

# Town of Gawler Open Space Guideline



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**Gawler**

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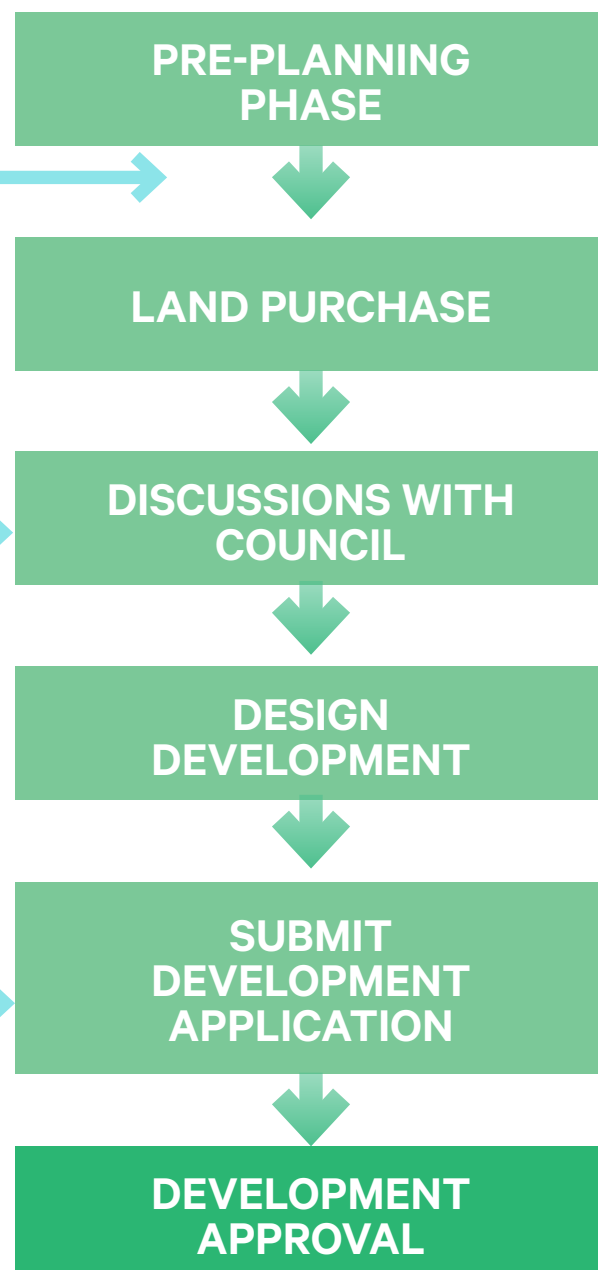
# Executive Summary

**The following guideline is intended to assist private developers, consultants and Council in allocating, designing and implementing sufficient and suitable open space that meets Council's requirements.**

An interactive process that involves collaborative discussions and strategic thinking to occur between all parties is recommended. Initial discussions will outline key requirements and opportunities for developers seeking to develop land divisions with greater than 20 lots. This process is intended to optimise the delivery of open space prior to any design and documentation occurring. This will ensure that the expectations of Council and the developer are established prior to lodging for development approval.

Developer's are encouraged to seek preliminary advice from Council in regards to possible open space requirements for land of interest. This includes strategic opportunities, possible connections and key requirements. (e.g if there is a preference for developer to provide a monetary contribution for open space rather than provide 12.5% - if there is suitable existing open space within the catchment. Refer scenarios page.) This is recommended prior to any allotment plans.

A pre-lodgement meeting is recommended as a way to understand specific requirements in the development area. Council have design standards that all developers will need to consider e.g tree types, surface materials etc.









# Open Space Guideline



# Introduction



# Purpose

The Town of Gawler Open Space Guideline provides direction for the development of high quality open spaces through recognising parks, playgrounds, reserves and linear parks that balance the needs of the community, and contribute to the Town's 'sense of place'.

The guideline describes the desired character of open spaces, including their quality and feel through to the types of activities they typically support. The elements which comprise of open spaces are described, including paving, furniture, lighting, signage, wayfinding and public art. The guideline also provides description on the public realm as this is an integral piece in creating successful open spaces.

The overall intent of the guideline is to:

- 1 Reinforce a vision for the Town's open spaces that balances the needs of all users and the environment.
- 2 Provide a consistent and recognisable aesthetic that reflects functional, attractive and sustainable legacy for open spaces.
- 3 Provide a link to the public realm and the importance of high quality spaces for pedestrian and cyclists as well as accommodating the functional requirements of vehicles.
- 4 Develop a consistent language of materials and elements relating to physical design and with a sustainable maintenance focus .

These guidelines are intended for use by Council and external agencies (including developers and their consultants) as a reference document to strategically inform new open space. Outlining the Town of Gawler's requirements for each reserve category that align with Council's standard service levels. The challenge is to create open spaces that are environmentally, socially and financially sustainable for the community of Gawler.







STURT HIGHWAY

LYNDOKH ROAD

Town of Gawler

NORTHERN EXPRESSWAY

ANGLE VALE ROAD

MAIN NORTH ROAD

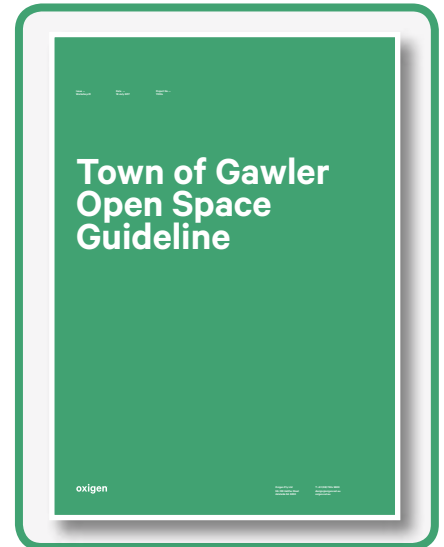


# Objectives

The key objectives of the Town of Gawler Open Space Guideline is to:

- Describe the key characteristics of the Town's open spaces and public realm, ensuring the physical qualities that make the Town of Gawler a unique and recognisable place are retained;
- Identify the principles that apply to the design and management of open space, ensuring they are in line with Council's Community Plan and its five core goals;
- Propose a specific strategy for open space, identifying and responding to a hierarchy of streets, parks and corridors, providing a series of requirements that establishes a hierarchy of standards, consistency and variation where appropriate;
- Provide reference to relevant legislation, Council Policies and linkage to Strategic Plans;
- Assist developers with the master planning and concept design of open space in relation to new land development within the Town of Gawler;
- Communicate the principles of best industry practice in landscape design and function;
- Define different categories of open space areas;
- Benchmark and establish levels of service or standards for key features in each category of open space;
- Ensure open space is accessible for all users;
- Provide guidance for the management strategies of streetscapes, steep creeks and verges; and
- Clearly communicate practical examples.
- Outline provision and maintenance of new open space and ongoing maintenance of existing open space.

## PART A



## PART B



The Design Manual establishes a suite of minimum requirements and standards for public realm furniture and elements



# Policy Context

The Town of Gawler Open Space Guideline is not a stand-alone document. Rather it works with other strategic and statutory documents that guide planning and design within the Town of Gawler.

## State Documents



30-Year Plan



Development Plan



Blueprint for Planning & Design Code



State Planning Policies

### IMPLEMENTATION

Through Council, in conjunction with developers, contractors and partners:

- Land division and development works
- Services review
- Capital works and maintenance programs
- Tenders and contracts
- Grant applications

### CORPORATE PLANS

Provide service and function definitions that guide how assets and services can deliver Council's vision



### OPEN SPACE GUIDELINE

Provides an integrated design and materials palette to guide the direction and future development and management of the open space



### OPEN SPACE DESIGN MANUAL



LGA Public Realm Urban Design Guidelines

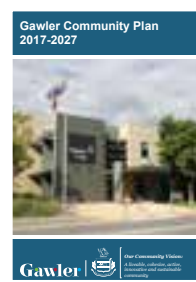


Good Design for great neighbourhoods and places



Natural Resources

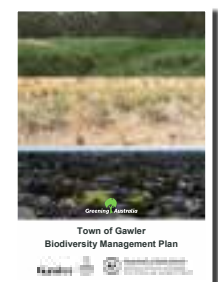
## Local Documents



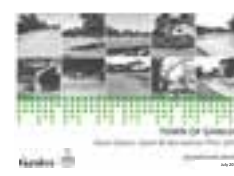
2017 - 2027 Community Plan



Standards + Requirements



Biodiversity Management Plan



Open Space & Recreation Plan 2025



Town Centre Design Framework



Barossa, Light & Lower North Region - Open Space Recreation + Public Realm Strategy



Urban Rivers Master Plan

# Development Plan

## Open Space Objectives

**The Development Plan outlines key objectives that must be met for open space in the Town of Gawler.**

### Gawler (CT)

#### Appearance of Land, Buildings and the Public Environment

##### Objective: 1

- Amenity of localities not impaired by the appearance of land, buildings and objects.

##### Principle 1

- The appearance of land, buildings, and objects should not impair the amenity of the locality in which they are situated.

##### Principle 3

- Development with frontage to the One Tree Hill Scenic Road should enhance the function of the scenic road as a gateway to Gawler through the following siting and design techniques:
  - (b) landscaping is provided to form a distinctive landscape character along the road corridor.

##### Principle 4

- Development should enhance public spaces in its locality, and reflect the character sought to be achieved in the relevant zone or policy area.

##### Principle 6

- Services, mechanical plant and equipment should be located, and where necessary screened, so as not to be visible from adjacent streets and public places nor be detrimental to the character of items or areas of historic significance.



Development Plan

### Bushfire Protection

#### Objective: 3

- Development should minimise the threat and impact of bushfires on life and property while protecting the natural and rural character.

#### Principle 13

- Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
  - (b) vegetation cover comprising trees and/or shrubs

#### Principle 14

- Residential, tourist accommodation and other habitable buildings should:
  - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire; and
  - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

#### Principle 18

- Where land division does occur it should be designed to:
  - (b) vegetation cover comprising trees and/or shrubs

### Centres & Shops

#### Principle 25

- Development or redevelopment within business, centre, shopping or mixed use zone or associated policy areas, should:
  - (i) be designed to be compatible with existing development through:
    - (i) a buffer between development in the zone and adjacent areas;
    - (ii) landscaping which complements adjacent development and enhances the visual appearance and character of the zone;
    - (iii) pedestrian paths and spaces which are shaded, defined and protected from the wind; and
    - (iv) service yards, loading areas and outdoor storage areas which are screened;
    - (v) foster human scale, define spaces, reinforce paths and edges, screen utility areas, and generally enhance the visual amenity of the area.
  - (n) provide:
    - (v) public spaces such as malls, plazas and courtyards;



**Principle 26**

- Provision for the movement of people and goods within business, centre, shopping or mixed use zones or associated policy areas, should:
- (a) not cause inconvenient and unsafe traffic and pedestrian movements;
- (c) concentrate development for pedestrian convenience, and not extend unnecessarily along road frontages; (increasing the depth of development is a more desirable alternative);
- (d) separate pedestrian and vehicle movements within zones or areas, for pedestrian safety and convenience.
- (m) provide for landscaping in order to screen, shade and enhance the appearance of car parking areas.

**Conservation****Objective: 11**

- Conservation, preservation, enhancement or improvement of scenically attractive areas, including land adjoining scenic routes and riverine environments.

**Objective: 12**

- Retention and enhancement of localities in the Council area of distinctive and valued or historic significance through preservation of State and Local Heritage Places, Contributory Items and other places of historic character, and compatible infill development.

**Objective: 13**

- Retention of environmentally-significant areas of native vegetation.

**Objective: 14**

- Retention of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinization, flooding or a deterioration in the quality of surface waters.

**Objective: 15**

- Retention of native vegetation for amenity purposes, for livestock shade and shelter and native wildlife corridors.

**Objective: 16**

- Retention and maintenance of wetlands and existing native vegetation for its conservation, biodiversity, and habitat value and environmental management function.

**Objective: 17**

- Conservation of Aboriginal sites, items and areas which are of archaeological, cultural, mythological or anthropological significance.

**Principle 32**

- The natural character of the North and South Para Rivers and Gawler River valleys should be retained and restored where affected by previous development.

**Principle 33**

- Development should be undertaken with the minimum effect on natural features, land adjoining
- water or scenic routes or scenically-attractive areas.

**Principle 34**

- Trees of historical or local significance and single trees or groups of trees of particular visual significance should be preserved and protected against disfigurement. If it is necessary to fell these trees, replanting should proceed as part of the development.

**Principle 36**

- When excavation in historic conservation zones or places and items is proposed, consideration should be given to an archaeological assessment prior to excavation. Monitoring should occur during construction to protect and recover artifacts and document important historic features.

**Principle 37**

- Native vegetation and roadside vegetation should be preserved and replanted with local indigenous species where practical and should not be cleared if it:
  - (a) provides important habitat for wildlife;
  - (b) has a high plant species diversity or has rare or endangered plant species and plant associations;
  - (c) has high amenity value;
  - (d) contributes to the landscape quality of an area;
  - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture;
  - (f) is associated with sites of scientific, archaeological, historic, or cultural significance; or
  - (g) is growing in, or is characteristically associated with, a wetland environment.

**Principle 38**

- Native vegetation should not be cleared if such clearance is likely to:
  - (a) create or contribute to soil erosion;
  - (b) decrease soil stability and initiate soil slip;
  - (c) create, or contribute to, a local or regional soil salinity problem;
  - (d) lead to the deterioration in the quality of surface waters; or
  - (e) create or exacerbate the incidence or intensity of local or regional flooding.

# Development Plan

## Open Space Objectives (cont.)

### Principle 39

- When clearance is proposed, consideration should be given to:
- (a) retention of native vegetation for, or as:
  - (i) corridors or wildlife refuges;
  - (ii) amenity purposes;
  - (iii) livestock shade and shelter; or
  - (iv) protection from erosion along watercourses and the filtering of suspended solids and nutrients from run-off;
- (b) the effects of retention on farm management; and
- (c) the implications of retention or clearance on fire control.

### Principle 40

- Local indigenous plant species should be considered for landscaping, screening buffer planting and revegetation activities.

### Crime Prevention

#### Objective 20

- A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

### Principle 42

- Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.

### Principle 45

- Development should provide lighting in frequently used public spaces including those:
  - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
  - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.

### Energy Efficiency

#### Objective 21

- Development designed and sited to conserve energy.
- Form of Development

#### Objective 24

- A sustainable urban form that reduces the ecological footprint of the town, whilst also enhancing the quality of life of residents.

