-type: none"> <li>1. Develop Structure Plans for new growth areas that will determine and assess environmental significance, thereby removing the need for end-of process assessment or referral under Schedule 8 of the Development Regulations such as the Native Vegetation Act 1991.</li> </ol>
RELEVANT TOWN OF GAWLER COMMUNITY PLAN REFERENCE	<p><b>GOAL 1 - A Uniquely Identifiable Township</b>  Objective 1.1 Maintain a clearly defined township, one which is distinct from neighbouring areas</p> <ol style="list-style-type: none"> <li>1.1.1 Develop regional and local town planning policies that ensure Gawler maintains a real sense of distinction from its surrounding areas and continues to function as a regional centre for the provision of services to communities in surrounding areas</li> <li>1.1.2 Safeguard views and vistas to retain Gawler's township identity, open landscape character and sense of arrival into Gawler from all directions through the provision of open space</li> <li>1.1.3 Promote local government boundary realignments to more accurately reflect the township of Gawler's population and reinforce its sense of a community with common interests</li> </ol> <p><b>GOAL 2 - Sustainable Growth Management</b>  Objective 2.1 Physical and social infrastructure to match population growth  Objective 2.3 Urban growth to be sustainably managed  Objective 2.5 Manage growth through the real connection of people and places</p> <ol style="list-style-type: none"> <li>2.1.1 Aim for an adequate supply of well-located and affordable industrial, commercial and residential land</li> <li>2.1.2 Provide clear strategic direction in response to transport and traffic management measures in new growth areas and ensure integration with existing areas</li> <li>2.1.3 Support the timely provision of community facilities and services to meet community expectations</li> <li>2.3.1 Provide urban design standards and guidelines to ensure new development reinforces local character</li> <li>2.3.2 Avoid land use conflict between competing activities while encouraging higher density development in appropriate parts of transit corridors</li> <li>2.3.3 Encourage infill and redevelopment opportunities, including multi-storey, mixed-use developments in appropriate locations</li> <li>2.5.3 Design and develop pedestrian-friendly areas in key civic and new growth areas</li> <li>2.5.4 Develop a safe and interconnected network of cycle/walking paths to key everyday destinations such as schools, workplaces, shops, sports and recreation facilities and community services</li> </ol>



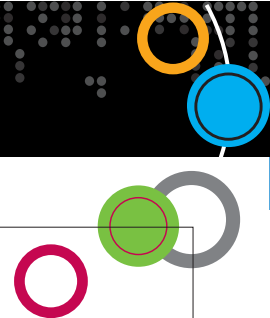
#### **RATIONALE/DISCUSSION:**

A Structure/Infrastructure Plan is proposed to set out land-use policies to manage the change that is forecast to occur in the region. Of particular interest is the increase in population and the potential impacts (both positive and negative) this will have on demands for services and infrastructure, the natural environment, and the character and economic prosperity of the Council.

It will provide the basis for the design and development of areas in which the population is expected to grow, such as transit corridors (Evanston Gardens), new growth areas (Gawler East) and areas for revitalisation (town centre). It will also guide the planning of services and infrastructure related to transport, health, schools and community facilities and identify what land is available for future industrial, commercial and residential development.

In general terms a Structure/Infrastructure Plan provides a planning and design framework that guides development of a site or region. It may be viewed as a 'road map' for future development and is often an important precursor to the creation of a range of successful 'place making' and Development Plan initiatives.

The aim of the Structure/Infrastructure Plan for the Town of Gawler will be to ensure Council will have a supply of well-located, market-ready and affordable industrial, commercial and residential land available when needed, thereby providing the area with a competitive advantages as an investment destination. The Structure Plan will outline a blue print for growth based on an assessment of existing infrastructure and environmental assets, future trends and principles of good urban design. This will provide guidance to Council as it implements its Strategic Management Plan. While this will not lead to a separate DPA it will feed into and assist with future DPA's. It will also outline how Council will achieve a range of social, economic and environmental targets in the South Australian Strategic Plan and Planning Strategy (30-Year Plan for Greater Adelaide) - population, housing and employment. It will also feed into the State Government Strategic Infrastructure Plan by identifying the infrastructure priorities at a local level, which are needed to support economic and population growth expected in the region.