#### Objective 25

- Location of suitable areas of land for living, working, recreation and rural production.

### Objective 26

- Effective location of public and community facilities by the reservation of suitable land in advance of need.

### Land Division

#### Principle: 127

##### When land is divided:

- (a) any reserves or easements necessary for the provision of public utility services should be provided;
- (h) for urban purposes, provision should be made for suitable land to be set aside for usable local open space; and
- (i) if it borders a watercourse the land immediately adjoining the watercourse should become public open space, with a public road fronting the open space and be rehabilitated for appropriate public use.

#### Principle: 128

- Where land which has a frontage onto the Gawler River, North Para River and South Para River is divided, a reserve at least 30 metres wide, when measured from the top of the bank, should be provided along such a frontage.

### Metropolitan Open Space System (MOSS)

#### Objective 50:

- The development of public land within the Metropolitan Open Space System for active and passive recreation, sporting facilities and conservation with emphasis on retaining the open, natural or rural character with wide landscaped buffers around the perimeter of areas where appropriate, areas of conservation significance retained in their natural state and buildings located and designed in such a way as to minimise their impact.

#### Objective 51:

- The development of open space recreation reserves through land purchases, contributions of open space, and exchanges of land.

#### Objective 52:

- Retention, protection and restoration of the natural resources and environment.

#### Objective 53:

- Protection of the quality and quantity of South Australia's surface waters, including inland and underground waters.

#### Objective 54:

- The ecologically sustainable use of natural resources including water resources, ground water, surface water and watercourses.

#### Objective 55:

- Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.



**Objective 56:**

- Development consistent with the principles of water sensitive design.

**Objective 57:**

- **Development sited and designed to:**
  - (a) protect natural ecological systems;
  - (b) achieve the sustainable use of water;
  - (c) protect water quality, including receiving waters;
  - (d) reduce runoff and peak flows and prevent the risk of downstream flooding;
  - (e) minimise demand on reticulated water supplies;
  - (f) maximise the harvest and use of stormwater;

**Objective 58:**

- **Storage and use of stormwater which avoids adverse impact on public health and safety.**

**Objective 59:**

- **Native flora, fauna and ecosystems protected, retained, conserved and restored.**

**Objective 60:**

- **Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.**

**Open Space and Recreation****Objective: 65**

- The creation of a network of linked parks, reserves, recreational trails and recreation areas at regional and local levels.

**Objective: 66**

- Pleasant, functional and accessible open spaces providing a range of physical environments.

**Objective: 67**

- A wide range of settings for active and passive recreational opportunities.

**Objective: 68**

- The provision of open space in the following hierarchy:
  - (a) State
  - (b) Regional
  - (c) District
  - (d) Neighbourhood
  - (e) Local.

**Principle: 184**

- Urban development should include public open space and recreation areas.

**Principle: 185**

- Public open space and recreation areas should be of a size, dimension and location that:
  - (a) facilitate a range of formal and informal recreation activities;
  - (b) provide for the movement of pedestrians and cyclists;
  - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value;
  - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities;
  - (e) enable effective stormwater management;
  - (f) provides for the planting and retention of large trees and vegetation.

**Principle: 186**

- Open space should be designed to incorporate:
  - (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes;
  - (b) park furniture, shaded areas and resting places to enhance pedestrian comfort;
  - (c) safe crossing points where pedestrian routes intersect the road network;
  - (d) easily identified access points;
  - (e) frontage to abutting public roads to optimise pedestrian access and visibility;
  - (f) re-use of stormwater for irrigation purposes;
  - (g) recreational trails where appropriate

**Principle: 187**

- Where practical, access points to regional parks should be located close to public transport.

**Principle: 188**

- District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.

**Principle: 189**

- Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.

**Principle: 190**

- Local parks should be:
  - (a) a minimum of 0.2 hectares in size;
  - (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.

# Development Plan

## Open Space Objectives (cont.)

### Principle: 191

- No more than 20 percent of land allocated as public open space should:
  - (a) have a slope in excess of 1-in-4;
  - (b) comprise creeks or other drainage areas;
  - unless the public open space forms part of a regional integrated open space network.

### Principle: 193

- Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.

### Principle: 194

- Development in open space should:
  - (a) be clustered where practical to ensure that the majority of the site remains open;
  - (b) where practical, be developed for multi-purpose use;
  - (c) be constructed to minimise the extent of hard paved areas.

### Principle: 195

- Open spaces and recreation areas should be located and designed to maximise safety and security by:
  - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance;
  - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced;
  - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use;
  - (d) clearly defining the perimeters of play areas;
  - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks;
  - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.

### Principle: 196

- Landscaping associated with open space and recreation areas should:
  - (a) not compromise the drainage function of any drainage channel;
  - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas;
  - (c) maximise opportunities for informal **surveillance** throughout the park;
  - (d) enhance the visual amenity of the area and complement existing buildings;
  - (e) be designed and selected to minimise maintenance costs;
  - (f) provide habitat for local fauna.

### Principle: 197

- Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.

### Principle: 198

- Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

### Residential

#### Objective: 80

- Encouragement of walking, cycling and public transport usage.

#### Objective: 81

- Public open space that provides diverse recreational opportunities.

#### Objective: 83

- Development that protects and enhances eco-systems and natural site features.

### Residential Land Division

#### Principle: 233

- Land division design should:
  - (a) link with the surrounding urban environment;
  - (c) provide access to public open space (through provision of land or linkages to existing open space);
  - (d) protect significant vegetation;
  - (e) minimise impact on landform and drainage systems;
  - (g) keep flood prone land free from development;
  - (j) encourage personal safety;

### **Residential Pedestrian and Cyclist Facilities**

#### **Principle: 240**

- Residential street and path networks should be designed to encourage walking and cycling with connections to adjoining streets, paths, open spaces, schools, public transport stops and activity centres.

#### **Principle: 241**

- Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.

#### **Principle: 242**

- Land division design with road reserves should be of sufficient width to enable provision of convenient and safe footpaths and cycleways.

#### **Principle: 243**

- Land division design should include safe and convenient footpaths, cycleways and shared paths with a longitude gradient to cater for pedestrians and cyclists, including the aged, the very young, people with prams and those with wheelchairs, and people with a disability.

### **Residential Street Layout and Design**

#### **Principle: 245**

- (c) accommodates street tree planting, landscaping and street furniture;

### **Residential Public Open Space**

#### **Principle: 249**

- Public open space should be of a size, dimension and location that:
  - (a) facilitates a range of active and passive recreational activities;
  - (b) allows movement of pedestrians and cyclists;
  - (c) incorporates existing significant vegetation, rocks, streams, wildlife habitat and other sites of natural or cultural value;
  - (d) links habitats, wildlife corridors, public open spaces and existing recreation facilities; and
  - (e) enables effective stormwater management.

### **Residential Stormwater Management**

#### **Principle: 251**

- Land division design should integrate major storm drainage system with:
  - (a) creeks and vegetation;
  - (b) sports grounds and other types of low flood sensitive land uses;
  - (c) detention and retention basins, where required;
  - (d) improvements to residential amenity; and
  - (e) the open space system and provides recreational opportunities.

### **Movement Systems**

#### **Principle: 336**

- Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

### **Transportation & Access**

#### **Objective 90**

- A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
  - (a) provide equitable access to a range of public, community and private transport services for all people;
  - (b) ensure a high level of safety;
  - (c) effectively support the economic development of the State;
  - (d) have minimal negative environmental and social impacts;
  - (e) maintain options for the introduction of suitable new transport technologies.

#### **Objective 91**

- Development that:
  - (a) provides safe and efficient movement for all motorised and non-motorised transport modes;
  - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles;
  - (c) provides off street parking;
  - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.

#### **Objective 93**

- Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.

## **Evanston Gardens/Evanston South/ Hillier Residential Policy Area**

### **Desired Character**

- The form and distribution of major open space will be influenced by the need for stormwater detention, treatment and re-use. It will also be influenced by the location of drainage corridors, and the need to integrate with existing corridors, including to the west and the Gawler River which is intended to be an open space system in its own right in the longer term. Public open space areas will need to accommodate both active and passive recreation opportunities, the retention of identified habitat areas of significance and provision for habitat restoration.
- A network of connected parks including cohesive pedestrian and bicycle movement corridors and visual links will be established between the new development and adjoining natural creek lines, public recreation areas, local shopping and community services and surrounding road networks.



# Development Plan

## Open Space Objectives (cont.)

- Portion of the southern boundary of the Policy Area is located adjacent to the productive rural land and light industry. It is essential that development form an appropriate interface with these uses to minimize amenity impacts. The interface will vary in width and comprise a combination of roads deeper than usual building setbacks, paths, public open space and where appropriate areas for stormwater management. Where housing is included in the interface area it is expected that houses will be sited and designed to minimize disturbance.

### Form and Character

#### Principle: 9

- Where allotments have direct frontage to a public park, housing should be oriented towards the park.

### Urban Design and Public Places

#### Principle: 33

- Development should respect the natural attributes of the area through the preservation and enhancement of significant views including of the Mount Lofty Ranges.

## Business Zone

### Objective 1

- A zone accommodating a range of specified business activities.

### Principle 36

- Landscaping should be provided to facilitate amenity, environmental sustainability and buffer the impact of business uses on adjacent areas. Where possible existing mature landscaping should be retained and incorporated into new developments.

## Open Space Zone

### Objective 1

- A zone:
  - (a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area
  - (b) comprising open space that accommodates a range of public and private activities in an open space and natural setting, including:
    - (i) passive and active recreation land uses;
    - (ii) habitat conservation and restoration.

### Objective 2

- Private land within the Metropolitan Open Space System (MOSS) contributing to regional open space networks and providing an open, natural and rural character accommodating low-scale uses such as non-intensive agriculture.

### Objective 3

- Public land within the MOSS that provides for recreation areas and facilities, sporting facilities and conservation of the open, natural character.

### Objective 4

- A linear park that:
  - (a) provides an open space corridor across Regional South Australia
  - (b) promotes the use, awareness and preservation of the Riverine environment and enhancement of natural or semi natural habitats for the movement of wildlife and conservation of biodiversity.

### Objective 5

- A river system which provides for the maintenance of stormwater capacity and
- flood mitigation measures for adjoining areas.

### Objective 6

- Development that contributes to the desired character of the zone.

**Desired Character - Refer to page 146 of the Gawler Development Plan**

## Recreational Zone

### Objective 1

- A zone accommodating sporting, entertainment, cultural and recreational activities, tourist accommodation and associated spectator and administrative facilities.

### Objective 2

- Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.

### Objective 3

- Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.

### Objective 4

- A zone accommodating district level capture, storage and re-use of stormwater.

### Objective 5

- Development that contributes to the desired character of the zone.

**Desired Character - Refer to page 171 of the Gawler Development Plan**

## Gawler East Policy Area

### Desired Character

- Gawler East is well-defined by the North and South Para River Valleys and important traffic routes east and west. The undulating topography of the Policy Area is a significant feature and determinant of the character of this contemporary Gawler suburb.

## Gawler South Policy Area

### Desired Character

- Plantings on the eastern escarpment should be developed as part of a linear recreation trail connecting Evanston Park with Dead Mans Pass.
- Gawler South residential area stretches from the flat land east of Adelaide Road into the eastern escarpment. The escarpment should be protected from further development and its appearance enhanced through appropriate revegetation.

## Gawler West Policy Area

### Desired Character

- General amenity improvements are a high priority to strengthen streetscapes in particular, and integrate these with the attractive riverine landscape along the northern perimeter of Gawler West.

## Residential (Gawler East) Zone

### Objective: 4

- Open space systems designed to provide multiple use reserve areas that promote water management, habitat retention and enhancement, and recreational linkages.

### Desired Character

- It is essential that development respects and enhances the natural attributes of the zone through the retention of significant views, creek lines, native vegetation and locations of ecological significance. Innovative and best practice solutions in respect to water reuse, grey water supply and stormwater management will be implemented.
- The form and distribution of major open space will be influenced by the need for stormwater detention, treatment and re-use given limitations on the potable water supply for the area. It will also be influenced by the location of drainage corridors, and the need to integrate with existing corridors, including the eastern escarpment at Evanston Park. Public open space areas will need to accommodate both active and passive recreation opportunities and the retention of identified habitat areas of significance.
- A network of linear parks including cohesive pedestrian and bicycle movement corridors and visual links will be established between the new development and adjoining natural creek lines, public recreation areas, local shopping and community services and surrounding road networks.

- Portion of the southern boundary of the zone is located adjacent to the Para Woodland Reserve. It is essential that development form an appropriate interface with the Para Woodland Reserve. The interface will act as a buffer between the residential area and the Reserve, balancing access, management of bushfire risk, management of potential invasion by pest plants, minimising the impact of domestic pets on native wildlife and as a provision of open space. The interface will vary in width as appropriate to meet the above criteria and will comprise of a combination of roads, paths, public open space and, where appropriate, areas of natural character for stormwater management. Where housing is included in the interface area it is expected that houses will address the Reserve. The interface area will be planted with locally indigenous species (mainly groundcovers and low shrubs) selected to minimise the bushfire risk by providing an area of reduced fuel hazard.

### Land Division

#### Principle: 8

- Land division should accommodate open space and movement networks that provide for strong connections and safe and convenient access to public facilities, public transport and potential future development of adjoining sites.

#### Principle: 11

- Public lighting should be provided to all public roads, laneways, paths and open spaces.

#### Principle: 14

- Detention and/or retention basins should incorporate good design techniques that:
  - (a) allow sediments to settle so as to treat stormwater prior to discharge into watercourses or the marine environment;
  - (b) ensure human health and safety, particular with respect to high velocity drainage points;
  - (c) ensures the control of mosquitoes and nuisance insects (eg midges); and
  - (d) where wetlands are used for the cleaning of stormwater it is advisable that the storage is able to retain the 25 year, 24 hour rainfall event.

# Development Plan

## Open Space Objectives (cont.)

### Residential Hills Zone

#### Objective: 3

- Open space systems designed to provide multiple use reserve areas that promote water management, habitat retention and enhancement, and informal recreational linkages.

#### Desired Character

- The Residential Hills Zone comprises both undulating and in parts topographically steep land. Key features of the land are existing interfaces with the South Para River, other natural drainage corridors and remnant native vegetation.
- It is essential that development respects and enhances the natural attributes of the zone through the retention of significant views, creek lines, native vegetation and locations of ecological significance. Innovative and best practice solutions in water reuse, grey water supply and stormwater management will be implemented.
- Development will be designed to minimise alteration to the natural landform. The natural features of the land will be used to minimise the visual dominance of dwellings, outbuildings and retaining walls, particularly when viewed from the street.
- Mature trees and extensive landscaping will contribute to the zone's desired character. All development will need to be designed and managed to ensure adequate fire protection measures can be established and maintained.
- The form and distribution of major open space will be influenced by the need for stormwater detention, treatment and re-use given limitations on the potable water supply for the area. It will also be influenced by the location of drainage corridors, and the need to integrate with existing corridors, including the eastern escarpment at Evanston Park. Public open space areas will need to accommodate both active and passive recreation opportunities and the retention of identified habitat areas of significance.
- A network of linear parks including cohesive pedestrian and bicycle movement corridors and visual links will be established between the new development and adjoining natural creek lines, public recreation areas, local shopping and community services and surrounding road networks.

### Form and Character

#### Principle: 4

- Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.

#### Principle 6

- Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

### Town Centre Historic (Conservation) Zone

#### Objective 5

- Protection and reinforcement of the historic value, character and significance.

#### Principle 9

- Landscaping should:
  - (a) complement and not mask or overwhelm the building development;
  - (b) define pedestrian boulevards, car park entries and public avenues; and
  - (c) comprise ornamental exotic species characteristically employed in the 19th Century and early 20th Century plantings.

### Special Uses Zone

#### Caravan & Tourist Park precinct

#### Historic Character and Significance

- The original street pattern, rivers and local hills are still clearly identifiable, with features of note including the public squares around the churches and the terraces and parklands bordering the rivers.







# History

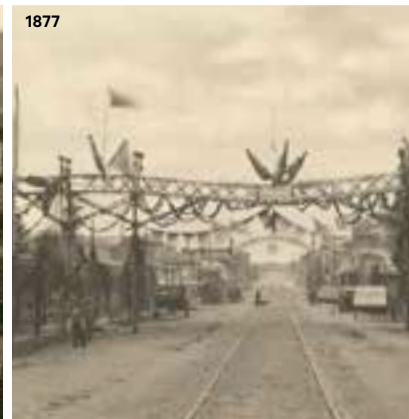
**The Town of Gawler became South Australia's first country town. Gawler and Adelaide are the only two South Australian settlements that were surveyed by Colonel William Light.**

Gawler's rich history is evident through its built and natural form including its striking architecture, heritage collections, natural riverine environments, large areas of open space and traditional 'mainstreet'. Today the local community benefits from its surrounds and this rich history is reflected in many community events and festivals.



Photos courtesy of the State Library of South Australia







# Town Structure

LIGHT REGIONAL  
COUNCIL

The urban structure of the Town of Gawler was first laid out by Colonel William Light, characterised by the meandering waterways of the North Para, South Para and Gawler Rivers. Population growth of the town is evident through the mosaic of neighbourhoods spreading outwards, first from Church Hill, and then progressively across the hill sides and undulating plains, merging

neighbouring hamlets into the town. The growth of bypasses, highways and arterial roads has further dissected Gawler's urban form. The planning of locations and design of open space must recognise these separations to effectively contribute to the needs of the community and facilitate orderly development.

LIGHT REGIONAL  
COUNCIL

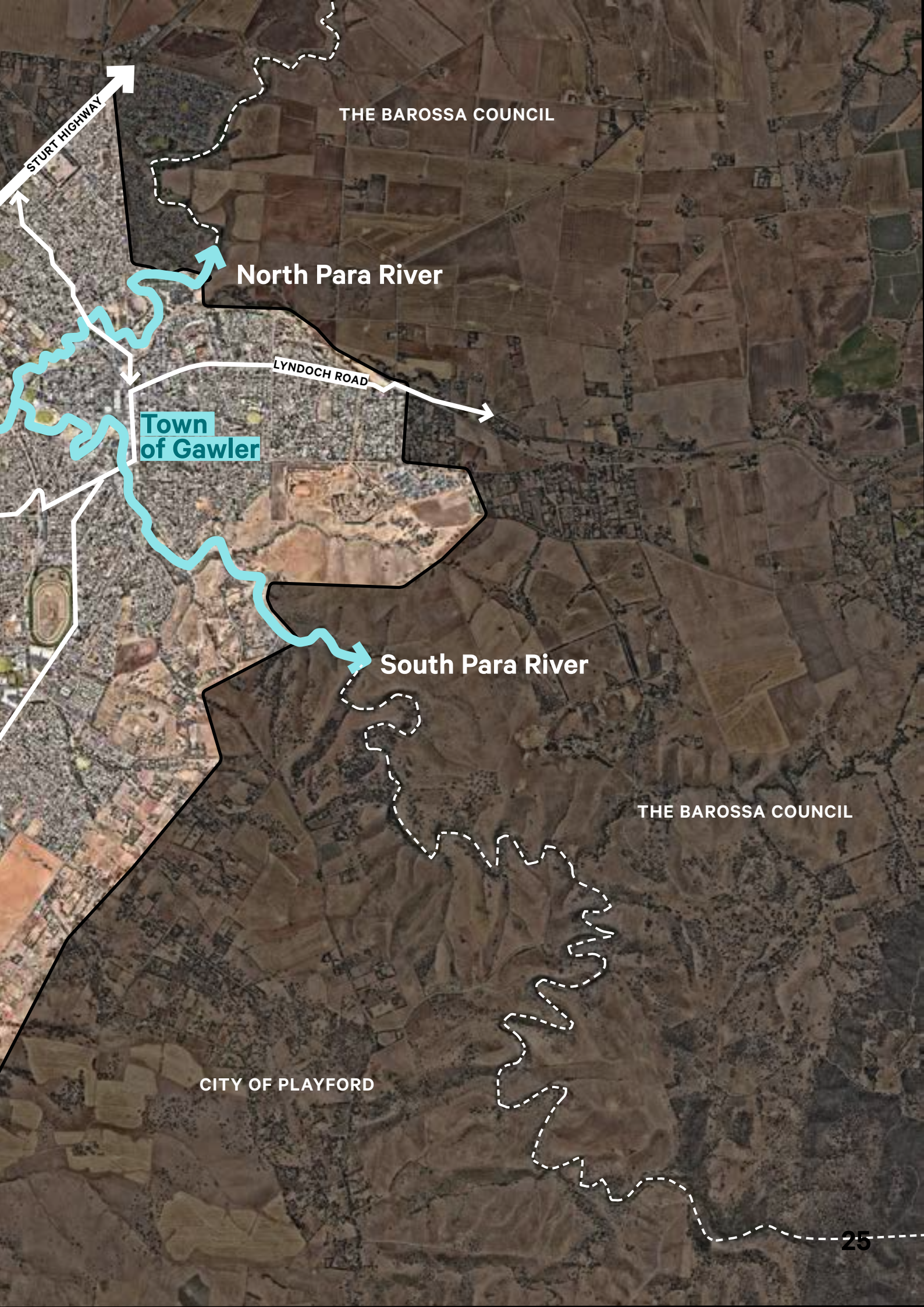
CITY OF PLAYFORD

Gawler River

NORTHERN EXPRESSWAY

MAIN NORTH ROAD





THE BAROSSA COUNCIL

North Para River

LYNDOKH ROAD

Town  
of Gawler

South Para River

THE BAROSSA COUNCIL

CITY OF PLAYFORD

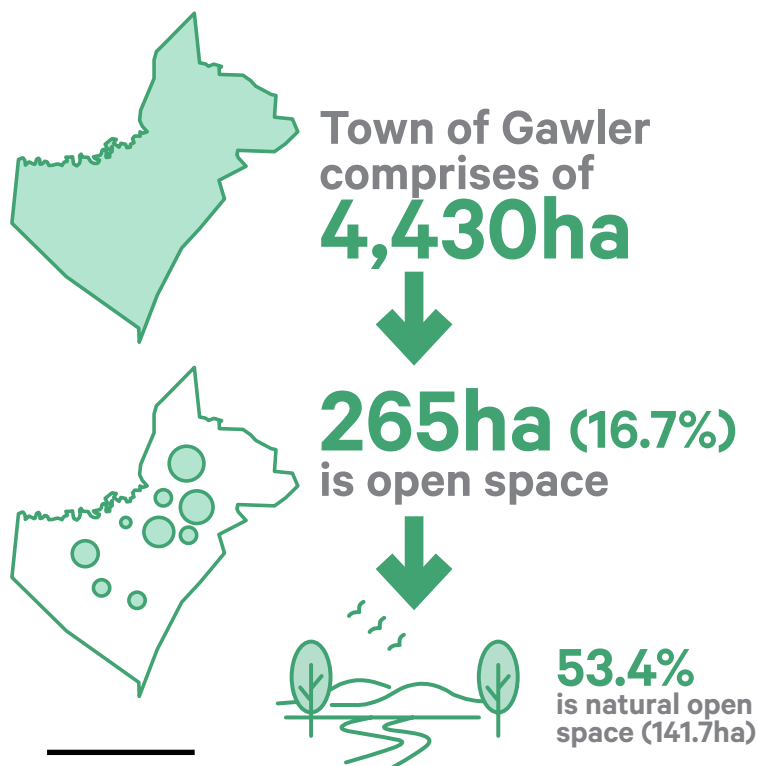


# Town of Gawler Now

The Town of Gawler is transitioning to be a hub for the region north of Adelaide. With increasing numbers of users entering and exiting the Council district daily.

The Town of Gawler's current open space is made up of a large proportion of natural open space (53.4%), including bushland, watercourses and adjacent areas and nature based parks.

The other 46.6% consists of a mixture of uses from reserves, play spaces and sports ovals / facilities.



**56.99%** of the local workforce live elsewhere









# Town of Gawler Future

Current analysis has identified that the Town of Gawler requires a key open space strategy to future proof the council area. With a growing suburban edge including large scale developments, with anticipated new development will come further demand for open space. A series of strategies and opportunities has been identified to provide open space to align with growing demand:

- Balance the provision of quality over quantity.
- Utilisation and unlocking of existing open space along its natural corridors.
- Regional perspective that acknowledges open space and developments outside of the Council boundary.
- A series of guidelines and check lists for the provision of open space.

## Current Developments

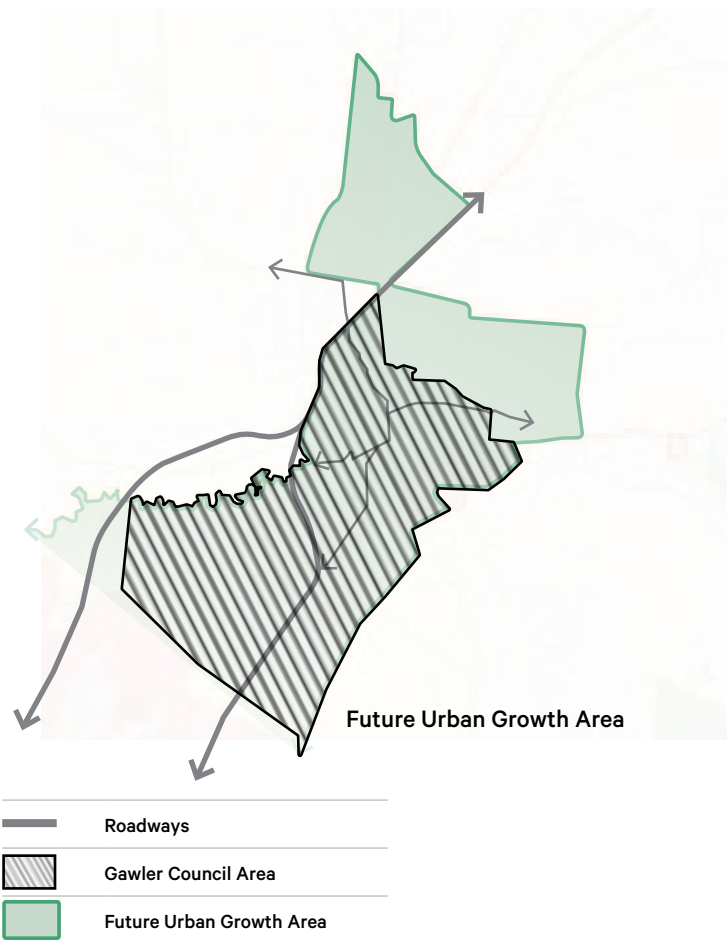
- Gawler East (approx. 2,000 persons)
- Evanston Gardens Development & Infill (approx. 7,000 persons)
- Evanston South Development & Infill (approx. 4,000 persons)

## Known Future Developments

- Gawler East (approx. 6,000 persons)
- Evanston Gardens & Evanston South Greenfields

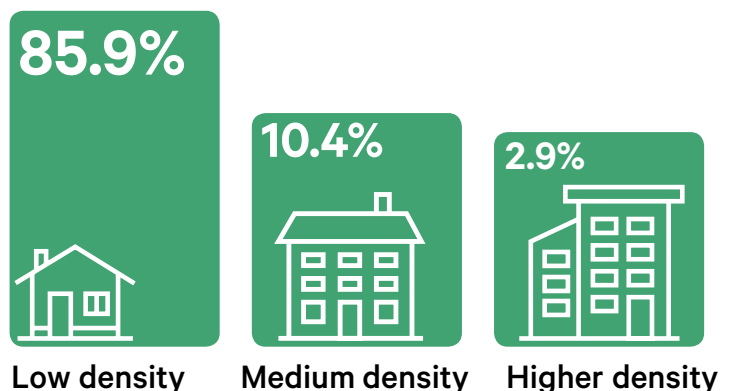
## External Developments

- Roseworthy (Light Regional Council)
- Concordia Development (approx. 18,000)