In summary the Structure Plan will propose the achievement of the following outcomes:

**Residential development and densities**

1. Promote higher residential densities in proximity to activity centres
2. Encourage the development of Transit Orientated Development and other mixed use development opportunities
3. Promote suitable opportunities for the development of retirement and aged persons accommodation
4. Identify, protect and enhance the amenity of established residential areas
5. Promote opportunities for affordable housing

**Heritage**

6. Identify, protect and enhance the character of established areas of heritage significance

**Town Centre**

7. Facilitate mixed use development at activities centres
8. Promote the Town centre precinct – Murray Street
9. Retain and support the establishment of alternate business and mixed use activities in specific locations

**Industry**

10. Ensure the establishment of appropriate buffers between industry and sensitive uses (including residential)
11. Promote and consolidate industrial activity
12. Promote opportunities to support expansion

**Tourism**

13. Promote opportunities to foster and develop tourism through the Council area
14. Movement and transport

15. Promote the development of walking and cycling paths
16. Address traffic impacts along Murray Street and Adelaide Road
17. Advocate and promote the development of future transport links from Gawler East to Main North Road
18. Improve traffic conditions on key arterial roads

**Environment**

19. Investigate opportunities for aquifer storage and recovery
20. Protect the quality and amenity of the riverine environment
21. Protect the environmental values of the Gawler, North Para and South Para river systems
22. Ensure that development meets environmental and physical standards required for particular locations (eg flood, noise, contamination, vibrations etc)

**Infrastructure**

23. Stormwater management/Infrastructure capacity
24. Minimise impacts of stormwater and flooding
25. Promote the consolidation and development of development of community hubs associated with Council's assets

**Open space**

26. Create opportunities for further open space links and networks
27. Promote the development of bicycle and walking trails
28. Improve the amenity of the Gawler, North Para and Para river environments
29. Promote recreational opportunities at key open space nodes
30. Promote and protect community/heritage assets

## PROJECT 4: RECOMMENDATIONS FOR TOWN CENTRE STRATEGIC FRAMEWORK (INCLUDING DEVELOPMENT PLAN AMENDMENT)

<b>RELEVANT STATE PLANNING STRATEGY POLICIES:</b>	<p><b>Creating vibrant mixed-use precincts</b></p> <ol style="list-style-type: none"> <li>1. The new urban form will result in the collocation of a greater mixture of building uses. For example, street-facing shops and services would be located under residential apartments around railway stations, providing walkable neighbourhoods and easy access to services.</li> <li>2. Like a small European city, people will not need to drive to acquire their basic goods and services. New mixed-use precincts will better service the needs of the modern workforce whose working hours may not fit into the traditional nine-to-five working day.</li> </ol> <p><b>Mixed-use activity centres</b></p> <ol style="list-style-type: none"> <li>1. Activity centres provide concentrations of business, administrative, civic, retail, entertainment, employment, research, education and community uses, and—increasingly—residential development. The purpose of activity centres is to cluster commercial and employment activity to improve accessibility, productivity and the efficient use of infrastructure. Many of the traditional activity centres in metropolitan Adelaide, which are adjacent to major public transport access, will become transit-oriented developments through the inclusion of more residential development over the life of the Plan.</li> </ol>
<b>RELEVANT TOWN OF GAWLER COMMUNITY PLAN REFERENCE</b>	<p><b>GOAL 1 - A Uniquely Identifiable Township</b></p> <p>Objective 1.2 Build a local community that is proud of Gawler</p> <p>Objective 1.4 Create a vibrant and active, event filled council area</p> <ol style="list-style-type: none"> <li>1.2.1 Support the refurbishment and redevelopment of key civic buildings and areas within the public realm, creating destinations that appeal to all ages and serve a changing population</li> <li>1.2.2 Develop attractive and active spaces to better integrate places of play, interaction, learning, exercise and community events</li> <li>1.4.1 Develop a vibrant township which is reinforced by its historic character and variety of readily accessible parks, shops, services, sports, events and entertainment</li> <li>1.4.2 Promote people-oriented activities at key town precincts</li> <li>1.4.4 Strengthen the position and promotion of Gawler as a regional centre</li> </ol> <p><b>GOAL 2 - Sustainable Growth Management</b></p> <p>Objective 2.3 Urban growth to be sustainably managed</p> <p>Objective 2.5 Manage growth through the real connection of people and places</p> <ol style="list-style-type: none"> <li>2.3.3 Encourage infill and redevelopment opportunities, including multi-storey, mixed-use developments in appropriate locations</li> <li>2.5.3 Design and develop pedestrian-friendly areas in key civic and new growth areas</li> <li>2.5.4 Develop a safe and interconnected network of cycle/walking paths to key everyday destinations such as schools, workplaces, shops, sports and recreation facilities and community services</li> <li>2.5.5 Encourage proposals for the redevelopment of all train station precincts including the Gawler Central Train Station and the nearby commercial precinct</li> </ol>



#### **RATIONALE/DISCUSSION:**

Like many traditional main street focussed centres, the Gawler Town Centre is facing development pressure from within and from external competing sites.