Future population  
**30,098** by 2031

## Housing densities



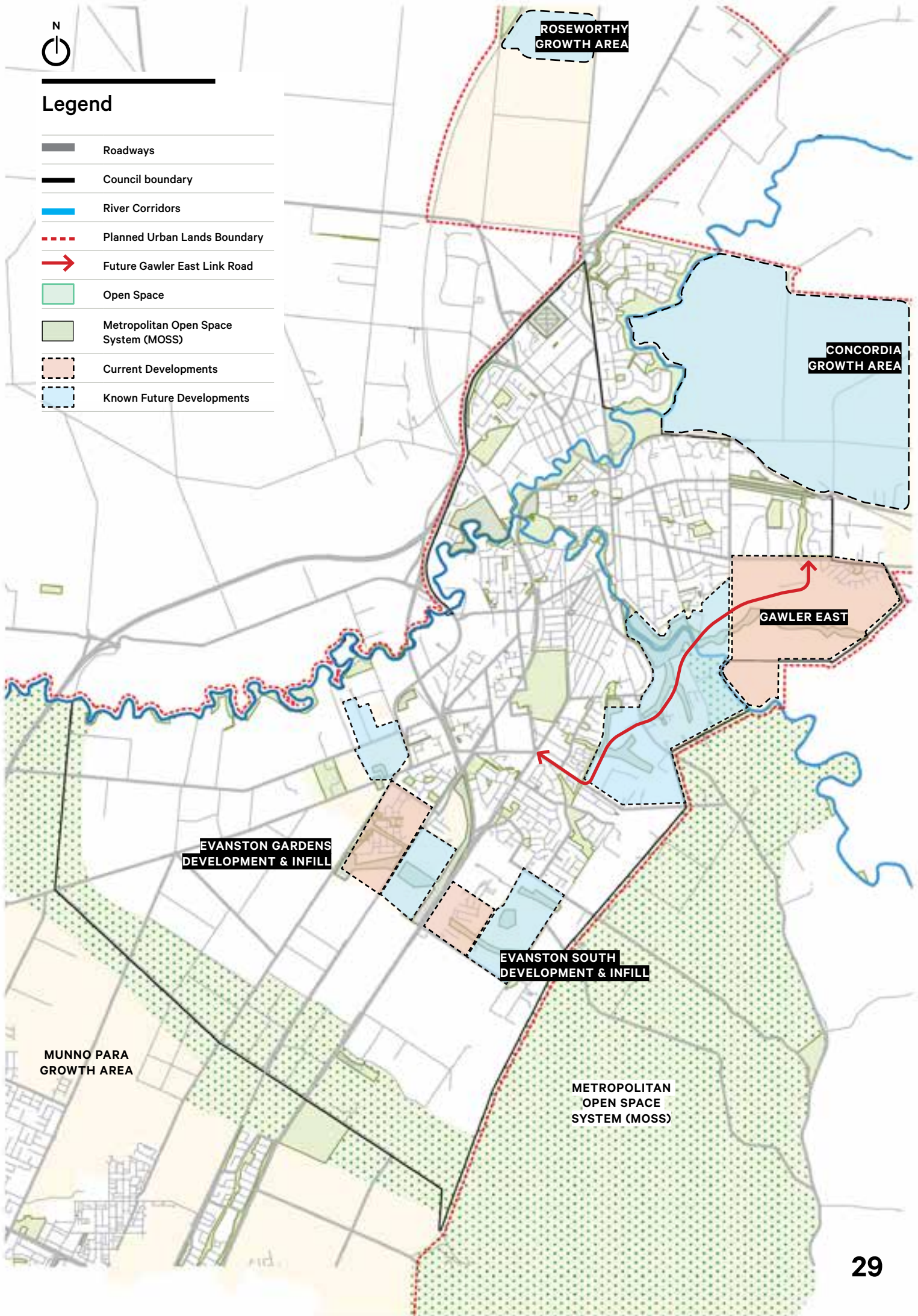
2016 Census Data





## Legend

	Roadways
	Council boundary
	River Corridors
	Planned Urban Lands Boundary
	Future Gawler East Link Road
	Open Space
	Metropolitan Open Space System (MOSS)
	Current Developments
	Known Future Developments



# Open Space Provision

The 30 Year Plan of Greater Adelaide recognises the importance of open space particularly regarding:

- Increasing densities, likely locations for additional people and where low provision will be exacerbated.
- Enhancing and activating what we have.
- Ensuring a diverse range of quality public open spaces and places.
- Importance of partnerships and funding models.

## Population Size

- A population of 23,034 in 2017 which is predicted to increase to 30,098 by 2031.

## Considerations for Open Space

- The Gawler Open Space Sport and Recreation plan has presented following findings for consideration as part of planning for future Open Space.
- It will be important to plan for the increasing population and ensure accessible open space around future growth areas.

## Age

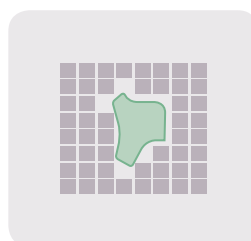
- Large proportion of older people, with a particularly large proportion aged 80 years or older.
- Increasing proportions of young people.
- Large and increasing proportions of middle aged and early ageing adults.
- Small proportions of children, although children could visit or stay with grandparents and families with children are projected to increase.

## Considerations for Open Space

- There is likely to be demand for all types of open space and public realm to cater for the needs of different age groups, including:
- Sporting open space (ovals, fields, courts) to support activity by children, youth and young adults.
- Sports facilities that provide lower impact activity opportunities and social interaction opportunities for the older community.
- Walking and cycle paths linked to linear open space for all ages.
- Places for informal recreation activity and gatherings particularly for young and middle aged groups.
- Play spaces for children, youths and adults.
- The smaller proportion of children may impact on demand for junior sports, but will probably be of short term nature due to the district nature of sport, sporting groups are likely to draw from beyond the Town of Gawler.

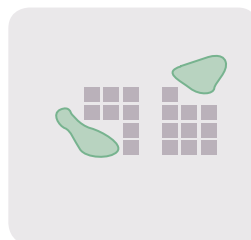
## Density + Demand

Town of Gawler consists of a mixed level of densities, with predominately low density and with some new medium density in new developments. New and existing open spaces will respond accordingly to the level of built development and demand within its catchment.



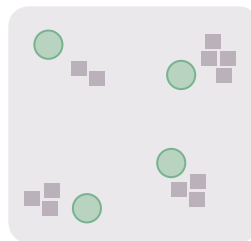
### Higher Density

In locations of a higher density and usage, emphasis will be put towards spaces of high quality rather than quantity, whilst also readily accessible and of a high amenity.



### Medium Density

Medium density areas provide a balance of readily accessible open spaces at a multitude of levels, offering a diversity of open space types.



### Low Density

These areas cater for lower level densities. A high quality of open space is provided, but of a smaller scale reflective to the number of users within the catchments.

Certain factors may preclude the provision of open space, in which case contributions to an Open Space Fund can be negotiated with Council through the early planning phase of development.

The siting of new open space will compliment existing open space locations and hierarchy. The map adjacent can be used to inform planning for future locations



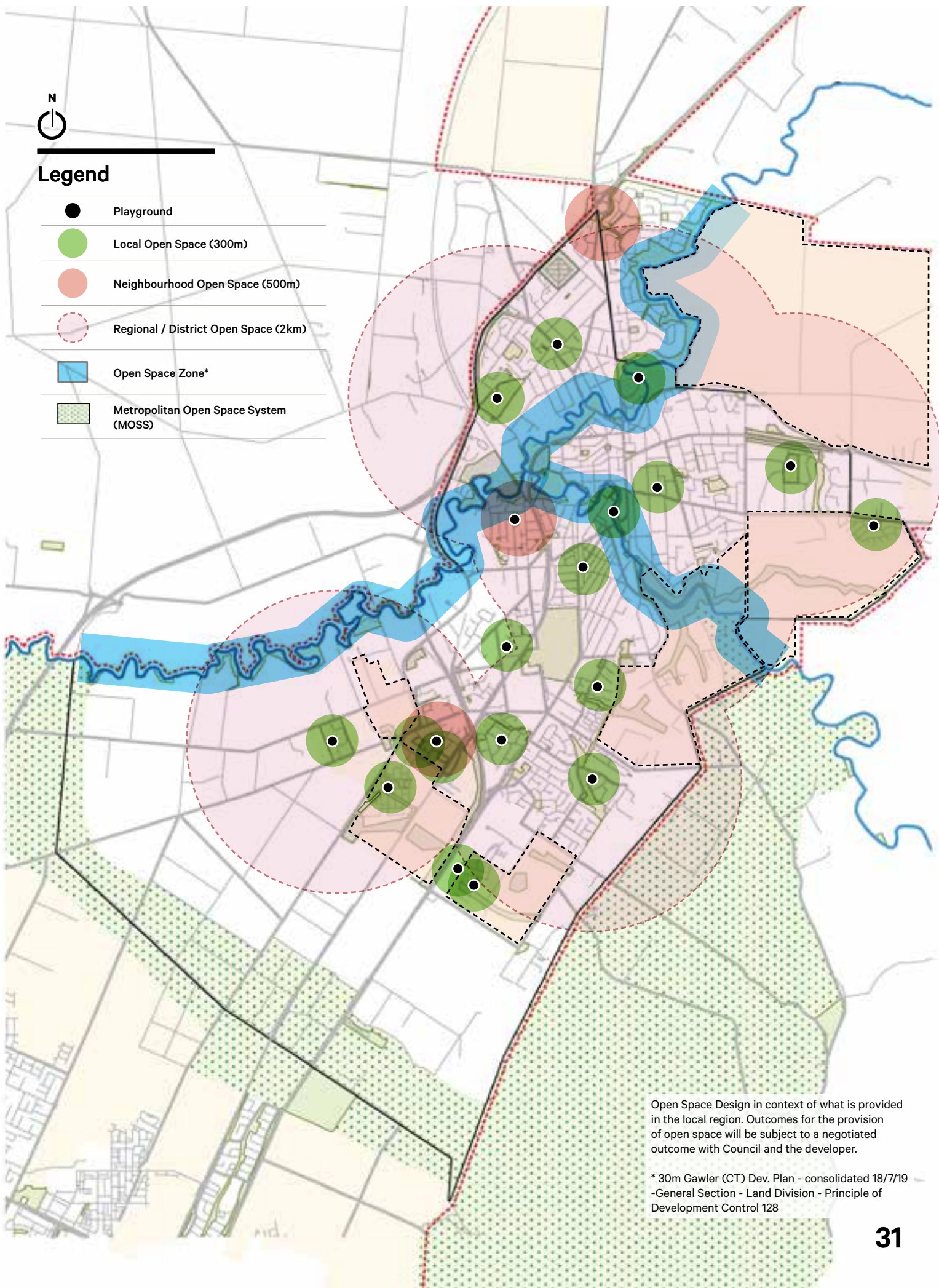
Further details are provided in the Gawler Open Space Sport and Recreation plan for strategic guidance in open space planning and provision.





## Legend

- Playground
- Local Open Space (300m)
- Neighbourhood Open Space (500m)
- Regional / District Open Space (2km)
- Open Space Zone\*
- Metropolitan Open Space System (MOSS)



Open Space Design in context of what is provided in the local region. Outcomes for the provision of open space will be subject to a negotiated outcome with Council and the developer.

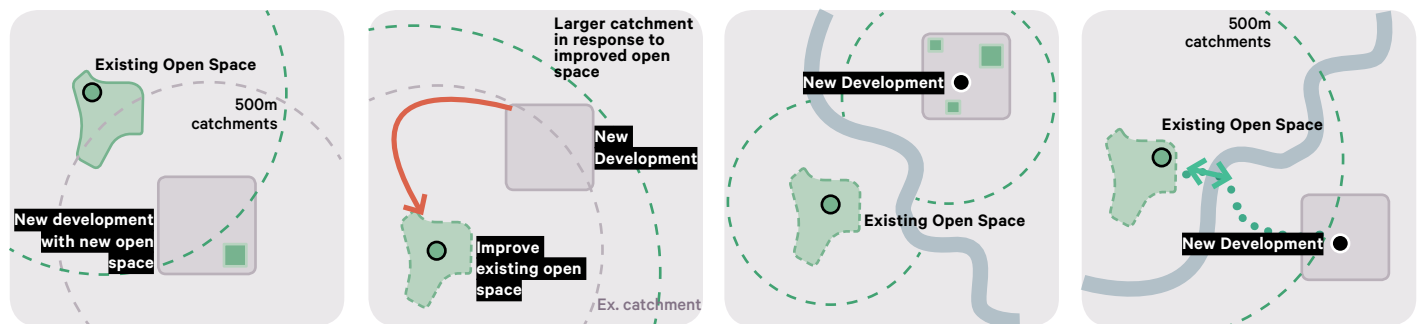
\* 30m Gawler (CT) Dev. Plan - consolidated 18/7/19  
-General Section - Land Division - Principle of Development Control 128



# Provision Scenarios

The Town of Gawler currently has large areas of usable public open space. New developments within close proximity to existing open space should have a strategic approach to the provision of new open space.

New and improved open space allocations associated with new developments should be consulted and agreed with Council early in the design process.



## Catchment

Location of new developments are to consider their catchment areas in regards to existing open space.

## Existing Open Space Contribution

Where appropriate, contributions can be paid to Council Open Space fund to improve existing open space to improve quality of existing facilities and connections, rather than providing additional open space. To be negotiated with Council.

## Barriers

Existing barriers such as river and rail corridors will be acknowledged. If a connection to existing open space is not possible, open space will be provided within new development. Existing physical barriers are to be considered, such as major roads and the SA Water Pipeline.

## Connections

Provide accessible connections to existing open space within close proximity to new developments. Cater for pedestrians and cyclists.

Connections to existing open space, should be of a high quality, ensuring they are pleasant and inviting to use.

For further information on connections refer to Council's Walking and Cycling Plan 2018-2028 Weblink <https://www.gawler.sa.gov.au/your-council/publications/gawler-walking-and-cycling-plan-2018-2028>.