The Town of Gawler's Council (Council) previously noted that external development pressure and competition is anticipated to result in:

1. Potentially detrimental economic consequences for existing and proposed activity centres, including the Neighbourhood Centres at Evanston Gardens and Gawler East, and the existing Gawler Town Centre;
2. Delays in critical activity centres proposed for Gawler East and Evanston Gardens;
3. Excessive land for economic development which will be to the detriment of existing (and historically important) investment in Gawler's Town Centre; and
4. These issues in addition to the strategies contained in the 30-Year Plan and market drivers will place considerable pressure on the town centre.

Notwithstanding the above, there is significant opportunity for Council to actively engage with the community, including the Gawler Business Development Group, landowners, businesses and visitors to establish a practical vision for the future development of the Town Centre. Managed appropriately and proactively, the Gawler Town Centre can emerge as a thriving Major District Centre.

Having regard to these issues, Council is currently working on the Gawler Town Centre Strategic Framework. The study has the following objectives:

1. Reinforcing predominance of Gawler Town Centre
2. Establishing clear direction and policy framework for the Gawler Town Centre as a Major District Centre
3. Learn from relevant overseas and interstate town centre projects.
4. Begin an engagement process with interest groups and agencies to set the scene for future actions.

This Strategic Framework Study is likely to recommend a number of actions under the following topics:

1. Engagement and Partnerships
2. Governance / Management
3. Concept Early Wins
4. Car Parking / Transport Strategy
5. Public Realm Design Guidelines
6. Council Stimulus Investments
7. Signage / Way finding / Entry Statements
8. Development Plan Amendment (DPA)
9. Funding Opportunities
10. Monitoring and Evaluation Strategy

The DPA is necessary to ensure the relevant development policies are incorporated into Council's statutory Development Plan. These policies are likely to include issues relating to promoting mixed use developments, car parking ratio and integration and heritage development opportunities.



## PROJECT 5: SOUTH AUSTRALIAN PLANNING POLICY LIBRARY (SAPPL) CONVERSION DEVELOPMENT PLAN AMENDMENT

<b>RELEVANT STATE PLANNING STRATEGY POLICIES:</b>	<ol style="list-style-type: none"> <li>1. Assist local government with relevant amendments to Development Plans that arise from implementation of the 30-Year Plan for Greater Adelaide. This includes ensuring alignment of the plan policies and targets with Development Plan policies and targets.</li> </ol>
<b>RELEVANT TOWN OF GAWLER COMMUNITY PLAN REFERENCE</b>	<p><b>GOAL 5 - A Strong, Vibrant Community</b></p> <p>Objective 5.2 Be recognised as a 'best practice' local government organisation</p> <p>Objective 5.3 Deliver ongoing effective and efficient services, including support for regional collaboration</p> <p>5.2.1 Provide transparent, accountable and informed decision-making to assist in ensuring effective and efficient outcomes for the community</p> <p>5.3.1 Represent and promote the needs, interests and aspirations of the community</p>

### RATIONALE/DISCUSSION:

A SAPPL Conversion DPA is considered necessary as many of the policies within Council's Development Plan are out-dated, inconsistent, and contradictory. In addition, the format/layout is also considered to be out-dated and difficult to navigate/comprehend. This is considered to be leading to a level of uncertainty from both the community and the development industry when seeking approval from Council for development.

It is considered that a SAPPL Conversion DPA will promote consistency between other Development Plans in the State and ensure Council's Development Plan will:

1. assist in implementing the State Government's Planning Strategy;
2. contain relevant local policies, supplemented by a suite of standard policy modules from State Planning Library
3. be easier to navigate and comprehend
4. provide a high level of certainty for users

50 of the 68 South Australian Councils are already utilising the SAPPL format or policies in some regard. Given the advantages outlined above, it is recommended that Council adopts the format of the SAPPL as a precursor to future DPAs. It is proposed that the Council SAPPL Conversion will:

1. adopt a SAPPL format, which will be consistent with other Development Plans in the state;
2. introduce best practise planning policy where the existing Development Plan is lacking;
3. update existing policies statements as deemed necessary;
4. introduce zonings that will be consistent with other Development Plans in the State;
5. introduce Desired Character Statements for all zones and build on work previously undertaken by Council in this area.