# Land Suitability + Capability

**Development should be appropriate to land capability and suitability - taking into consideration the protection and conservation of water resources and biodiversity.**

## Land Capability

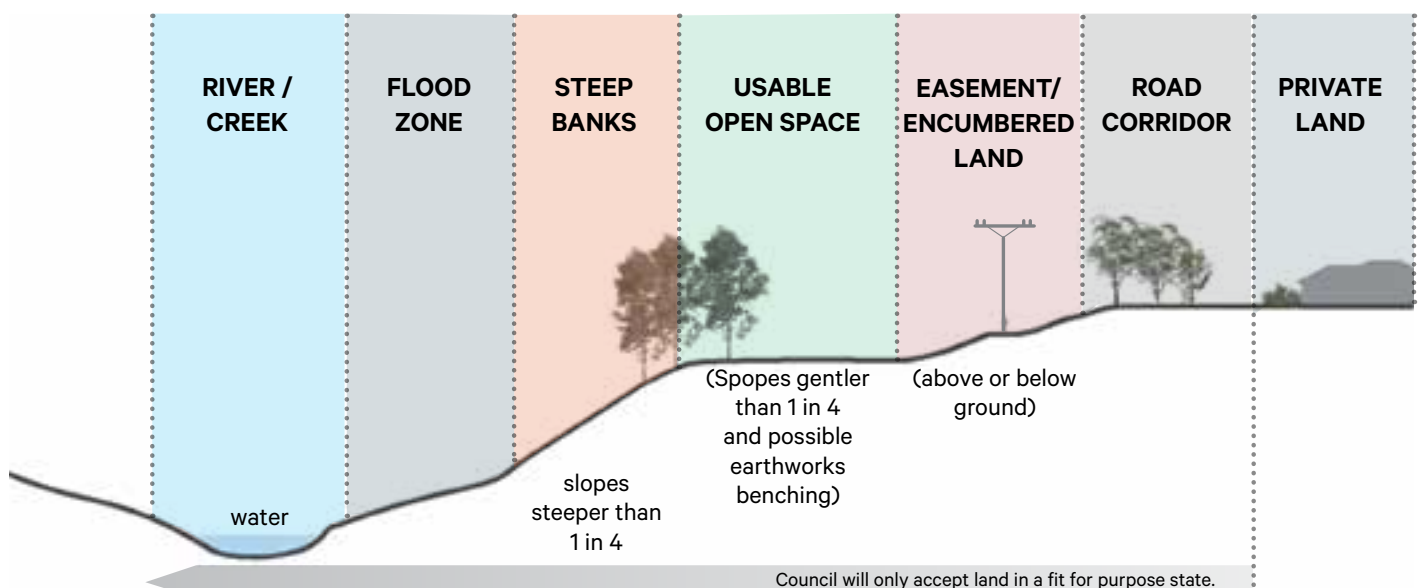
- Involves the evaluation on the capacity of land to perform at a given level without taking into consideration the kind of use. This includes a classification system that assesses the following types of elements:
  - Soil
  - Water
  - Biodiversity
  - Environmental Factors

## Land Suitability

- Refers to the ability of a portion of land to tolerate certain uses. Its evaluation provides information on the constraints and opportunities for the use of land and guides decisions towards optimal use of resources. Refer to the development plan for key criteria (pg 54-57). This includes:
  - Well integrated built structures
  - Developments are well structured maximising areas for open space
  - Ensure safe and secure open spaces
  - Landscaping associated with open space is of good amenity + quality
  - Functional and accessible - no more than 20% should have slopes greater than 1 in 4 or comprise of creeks + drainage areas not associated with an open space network.
  - Open Spaces to be developed for multi-purpose use

## Council Obligations

- Council will accept land following an approved design process that establishes that development of the land will be consistent with Council's management strategies and recommendations outlined herein Open Space Guidelines, Development Plan, Biodiversity Management Plan, Stormwater Management Plans and Environmental Management Plan.



A large crowd of people is gathered at an outdoor event, possibly a festival or fair. In the background, there is a blue and green tent. To the left, there are colorful balloons. The crowd is diverse in age and appearance, with many people wearing casual summer clothing. Some individuals are wearing bright yellow vests with the word 'WESLO' on them. The overall atmosphere is lively and festive.

# Vision





# Vision for Open Space

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The Town of Gawler is working with our community to realise a collective vision for:  
a liveable, cohesive, active, innovative and  
sustainable community

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Town of Gawler Community Plan



# Community Plan Goals

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The following five core goals form the basis to Town of Gawler's Community Plan. The Open Space Guideline supports these core goals through the following:

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## Five core goals

# 01

### Our Identity

THE OPEN SPACE GUIDELINE SUPPORTS:

- Development of an environment that promotes a vibrant public realm.
- Allowing for sustainable future growth.
- Strategic open space provision.
- Strong connections.

# 02

### Our Growth

THE OPEN SPACE GUIDELINE SUPPORTS:

- Strategic open space provision.
- Funding for asset management and renewal.
- Whole-of-life cost in the initial selection and procurement of works.
- Sustainable landscape design and service level management.

# 03

### Our Community

THE OPEN SPACE GUIDELINE SUPPORTS:

- Activated hubs and communities .
- A community that embraces diversity.
- Healthy and learning communities.
- An engaged community that contributes towards the life of the community.
- Open space development that is commensurate to historical and culturally sensitive sites.

# 04

### Our Environment

THE OPEN SPACE GUIDELINE SUPPORTS:

- Enhanced natural environment.
- A well-designed and integrated built environment.
- An attractive and functional open space network.
- The use of streets, parks, greenways and corridors to help manage stormwater.

# 05

### Our Leadership

THE OPEN SPACE GUIDELINE SUPPORTS:

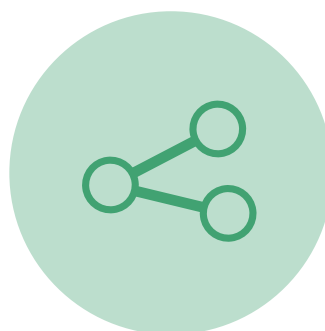
- Systems built on strong partnerships and working relationships.
- Promote innovative and financially sustainable open space initiatives.
- Promote sustainable open spaces and renewable, durable materials allowing for climate change.
- Responsive management.
- Strategic open space provision.



# Guiding Open Space Principles

The following open space principles form the basis for decision making and provide the approach to open space within the Town of Gawler. These principles are derived from an understanding of the Town of Gawler's physical structure and its function.

Gawler comprises of a planned structure and hierarchy of open space and movement networks. This guideline defines further the landscape character and hierarchy offering a vision for a well-designed and managed series of open spaces sustainable over the long term development of Gawler.



## 01 Connectivity & Integration

Open Spaces within the public realm are always considered as part of a greater network of spaces, services, facilities and the economy. Open Spaces that are integrated and connected extend their use and function. Overall, the intention is to achieve urban environments that are better connected, accommodate mixed modes of transport, are more pedestrian and cycle orientated and more inclusive for people of all abilities.



## 02 Environmental Sustainability

Open Spaces that consider our environment through waste minimisation, low-carbon energy use, amelioration of climatic extremes, locally sourced materials, green infrastructure, and the creation of habitat for flora and fauna are valued by our communities.

Consideration to the selection of materials and furniture that is sustainable to the environment and durable with minimal waste.



## 03

### Comfort, Aesthetics & Amenity

Open Spaces that are comfortable, clean, and attractive to be in are often those most well used. Sunlight and shade are considered as is protection from noise pollution and glare from artificial lighting. The needs of all people using the open spaces are considered.



## 04

### Identity and Sense of Place

Consistency helps develop character and identity. Elements within open spaces should be chosen to ensure consistency of aesthetics, supply and function over a period of time. A consistent and attractive suite of urban elements reinforces the appearance and use of open spaces and has an important role in the overall identity with in the Town of Gawler.



## 05

### Health, Wellbeing & Safety

Well used urban environments are attractive and safe to use and be in. These environments encourage physical activity and social interaction contributing positively to the health and well being of our communities.



## 06

### New + Existing Communities

Open spaces that caters for new developments and communities that are integrated and accessible to existing communities and open spaces.



# Defining open space & its importance

As our urban areas increase in density and population, access to quality open space becomes more critical.

Defining the types of open space required for the Town of Gawler is vital in determining future demand and an effective solution in providing adequate supply.

## Why is it important?

The Town of Gawler and surrounding population is continuing to grow. As we shift towards denser urban environments, the suburbs will continue to lose private green space and become more reliant on public open space, including parks, streetscapes, land and water corridors. Australian research identifies multiple benefits of open space and identifies key considerations for best practice planning to maintain urban liveability and the health and wellbeing of residents.

Open space satisfies requirements for mental and physical health, economic vitality, biodiversity and ecosystem services. Open space is also important for offering communities accessible and high quality public green spaces.

The Guide provides an outline of procedures to follow and makes reference to design principles and standards that are relevant and applicable to the subdivision and development of land within the Council area.





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### Active open space

The term active open space is used to describe a place that is predominantly designed for formal outdoor sports for the community including team sports, training, competitions and other organised physical activities.

For the purpose of Town of Gawler all active open space types include:

- Irrigated Lawn
- Play + recreation
- Courts, pitches and ovals



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### Passive open space

The term passive open space is used to describe a place that is predominantly designed for use in an informal or unstructured way for passive recreation including picnics and BBQs, walking, hiking, dog-walking, bird-watching and play.

For the purpose of Town of Gawler all passive open spaces include all other forms of open space such as:

- Gardens
- Linear corridors
- Bushland
- Nature reserves



# High Quality Design

Open Space for the Town of Gawler is to be reflective of Council and the community's aspirations.

Design and maintenance management will take into account best industry practice principles to achieve high quality spaces that are sustainably robust and durable into the future; reducing long term maintenance costs. Whole of life costs and ongoing maintenance costs must be considered to future proof the life span of open space assets whilst retaining a high level of quality and amenity.

Key principles include:

- Selection of high quality and robust materials, lowering whole-of-life costs and reducing on-going maintenance.
- Furniture is selected strategically for key areas and use.
- Open space areas designed and located to maximise access opportunities, especially for pedestrians and cyclists.
- Open space provided relative to the catchment of residents and dwellings.
- Integration of Water Sensitive Urban Design initiatives into open space.
- Ongoing maintenance costs are accounted for in design.

## PART B

The Design Manual establishes a suite of minimum requirements and standards for public realm furniture and elements



## Design Objectives

OBJECTIVE	CONSIDERATIONS
<b>Water Sensitive Urban Design and Integrated Water Management</b>	Promotion of passive water sensitive urban design in all projects should be considered. WSUD should be incorporated into all new developments where practical.
<b>Crime Prevention Through Environmental Design</b>	Placement and selection of suitable species to allow for clear sightlines and passive surveillance through Open Space areas. Active edges are encouraged.
<b>Safety – Lighting, Paths</b>	Consideration of community needs to be assessed for footpaths, bikeways and shared pathways.
<b>Use of Technology within Open Space (e.g. Wi-Fi, QR Codes)</b>	Where appropriate in urban areas and significant public spaces.
<b>Signage and Wayfinding</b>	Clear and legible signage. Incorporation of public and wayfinding in high profile locations.
<b>Access and Inclusion – DDA Standards</b>	All open spaces are to be inclusive for people of all abilities. Open spaces are to consider activities that cater for all levels from children to adults.
<b>Heritage (Kaurua and European) and Themed Spaces with their surroundings</b>	Where culturally appropriate and in discussion with Council and key local stakeholders.
<b>Incorporation of Climate Change Adaption and Mitigation Strategies</b>	Consideration should be taken for the following: <ul style="list-style-type: none"> <li>— irrigated open space area ratio's to urban hard stand areas</li> <li>— WSUD</li> <li>— tree and other vegetation planting</li> <li>— urban heat island</li> <li>— plot to plot ratios</li> <li>— provision of open space</li> <li>— sustainable use of natural resources</li> <li>— reduction in the use of motorised transport</li> <li>— carbon sequestration</li> <li>— open space as place of respite from climatic conditions</li> </ul>
<b>Urban Agriculture + Community Gardens</b>	Promotion of community gardens where people can meet, work together, build stronger community relationships and learn about sustainable living.
<b>Environmental Sustainability Principles</b>	<ul style="list-style-type: none"> <li>— Sustainable materials + elements reducing long-term financial costs on maintenance.</li> <li>— Improve native biodiversity of flora and fauna in open spaces.</li> <li>— Habitat enhancement in open spaces.</li> <li>— Improve conditions of suburban corridors.</li> <li>— incorporation of sustainable or ecologically preferable materials</li> </ul>
<b>Public Art and bespoke 'artistic' furniture</b>	The integration of artistic or bespoke elements requires consideration of strategic location and maintenance requirements, prior to approval by Council. Community needs/ benefit must be demonstrated to warrant inclusion.







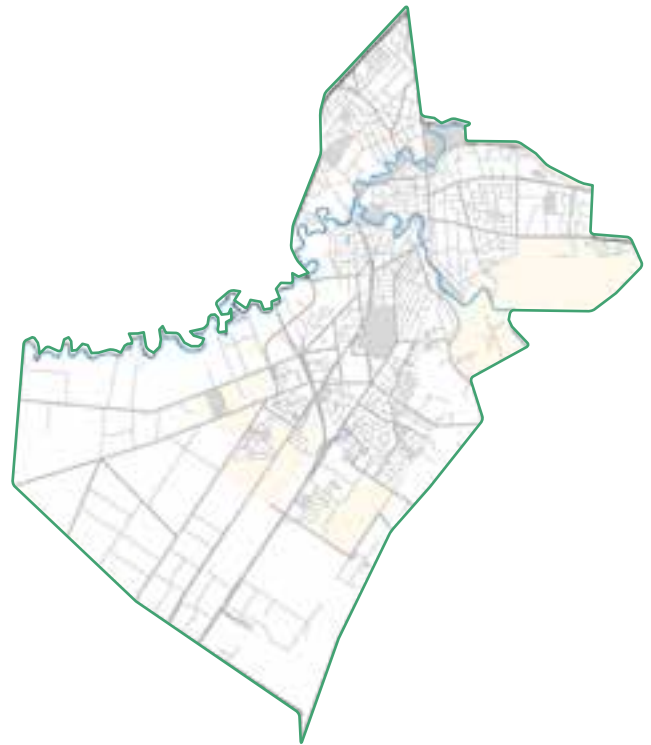
Part three

# Open Space Hierarchy

# Open Space Hierarchy

**Fundamental to the Town's urban structure is the location of its parks and corridors relative to its road layout, providing its public realm framework.**

The following outlines the open space hierarchy that occurs in the Town of Gawler. Whilst the public realm does not contribute to the provision of Open Space, streets + roadways need to be acknowledged as key spaces to offering additional greening and public space.