It is not proposed that this DPA will significantly change existing policies, but rather adopt a new format and layout for the Development Plan that will assist with other more specific DPA's in the future. Given the potential of a SAPPL Conversion to assist with the functionality of Council's Development Plan and to simplify future DPA's, it is recommended that modules of the South Australian Planning Policy Library be incorporated into the Gawler Development Plan via any preceding DPA's .

## PROJECT 6: EVANSTON GARDENS DEVELOPMENT PLAN AMENDMENT

### RELEVANT STATE PLANNING STRATEGY POLICIES:

#### **New transit corridors, growth areas, transit-orientated developments and activity centres**

1. Plan for a population growth of 566,000 people over 30 years and to accommodate this growth through the delivery of 258,000 additional dwellings to be constructed over the life of the Plan.
2. Concentrate new growth within metropolitan Adelaide in transit corridors, transit-orientated development and activity centres so that the urban character of the majority of neighbourhoods remains largely unchanged.
3. About 60 per cent of metropolitan Adelaide region's new housing growth will be located within 800 metres of current or extended transit corridors.
4. Designated five fixed transit corridors; the Noarlunga train line, Outer Harbor train line, Gawler train line and Adelaide O-Bahn busway.
5. Increase the amount of new residential housing in those transit corridors earmarked for network expansion and upgrade.
6. Prioritise residential and employment growth in areas where transport infrastructure is planned.

#### **New metropolitan and township growth areas**

1. Ensure new growth occurs in designated urban and township expansion areas.
2. Provide sufficient amount of new growth areas for a 25-year rolling supply of land, of which 15 years zoned for urban development.
3. Design new growth areas to avoid exposure to bushfire risk, and minimise impacts on watershed, biodiversity and high-value environmental areas.
4. Ensure new growth areas provide a mixture of dwelling types with an increase in supply of smaller dwellings, and continue to cater for families by providing the bulk of new detached family homes.

#### **Communities and social inclusion**

1. Plan for the growing number of young families.
2. Reinforce the state government policy that a least 15 per cent of new dwellings should meet the criteria for affordable housing in significant new developments and growth areas.
3. Provide for at least 15 per cent of housing in all new significant development to be affordable housing, including five per cent for high-needs people.

#### **Housing mix, affordability and competitiveness**

1. Set specific targets at a regional level for the amount of housing that is needed over 30 years
2. Plan for a net growth of 258,000 dwellings over 30 years, or an annual average construction target of about 10,100 dwellings a year.
3. Ensure sufficiently zoned land is provided for housing in new growth areas and transit corridors to reduce upward pressure on land prices.



<b>RELEVANT STATE PLANNING STRATEGY POLICIES:</b>	<b>Efficient planning of land supply and Housing and Employment Land Supply Program</b> <ol style="list-style-type: none"> <li>1. Identify sufficient land for residential purposes to lock in a 25-year rolling supply of land in both the established areas and new growth areas (the 25-year rolling supply recognises the long lead times associated with bringing land to market).</li> <li>2. Identify, through the Housing and Employment Land Supply Program, the total amount of land needed and set annual rolling targets to reflect changes in the market and changes to the rate of population growth.</li> <li>3. Use regional housing price indicators and benchmarks to trigger state government decisions to zone more land or to review infill investment strategies, as part of the governance for the implementation of the Plan.</li> <li>4. Allow for four factors in the amount of land that needs to be set aside for residential purposes and the management of the Housing and Employment Land supply Program.</li> </ol>
<b>REVEVANT TOWN OF GAWLER COMMUNITY PLAN REFERENCE</b>	<b>GOAL 2 - Sustainable Growth Management</b> Objective 2.1 Physical and social infrastructure to match population growth 2.1.1 Aim for an adequate supply of well-located and affordable industrial, commercial and residential land
<b>RATIONALE/DISCUSSION:</b> <p>The areas currently zoned Deferred Urban in Evanston Gardens has been identified in the State Governments Planning Strategy (30-Year Plan for Greater Adelaide) as Planned Urban Lands to 2038, with the Housing and Employment Land Supply Program Report 2010 indicating the urban land supply identified for Gawler was considered unlikely to meet the projected demand over a 15 year period.</p> <p>This land represents the next logical step in delivering orderly and sequential development in the Evanston Gardens and Hillier area and Housing and Employment Land Supply Program Report 2010 has indicated that land zoned Deferred Urban is required to meet Gawler's predicted longer term growth and should be rezoned as an immediate priority.</p> <p>Council has identified the need to prepare a Structure Plan for this area and to ensure all infrastructure requirements are understood before any future rezoning occurs. This will ensure this land is developed in a coordinated manner, one which integrates with the surrounding community and the Neighbourhood Centre. This land could be rezoned earlier if Council considers it appropriate and agrees to a Developer Funded DPA.</p>	