## OPEN SPACE

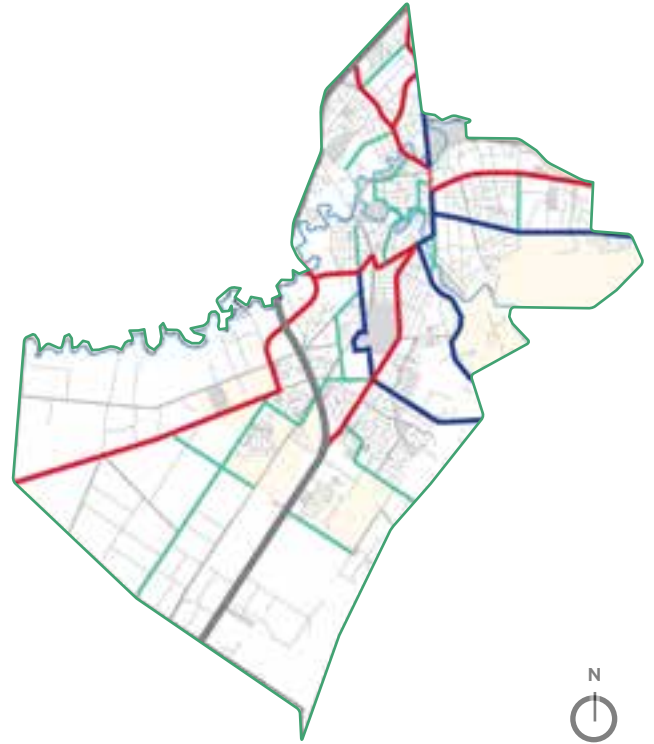
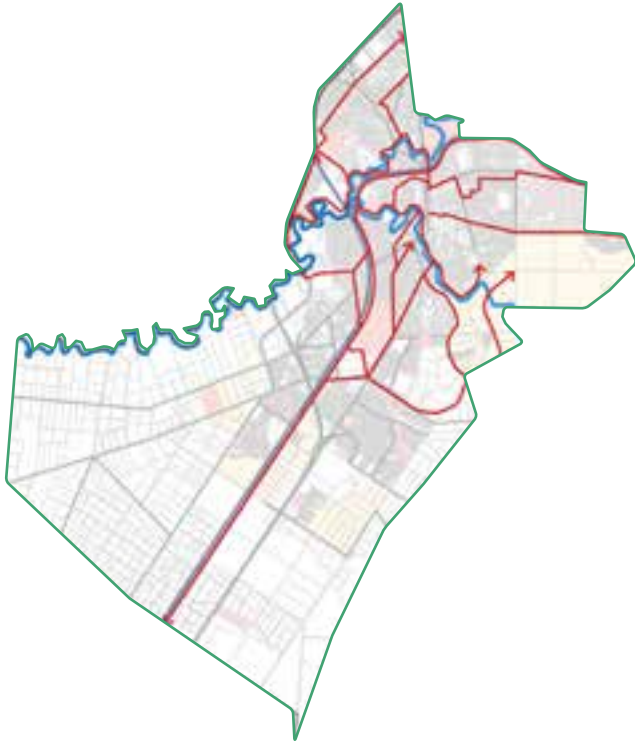
### 1. Parks + Reserves

Regional / State  
District  
Neighbourhood  
Local



Dead Man's Pass





**PUBLIC REALM** (not apart of open space)

## 2. Corridors

Gawler River + North / South Para River  
Gullies + Steep Banks  
Rail + Cycle



South Para River

## 3. Streetscapes

Highways + Freeways  
Arterial Urban Roads  
Collector 1 + 2 Roads  
Local Roads  
Laneways and Cul-de-sacs  
Rural Roads



Gawler Main Street

# Open Space

## 1. Parks & Reserves

Parks, reserves, ovals, natural areas and other recreational spaces are distributed throughout Gawler.

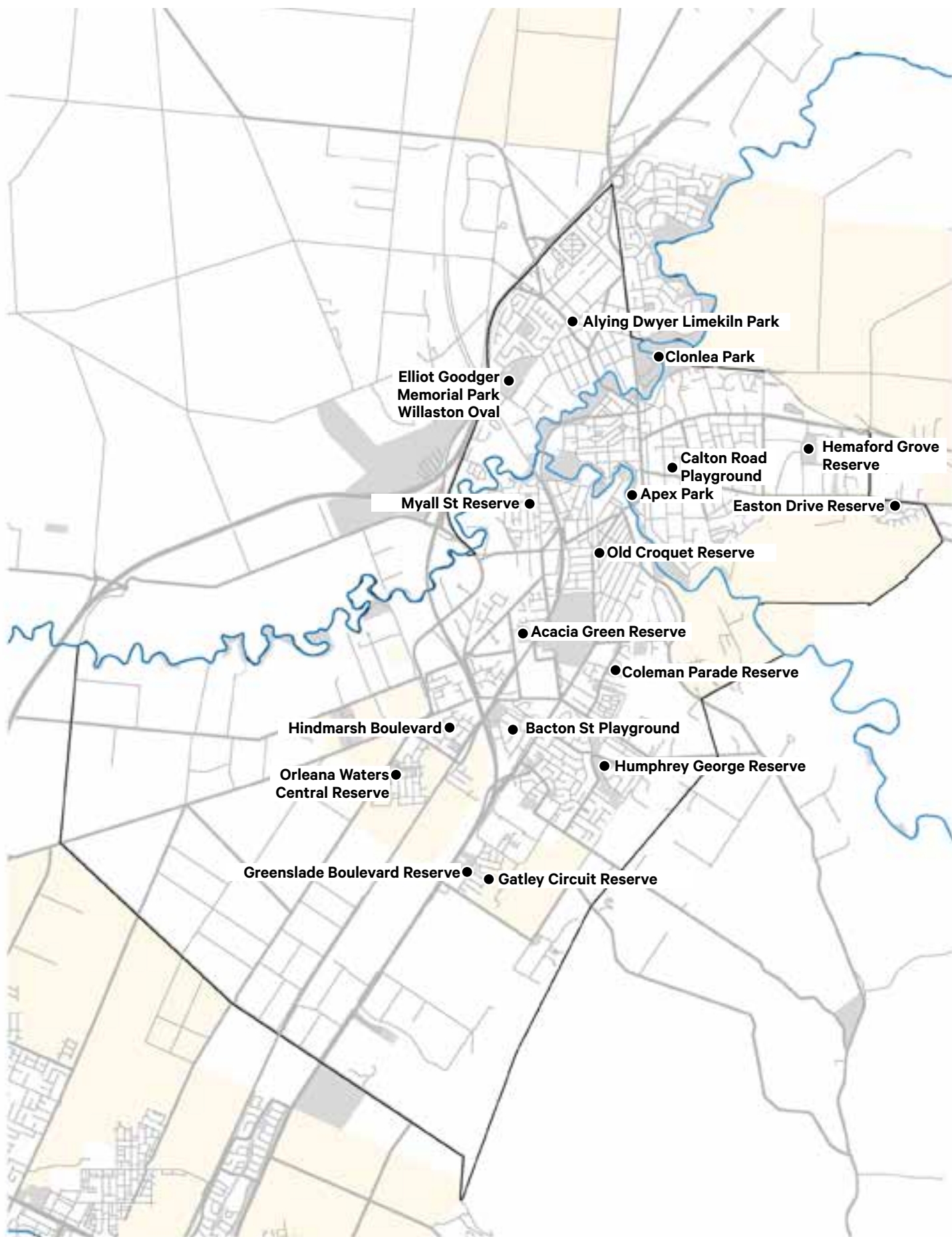


Dead Man's Pass

The intention is to:

- Enable flexibility in relation to the design of open spaces in context of the strategic location and inter-relationship with adjoining land.
- Provide a hierarchy of parks, reserves, ovals and other recreational spaces throughout Gawler.
- Provide a variety of types of open spaces and uses integrated within the formal structure of Gawler, comprising of movement corridors, built form and open space.
- Achieve spaces that 'improve with time' as plants grow and the landscape matures.
- Fulfil multiple objectives that include active recreation, social interaction and environmental biodiversity.
- Have open spaces that can benefit from well designed integrated wetlands, WSUD or stormwater detention basins; which also act to buffer these unusable areas from residential allotments.
- Establish a financially sustainable landscape outcome, providing a suitable level of maintenance to each type of open space.





For a full list of existing parks and reserves refer to the 'Open Space Asset Register'. To be supplied on request through Council.

# Regional Reserve

Regional open spaces have the capacity to attract and benefit people from across and beyond the Town of Gawler. This can be due to various factors, including larger size, higher quality, uniqueness, visitor appeal, natural value, higher profile location or the type of or level of activity.

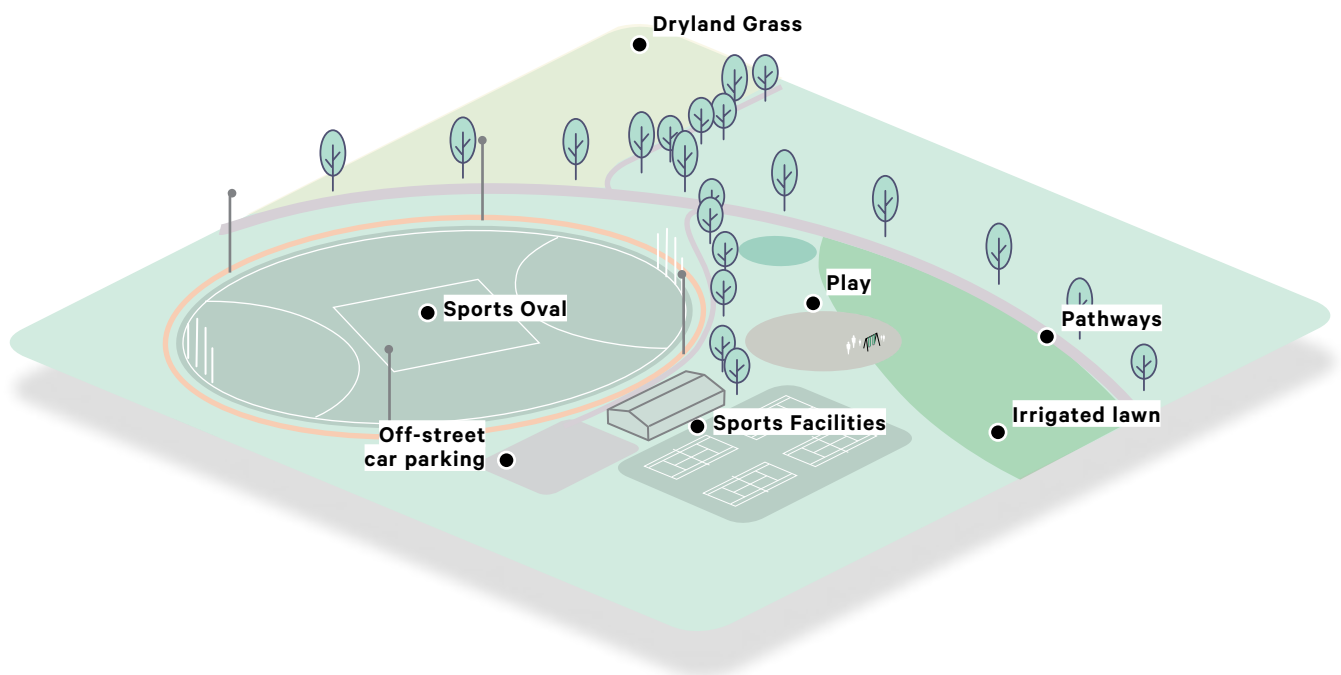
## Desired future character

- High quality and distinctive settings, landscapes and features that create a strong sense of place.
- Diverse, unique, challenging and high quality activity, play and event opportunities that cater for a range of age groups and encourage a strong sense of community.
- Well designed, high quality buildings and infrastructure that supports regional use.
- Multi-functional and shared-use facilities that meet user requirements (particularly for sports grounds and community facilities).
- Sporting facilities with the capacity to support higher level competitions and events, including large numbers of users/ spectators.

## Example Reserves

- Karbeethan Reserve, Evanston Gardens
- Elliot Goodger Memorial park/ Willaston Oval, Willaston
- Gawler Oval, Gawler
- Clonlea Park, Willaston

## Key Elements





# Regional Reserve

## Development Considerations

- Should be a minimum of 4 hectares in size.
- Recreation destination that will potentially draw people from outside the Council area.
- Should provide a focal point in the region due to the size, unique character or diverse features of the park or reserve.
- Facilities are to express quality, unique and flexibility for diverse range of use.
- Multi-function spaces that accommodate a range of recreation activities.
- Capacity to host large user groups.
- Capacity to support extended visits (several hours).
- Can be designed to host major events and gatherings.
- Can have the capacity to be activated in the evening.
- Will include mature trees and quality landscaping for shade and amenity.
- Will include natural habitat (large trees, local native vegetation) and refuge for wildlife.
- Located with connections to public transport and/or main roads.
- Contributes to urban stormwater management systems, Water Sensitive Urban Design (WSUD) and conservation principles.
- Regional Wetlands will include wetland landscape and provide refuge for wildlife and will be developed with associated recreation features (paths, seating, lookout points etc).
- Board-walks for amenity purposes are to be avoided.
- Unique elements such as arbours, artworks and entry statements are to be submitted to Council for assessment, refer to Approvals and Handover Checklist.

## Maintenance Guidelines

- Maintenance level S,A,B + D, refer to guideline on page 66.
- Ovals and fields mown on a regular basis and to a high standard (regularity to depend on growth conditions and user requirements).
- Irrigated areas to be mown on a regular basis and to a high standard (regularity to depend on growth conditions).
- Surfaces of courts and other dedicated facilities to be maintained to a high standard.
- Buildings and amenities maintained to a good standard.
- Building surrounds and landscaping maintained to a good standard.
- Garden beds to be maintained to a good standard.
- Any structures or amenities, such as toilet facilities, picnic and barbecue areas, playspaces, seating, shelters and pathways to be maintained to a high standard and in accordance with Australian Standards.
- Note that some user groups could contribute to maintenance as part of a formalised lease agreement.
- Non-irrigated areas to be maintained to a safe and appealing standard.

SPORTS FACILITIES



OPEN LAWN



LARGE SCALE PLAY



CAR PARKING



# Regional Inclusions\*

\* Could include a number of these items, but unlikely to include all.

ITEM	NO. / SIZE / % / OTHER	COMMENT
<b>Bench Seats</b>	From 5	Additional rate of: 1 per 5,000m <sup>2</sup> or 250m of linear path / park
<b>Drink Fountain</b>	From 2	Must include re-fill and dog drinking, associated with Active Recreation facilities
<b>Bins (including dog bag dispenser)</b>	From 4	Additional rate of: 1 per 5,000m <sup>2</sup> or 2 picnic tables
<b>Bike Racks</b>	As per needs basis	
<b>BBQ's</b>	From 1	Associated with picnic facilities
<b>Shelter</b>	From 1	Additional rate of: 1 per 2 Picnic Table Minimum covered area of 16m <sup>2</sup> , associated with picnic facilities & playspaces. Roof areas greater than 30m <sup>2</sup> will require a separate development application. Roof areas under 30m <sup>2</sup> require structural calculations and shop drawings for approval.
<b>Toilets</b>	Yes Legal requirement for new buildings, desirable under inclusion plan	In consultation with Council, integrated with large community buildings with function and associated facilities (bar, commercial kitchen, toilets) Good size change rooms for sports teams Stand-alone provision for males and females (e.g. uni-sex design) at reserves without community buildings
<b>Play Space</b>	To be provided in parks larger than 25,000m <sup>2</sup> . Minimum size: 300m <sup>2</sup>	Must have shade & accessible needs considered in consultation with Council
<b>Lighting</b>	Major connecting paths Carparks Toilet Shelter LED	Sports Facilities - subject to requirements; Security requirements to be assessed; in consultation with Council LED lighting to be standard
<b>Picnic Table</b>	From 2	Additional rate of: 1 per 20,000m <sup>2</sup> or playground / shelter; associated with picnic facilities
<b>Paths + Access</b>	Sealed paths: min 2.4m (W) Unsealed paths: min 1.5m (W)	Connected and accessible path network, DDA compliant; associated with walking / running / cycling Consideration to boardwalks; integrated with WSUD. Refer Council standard detail for shared paths Sk 203
<b>Carpark</b>	Rates as per Active Recreation needs in consultation with Council	Refer to WSUD. Car parks must be located so as to provide safe and efficient access to all users
<b>Passive Recreation</b> — Open areas — Planting — Buffers — Dryland Grass — Wetlands*	From 20% In consultation with Council	* Where part of a regional integrated open space network.
<b>Active Recreation</b> — Playgrounds — Walking / running path / trail — Sports Facilities	Up to 80% In consultation with Council	Specialised spaces in consultation with Council
<b>Irrigated lawn</b>	To a maximum of 80% Area to be determined relative to Active Recreation needs in consultation with Council	Refer to Council's Irrigation Standards
<b>Planting</b>	Area to be considered in relation to screening, amenity needs in consultation with Council	Planting palette - ensure all plants are drought tolerant hardy species, with a preference for native grasses/ groundcovers/ shrubs. Irrigation should be considered for establishment purposes only. Refer to Council's Tree Planting Standard detail
<b>WSUD</b>	Location and extent to be considered in consultation with Council	All carparks and hard paved areas must be designed in accordance with WSUD principles in consultation with Council. Integrate stormwater management into planting areas and passive watering opportunities.
<b>CPTED</b>		Overall design to be considered in relation to adjacent character
<b>Maintenance Classes</b>	S, A, B, D	Refer to Council Reserve Maintenance Classification & Service Levels





# District Reserve

District open spaces have the capacity to attract and benefit people from across the Town of Gawler. This could be due to various factors including larger size, higher quality, environmental value, visitor appeal or level of activity.

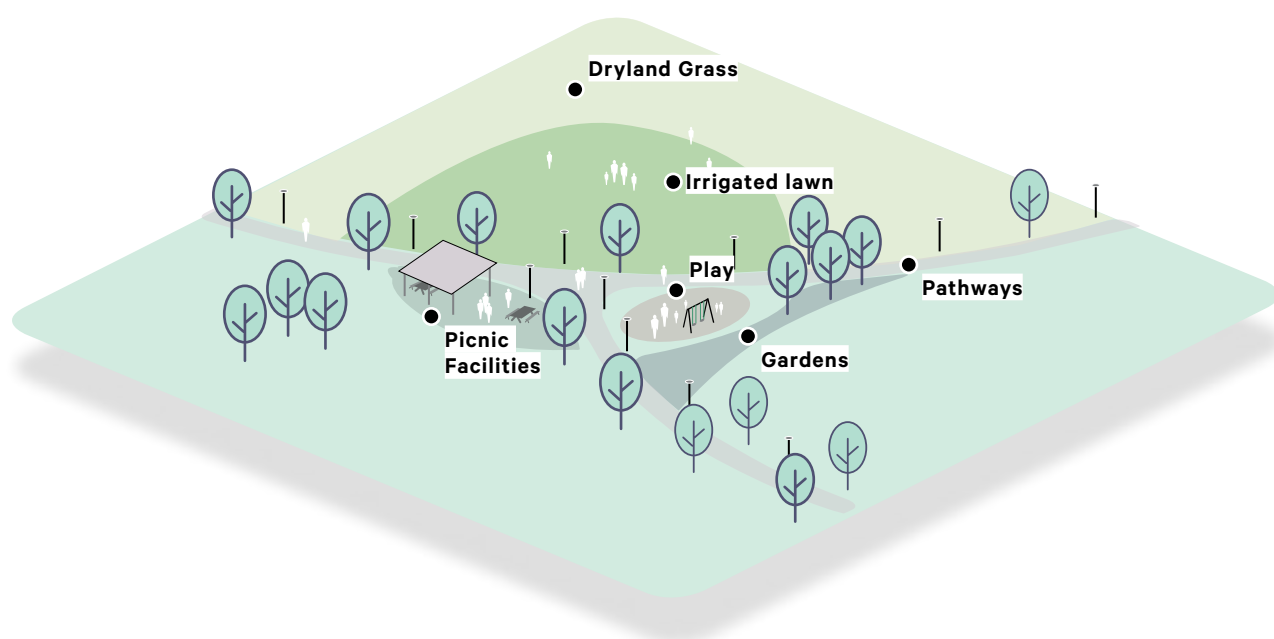
## Desired future character

- Good quality settings and landscapes that contribute to an appealing park or reserve.
- Good quality buildings and infrastructure that support use from across the district.
- Shared use facilities that support diverse usage and user groups.
- Diverse activity and play opportunities that cater for a range of age groups and support social connection.
- Sporting facilities with the capacity to support higher level competitions, including spectators

## Example Reserves

- Apex Park, Gawler
- Orleana Waters Central Reserve, Evanston Gardens
- Springwood Central Reserve, Gawler East
- Hemafood Grove Reserve, Gawler East

## Key Elements





# District Reserve

## Development Considerations

- Should be a minimum 3 hectares in size
- Will cater for households within a 2km walking distance and some facilities will attract people from beyond the district
- Potential recreation destination (a focus for surrounding neighbourhoods)
- Should provide an appealing and good quality recreation setting
- Include diverse facilities and activity opportunities (including through multi-functional spaces)
- Capacity to cater for a range of user groups
- Capacity to support large numbers of users linked to activities and events
- Can have the capacity to be activated in the evening
- Will have good tree canopy for shade and amenity
- Will include natural habitat (large trees, local native vegetation) and refuge for wildlife
- Provides a buffer from the impacts of main roads upon adjacent land uses, especially housing
- Consider integration of stormwater requirements, Water Sensitive Urban Design (WSUD) and conservation principles.
- As a minimum WSUD harvesting of Council buildings should be included e.g. rainwater tanks on toilet blocks.
- Unique elements such as arbours, artworks and entry statements are to be submitted to Council for review, refer to Approvals and Handover Checklist.

## Maintenance Guidelines

- Maintenance level S, A, B + D, refer to guideline on page 66.
- Ovals and fields mown on a regular basis and to a good standard (regularity to depend on growth conditions and user requirements).
- Irrigated areas to be mown on a regular basis and to a good standard (regularity to depend on growth conditions).
- Surfaces of courts and other dedicated facilities to be maintained to a good standard.
- Buildings and amenities maintained to a good standard.
- Building surrounds and landscaping maintained to a safe and appealing standard.
- Garden beds to be maintained to a good standard.
- Any structures or amenities, such as toilet facilities, picnic and barbecue areas, playspaces, seating, shelters and pathways to be maintained to a good standard and in accordance with Australian Standards.
- Non-irrigated areas to be maintained to a safe and appealing standard.
- Note that some user groups could contribute to maintenance as part of a lease arrangement

IRRIGATED LAWNS



MEDIUM SCALE PLAY  
(200m<sup>2</sup>)



PLANTING + STRUCTURES



PATHWAYS





# District Inclusions\*

\* Could include a number of these items, but unlikely to include all.

ITEM	NO. / SIZE / % / OTHER	COMMENT
<b>Bench Seats</b>	From 3	Additional rate of: 1 per 5,000m2 or 250m of linear path / park
<b>Drink Fountain</b>	From 1	Must include re-fill and dog drinking, associated with playspace / picnic facilities
<b>Bins</b> (including dog bag dispenser)	From 1	Additional rate of: 1 per 5,000m2 or 2 picnic tables
<b>Bike Racks</b>	As per needs basis	
<b>BBQ's</b>	From 1	Associated with playspace and picnic facilities
<b>Shelter</b>	From 1	Additional rate of: 1 per 2 Picnic Table Minimum covered area of 16m2, associated with picnic facilities & playspaces Roof areas greater than 30m2 will require a separate development application. Roof areas under 30m2 require structural calculations and shop drawings for approval.
<b>Toilets</b>	Yes	In consultation with Council, amenities including change and toilet facilities, kiosk and operating spaces Good size change rooms for sports teams Stand-alone provision for males and females (e.g. uni-sex design) at reserves without community buildings
<b>Play</b>	To be provided in parks larger than 5,000m2. Minimum size: 200m2	Good size change rooms for sports teams
<b>Lighting</b>	Major connecting paths Carparks Toilet Shelter LED	Stand-alone provision for males and females (e.g. uni-sex design) at reserves without community buildings
<b>Picnic Table</b>	From 1	Additional rate of: 1 per playground / shelter; associated with picnic facilities
<b>Paths + Access</b>	Sealed paths: min 2.4m (W) Unsealed paths: min 1.5m (W)	Connected and accessible path network, DDA compliant; associated with walking / running / cycling. Consideration to boardwalks; integrated with WSUD.
<b>Carpark</b>	Rates as per Active recreation needs in consultation with Council	Refer to WSUD; where community needs can be demonstrated for off-street parking, designed in consultation with Council
<b>Passive Recreation</b> — Open areas — Planting — Buffers — Dryland Grass — Wetlands*	From 20% In consultation with Council	* Where part of a regional integrated open space network.
<b>Active Recreation</b> — Irrigated lawn — Playgrounds — Walking / running path / trail — Sports Facilities	Up to 80% In consultation with Council	Specialised spaces in consultation with Council
<b>Irrigated lawn</b>	Up to 80% of total open space; Area to be determined relative to Active Recreation needs in consultation with Council	Playspace to have adjacent area irrigated; area to be determined relative to Active Recreation needs in consultation with Council
<b>Planting</b>	Area to be considered in relation to screening, amenity needs in consultation with Council	Planting palette - ensure all plants are drought tolerant hardy species, with a preference for native grasses / groundcovers / shrubs; irrigation should be considered for establishment purposes only Refer to Council's Tree Planting Standard detail
<b>WSUD</b>	Area to be considered in consultation with Council	All carparks and hard paved areas must be designed in accordance with WSUD principles where possible. Integrate stormwater management into planting areas and passive watering opportunities.
<b>CPTED</b>		Overall design to be considered in relation to adjacent character
<b>Maintenance Classes</b>	S, A, B, D	Refer to Council Reserve Maintenance Classification & Service Levels







# Neighbourhood Reserve

Neighbourhood open space can cater for suburban communities. It can be smaller in size, lower profile or less developed compared to district.

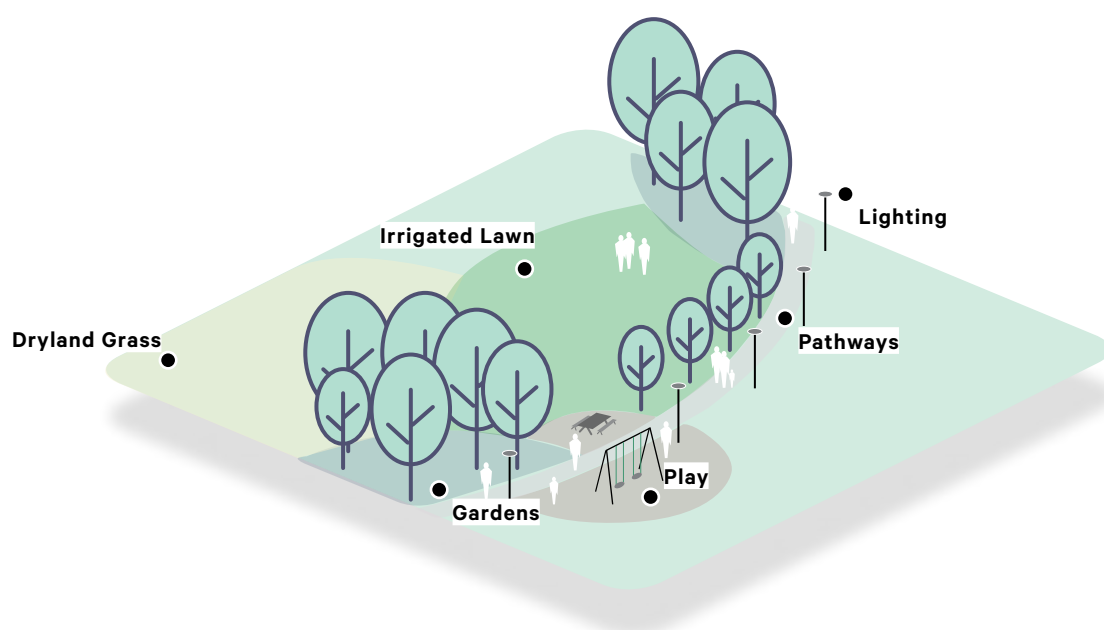
## Desired future character

- Appealing settings and landscapes.
- Appropriate infrastructure to support neighbourhoods
- Various activity and play opportunities.
- Safe and appealing quality.

## Example Reserves

- Humphrey George Reserve, Evanston Park
- Coleman Parade Reserve, Evanston Park
- Hindmarsh Boulevard Reserve, Evanston Gardens
- Britton Street Reserve, Gawler West

## Key Elements





# Neighbourhood Reserve

## Development Considerations

- Should be a minimum 0.5 - 1 hectare
- Will serve households within 500 metre radius
- Will provide a focus for local recreation activities (e.g. dog walking, children's play)
- Will be good quality and appealing
- Will have good tree canopy for shade and amenity
- May include natural habitat (large trees, local native vegetation) and refuge for wildlife
- Potential link to local schools and community facilities
- Consideration of integration of stormwater requirements, Water Sensitive Urban Design (WSUD) and conservation principles.
- Provides visual relief within the urban environment and can function as a screen between residential properties and busy roads and railways
- May include pathways as part of a linear connection
- Unique elements such as arbours, artworks and entry statements are to be submitted to Council for review, refer to Approvals and Handover Checklist.