## PROJECT 7: OPEN SPACE RECREATION AND PUBLIC REALM INVESTIGATION INCLUDING REVIEW OF SPECIAL USE ZONE

### RELEVANT STATE PLANNING STRATEGY POLICIES:

#### Biodiversity


1. Enhance the urban biodiversity of metropolitan Adelaide by supporting the development of urban forests, restoring watercourse, establishing linked networks of open space and encourage the use of local indigenous species.
2. Create greenways in transit corridors and along major watercourses and the coast to enhance and connect urban biodiversity. Green ways will take into consideration and complement South Australia's Strategic Plan biodiversity corridors

#### Open space , sport and recreation

1. Expand on the Metropolitan Open Space Systems which consists of the Hills Face Zone, the northern (Gawler) and southern, urban buffers, the major watercourses crossing the metropolitan area, the coastal foreshore and the Adelaide Park Lands area.
2. Provide open space in the new Northern Adelaide and Barossa regions growth areas by:
  - Reinforcing the Gawler Buffer as defining area between the northern suburbs and the entrance to the town of Gawler, and planning for a buffer between Gawler and new growth areas.
  - Developing a linear park along the Gawler River
  - Developing a defined and linked system of open space in and around Gawler, with the Gawler, South Para and North Para rivers as its core elements
3. Prioritise the following activities for Greater Adelaide open space framework
4. Greening the Gawler Buffer and as an urban forest, which will consist of about 230 hectares by 2014
5. Rezone 130 hectares in the Gawler buffer as open space by 2012
6. Development and enhance waterways linear parks as open-space greenways and biodiversity corridors along fixed-line public transport and the River Torrens, Gawler River, Little Para River, Dry Creek, Sturt River, Pedlar Creek Onkaparinga River, Port Willunga Creek, Christies Creek and Field River by 2036.

#### Sporting facilities

1. Establish major community sporting hubs that are linked to other community infrastructure and transport services
2. Major sporting facilities hubs will be developed in appropriately identified locations to include, but facility not be limited to:
  - The Adelaide Park Lands- Adelaide Oval/Memorial Drive
  - Mile End –Santos Stadium/AM Ramsay Regatta Course
  - Gepps Cross – State Sports Park
  - West Beach – Adelaide Shores
  - Noarlunga, Month Barker and Gawler/Barossa – future growth precincts.



<b>RELEVANT TOWN OF GAWLER COMMUNITY PLAN REFERENCE</b>	<p><b>GOAL 2 - Sustainable Growth Management</b> Objective 2.5 Manage growth through the real connection of people and places</p> <p><b>GOAL 3 - A Healthy, Active, Safe, Engaged Community</b> Objective 3.2 Sporting facilities to meet local and regional community needs Objective 3.3 Provision of sufficient structured and informal recreation facilities     3.2.1 Prepare a needs analysis and regional sporting hubs feasibility study to ensure sport and recreation facilities are appropriate     3.2.2 Liaise with all spheres of government, sporting bodies and the private sector to optimise community use and enhance regional opportunities for sports and recreation</p> <p><b>GOAL 4 - To Respect and Nurture the Environment</b> Objective 4.1 Create and maintain a riverine environment that reflects the social, cultural and landscape values of the river corridor Objective 4.3 Protection of environmentally significant areas of native vegetation for present and future generations Objective 4.5 Support the provision of useable open space that preserves habitat and biodiversity     4.4.1 Develop water-sensitive urban design requirements for the design, function and maintenance of open spaces     4.1.2 Manage open space along the three rivers corridors to provide improved use and greater visual appeal     4.1.3 Ensure the protection and enhancement of the three rivers corridors through the implementation of the Gawler Urban Rivers Master Plan     4.3.1 Ensure native flora, fauna and ecosystems are protected and restored through the retention and rehabilitation of environmentally significant areas of native vegetation     4.5.4 Develop strategies to manage the enjoyment and appreciation of areas of council land set aside for habitat and biodiversity conversation</p>
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## **RATIONALE / DISCUSSION:**

The 30 Year Plan for Greater Adelaide has identified Gawler as a future sporting hub, anticipating that the significant future growth of Gawler and its surrounding areas will increase demand for sporting facilities in Gawler.

Following the release of the Barossa and Lower North Open Space Recreation and Public Realm Strategy and the finalisation of the Gawler Urban River Master Plan it is recommend that Council undertake further investigations to determine any possible land-use planning or policies development implications, in particular what role, if any, Gawler will play in terms of a regional sporting hub.

It is considered that further investigations will be necessary to determine the merits of developing of a community/ tourism/events precinct and or a Regional Sports/ Entertainment Centre within Gawler.

Although the exiting Special Use Zone, which covers most of the riverine environment already, provides some level of protection, the Principles of Development Control contained in this zone have largely been unchanged since the 1980's and are in need of review. It is important that these areas are managed from a land-use prospective to ensure that there is sufficient amount open-space along these corridors to allow for recreational and cultural activities as well as biodiversity conservation.

The policies contained within Council's Development should be reviewed with the intent of enhancing them to:

1. Provide connected and integrated parklands that aim to protect the natural environment, social cultural and landscape values of the river corridor.
2. Preserve and enhance the natural features within the river corridors.
3. Better manage the river corridors to create a healthy river system that will encourage biodiversity and create improved habitat for indigenous flora and fauna.
4. Provide an effective and safe network for non-vehicular transport and recreation amenity for the Gawler Township and wider region.
5. Promote Gawler as a liveable place, building on the linkages between "Town and Country".
6. Create opportunities to consolidate Gawler's current open space provisions, particularly along the river corridors, by ensuring the protection of these open space areas through zoning and/or additional heritage provisions.
7. Reflect the importance of biodiversity conservation, open space and recreation uses.
8. Provide guidance on stormwater management, recreation facilities, bike paths, walking tracks and conservation of heritage.
9. Provide a connected and interactive open space corridor that utilises assets along the riverine corridor.
10. Facilitate the construction of shared use paths and new bridges, to improve the connectivity of activity areas and for the management of the open space areas along the river corridors.
11. Provide mechanisms for coordination between the State Government and local community groups to improve the management and use of Gawler's river corridors, including the ongoing development or open space strategies, consistent landscape designs, and the planning and implementation of conservation programs.
12. Create greater open space along the river corridors which would provide greater visual amenity and security along the river corridors.



## 12. List of documents consulted

1. The 30-Year Plan for Greater Adelaide, a volume of South Australian Planning Strategy, Department of Planning and Local Government 2010.
2. Water for Good Plan, Office for Water Security, June 2012
3. SA Health Strategic Plan 2008-2010, SA Health, February 2009.
4. Housing and Employment Land Supply Program Report 2010 - Department of Planning and Local Government, 2010
5. A Retail Analysis of Gawler's Town Centre – SGS Economics & Planning, July 2012.
6. Community Engagement Handbook, A model Framework for leading practice In Local Government in South Australia
7. Town of Gawler Section 30 Review Development Act 2007-2012, May 2007.
8. Town of Gawler Green Belt Policy
9. Town of Gawler Strategic Plan 2010-2018, August 2010
10. Town of Gawler (CT) Development Plan, Consolidated 2012
11. Gawler Urban Rivers Master Plan, SEMC , October 2011
12. Church Hill Management Plan Town of Gawler/State Heritage, February 1998.
13. Gawler Church Hill State Heritage Area – Guidelines of Development.
14. Preparing Strategic Directions Reports, Department of Planning and Local Government, June 2011.
15. Walking and Cyling Plan 2008, Town of Gawler, December 2008.
16. ABS Census 2006-2026 – population projections.
17. Strategic Infrastructure Plans for South Australia 2004/5-2014/15 and Strategic
18. Infrastructure Plan for South Australia – 2010 Discussion Paper
19. South Australian Tourism Plan 2009,
20. Gawler River Open Space Strategy, Gawler River Floodplain Management Authority 2009
21. Regional Open Space study (in preparation)
22. Residential Code Report (Greg Ahrens consultant)
23. Town of Gawler/Danvers Architects 1998 Gawler Heritage Study reports
24. Town of Gawler 2012 Asset Management Plan