## Maintenance Guidelines

- Maintenance level B, C + D, refer to guideline on page 66.
- Ovals, fields and Irrigated areas to be mown on a regular basis and to a safe and appealing standard (regularity to depend on growth conditions).
- Buildings and amenities maintained to a safe and appealing standard.
- Building surrounds and landscaping maintained to a safe and appealing standard.
- Garden beds to be maintained to a safe and appealing standard.
- Any structures or amenities, such as toilet facilities, picnic and barbecue areas, playspaces, seating, shelters and pathways to be maintained to a safe and appealing standard and in accordance with Australian Standards.
- Non-irrigated areas to be maintained to a safe and appealing standard

### FURNITURE



### SMALL SCALE PLAY



### SAFE + SECURE



# Neighbourhood Inclusions\*

\* Could include a number of these items, but unlikely to include all.

ITEM	NO. / SIZE / % / OTHER	COMMENT
<b>Bench Seats</b>	Up to 3	
<b>Drink Fountain</b>	Up to 1	Must include re-fill and dog drinking, only with playspace / picnic facilities in consultation with Council
<b>Bins</b> (including dog bag dispenser)	From 1	Additional rate of: 1 per 5,000m2 or 2 picnic tables
<b>Bike Racks</b>	As per needs basis	
<b>BBQ's</b>	Up to 1	Where community needs can be demonstrated; associated with playspace and picnic facilities
<b>Shelter</b>	Up to 2	Where community needs can be demonstrated Additional rate of: 1 per 2 picnic table Minimum covered area of 9m2, associated with picnic facilities & playspaces Roof areas greater than 30m2 will require a separate development application. Roof areas under 30m2 require structural calculations and shop drawings for approval.
<b>Toilets</b>	Yes	In consultation with Council amenities including change and toilet facilities, and operating spaces
<b>Play</b>	Only in parks larger than 3,000m2 Minimum size: 150m2	Where community needs can be demonstrated; must have shade & accessible needs considered in consultation with Council
<b>Lighting</b>	Only where community needs can be demonstrated LED	Security requirements to be assessed; in consultation with Council LED lighting as a standard
<b>Picnic Table</b>	Up to 3	Only when playground / shelter present; associated with picnic facilities
<b>Paths + Access</b>	Sealed paths: min 2.4m (W) Unsealed paths: min 1.5m (W)	Connected and accessible path network, DDA compliant; associated with walking / running / cycling; complementary to street network Consideration to boardwalks; integrated with WSUD.
<b>Carpark</b>	Rates as per Active Recreation needs in consultation with Council	Refer to WSUD; on-street parking made available with footpath to back of kerb for passenger access, designed in consultation with Council
<b>Passive Recreation</b> — Open areas — Planting — Buffers — Dryland Grass — Wetlands*	From 30% In consultation with Council	* Where part of a regional integrated open space network.
<b>Active Recreation</b> — Playgrounds — Walking / running path / trail — Sports Facilities	Up to 70% In consultation with Council	Specialised spaces in consultation with Council
<b>Irrigated lawn</b>	Up to 80% of total open space; area to be determined relative to Active Recreation needs in consultation with Council	Playspace to have adjacent area irrigated; area to be determined relative to Active Recreation needs in consultation with Council
<b>Planting - shrubs + groundcovers</b>	Area to be considered in relation to screening, amenity needs in consultation with Council	Planting palette -ensure all plants are drought tolerant hardy species, with a preference for native grasses / groundcovers / shrubs; irrigation should be considered for establishment purposes only Refer to Council's Tree Planting Standard detail
<b>WSUD</b>	Area to be considered in consultation with Council	All carparks and hard paved areas must be designed in accordance with WSUD principles where possible. Integrated with street network. Integrate stormwater management into planting areas and passive watering opportunities.
<b>CPTED</b>		Overall design to be considered in relation to adjacent character
<b>Maintenance Classes</b>	B, C, D	Refer to Council Reserve Maintenance Classification & Service Levels







# Local Reserve

Local open space will generally cater for a local area. The open space is likely to be small in size and/or lower profile, less developed and basic quality, but still appealing and safe.

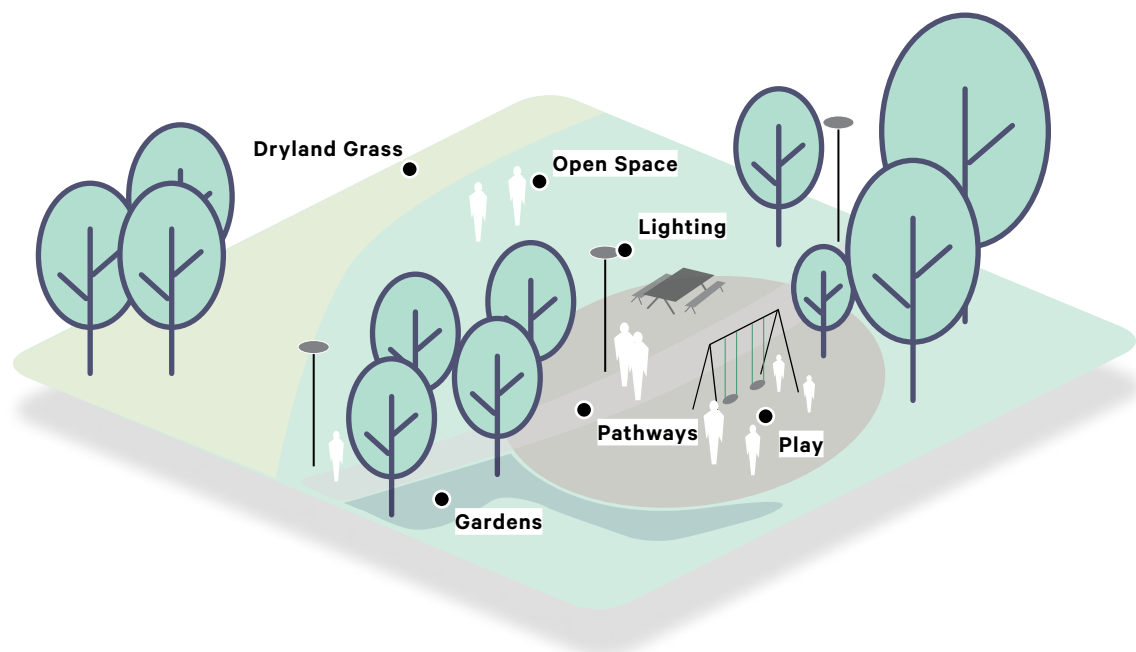
## Desired future character

- Local open space should be developed to cater for local communities but could have minimal infrastructure and greater landscape focus.
- Local open space can include local playspaces and should support people to use the open spaces e.g. through seating + shade.
- Safe and appealing quality.

## Example Reserves

- Bacton Street Reserve, Evanston
- Ayling Dwyer Lime Kiln Park, Willaston
- Light Square, Gawler
- Fifth Street Playground, Gawler South

## Key Elements



# Local Reserve

## Development Considerations

- Should be a minimum 0.2 hectares and up to 0.5 hectare in size.
- Will serve local residents within 300 metres.
- Typically short periods of use (in minutes).
- Could have a landscape or recreation focus.
- Will contribute to the visual amenity and character of the area or serve as a pedestrian connection.
- Typically provide passive recreation value either due to their size or because they have little to no recreation function.
- Parks under 0.2 hectares in size are not desired (larger usable open spaces are preferred).
- However there may be times when a smaller space is appropriate.
- May be appropriate for future upgrades to function as a higher order park or be identified as surplus to requirements.
- Consideration of integration of stormwater requirements, Water Sensitive Urban Design (WSUD) and conservation principles.
- Provides visual relief within the urban environment and can function as a screen between residential properties and busy roads and railways.
- May include natural habitat (large trees, local native vegetation) and refuge for wildlife.
- May include pathways as part of adjacent network.
- Unique elements such as arbours, artworks and entry statements are to be submitted to Council for review, refer to Approvals and Handover Checklist.

## Maintenance Guidelines

- Maintenance level B, C, D + E, refer to guideline on page 66.
- Irrigated areas to be mown on a regular basis and to a safe and appealing standard (regularity to depend on growth conditions).
- Garden beds and planted areas to be maintained to a safe and appealing standard.
- Reduction of maintenance and management requirements through appropriate plant and material selection and appropriate maintenance procedures.
- Non-irrigated areas to be maintained to a safe and appealing standard.
- Any structures or amenities, such as toilet facilities, picnic and barbecue areas, playspaces, seating, shelters and pathways to be maintained to a safe and appealing standard and in accordance with Australian Standards.

SEATING



SHADE



SMALL SCALE PLAY



ENCLOSURE





# Local inclusions\*

\* Could include a number of these items, but unlikely to include all.

ITEM	NO. / SIZE / % / OTHER	COMMENT
<b>Bench Seats</b>	Up to 2	
<b>Drink Fountain</b>	Up to 1	Must include re-fill and dog drinking, Only with Playspace/ Picnic facilities in consultation with Council
<b>Bins (including dog bag dispenser)</b>	Up to 1	Additional rate of: 1 per 5,000m2 or 2 Picnic Table
<b>Bike Racks</b>	As per needs basis	
<b>BBQ's</b>	Up to 1	Only where community needs can be demonstrated; Associated with Playspace and Picnic Facilities
<b>Shelter</b>	Up to 1	Only where community needs can be demonstrated Additional rate of: 1 per 2 Picnic Table Minimum covered area of 9m2, Associated with Picnic Facilities & Playspaces"
<b>Toilets</b>	No	Not applicable
<b>Play</b>	Only in parks larger than 2,000m2. Minimum size: 100m2	Where community needs can be demonstrated; shade & accessible needs considered in consultation with Council
<b>Lighting</b>	Only where community needs can be demonstrated LED	Security requirements to be assessed; in consultation with Council LED lighting as a standard
<b>Picnic Table</b>	Up to 1	Only when playground / shelter present; Associated with Picnic Facilities
<b>Paths + Access</b>	Sealed paths: min 1.5m (W) Unsealed paths: min 1.5m (W)	Connected and accessible path network, DDA compliant; Complementary to street network Consideration to boardwalks; integrated with WSUD.
<b>Carpark</b>	Rates as per Active recreation needs in consultation with Council	Refer to WSUD; on-street parking made available with footpath to back of kerb for passenger access, designed in consultation with Council
<b>Passive Recreation</b> — Open areas — Planting — Buffers — Dryland Grass — Wetlands*	Requires spatial programming to allow for varied use, in consultation with Council to determine community needs.	* Where part of a regional integrated open space network.
<b>Active recreation</b> — Playgrounds — Walking / running path / trail — Sports Facilities	Opportunities generally limited due to size of Local Parks, multi-use compact facilities may be incorporated that reflect community needs in consultation with Council.	Specialised spaces in consultation with Council
<b>Irrigated lawn</b>	Up to 80% of total open space; Area to be determined relative to Active Recreation needs in consultation with Council	Playspace to have adjacent area irrigated; Area to be determined relative to Active Recreation needs in consultation with Council
<b>Planting - shrubs + groundcovers</b>	Area to be considered in relation to screening, amenity needs in consultation with Council	Planting palette -ensure all plants are drought tolerant hardy species, with a preference for native grasses/ groundcovers/ shrubs; irrigation should be considered for establishment purposes only Refer to Council's Tree Planting Standard detail
<b>WSUD</b>	Area to be considered in consultation with Council	All carparks and hard paved areas must be designed in accordance with WSUD principles where possible. Can integrate with street network. Integrate stormwater management into planting areas and passive watering opportunities.
<b>CPTED</b>		Overall design to be considered in relation to adjacent character
<b>Maintenance Classes</b>	B, C, D, E	Refer to Council Reserve Maintenance Classification & Service Levels







# Maintenance Summary

These maintenance classes are applicable across all reserves within the Open Space hierarchy

CLASS	NAME	APPLIES TO	FREQUENCY / SUMMARY
S	Sportsground Surfaces	<p>Sportsground Surfaces</p> <p>Regional sites include: Karbeethan Reserve Gawler Oval South Gawler (Eldrid Riggs Reserve) Willaston Oval (Elliot Goodger Memorial Park)</p>	<p>1 - 2 week frequency (26 / 52 per annum)</p> <p>Mowing of all surfaces undertaken weekly during active growth.</p> <p><b>Main Service:</b> Edging (snip &amp; spray, including goal posts, coach's boxes and other hard infrastructure), litter collection, branch reporting, blow down pathways and hard surfaces, reporting of condition.</p> <p><b>Minor Service:</b> BBQ Clean litter collection, branch reporting, blow down pathways and hard surfaces, reporting of condition.</p>
A	Town Parks	<p>Town Parks attract high levels of visitation from large catchment often from adjoining Local Government areas, and of high amenity.</p> <p>Town Parks include: Pioneer Park Apex Park Martins Place Princes Park</p>	<p>1 - 2 week frequency (26 / 52 per annum)</p> <p>Mowing of all surfaces undertaken weekly during active growth.</p> <p><b>Main Service:</b> Edging (snip &amp; spray, including goal posts, coach's boxes and other hard infrastructure), litter collection, branch reporting, blow down pathways and hard surfaces, reporting of condition.</p> <p><b>Minor Service:</b> BBQ Clean litter collection, branch reporting, blow down pathways and hard surfaces, reporting of condition.</p>
B	Irrigated Play Parks	Irrigated Play Parks with a playground / recreation facilities and community buildings.	<p>3 week frequency (18 per annum)</p> <p>Mowing, Edging (Snip &amp; Spraying including and other hard infrastructure), Litter Collection, branch removal/reporting, blow down pathway &amp; hard surfaces, Softfall raking, playground cleaning, reporting of condition.</p>
C	Irrigated Parks	Irrigated Parks and irrigated garden beds	<p>3-4 week frequency (18 per annum)</p> <p>Mowing, Edging (Snip &amp; Spraying including and other hard infrastructure), Litter Collection, branch removal/reporting, blow down pathway &amp; hard surfaces, Softfall raking, playground cleaning, reporting of condition.</p>
D	Passive Open Space	<p>Non-Irrigated Areas. Designated reserves of the North, South and Gawler Rivers. Non- irrigated reserves with no recreation facility.</p> <p>Tractor cut areas along the Linear Parks and Wetland areas.</p>	<p>6-8 week frequency (9 per annum)</p> <p>Mowing &amp; Snipping of accessible areas to ensure grass height &lt;100mm during fire danger season</p>
E	Laneways, Non irrigated Roundabouts, Tree Screens	<p>Non-irrigated residential Roundabouts.</p> <p>Walkways.</p> <p>Tree Screens on Collector Roads.</p>	<p>9 week frequency (8 per annum)</p> <p>Mowing, Snip &amp; Spaying, Litter Collection, branch removal/ reporting, blow down pathway &amp; hard surfaces, and reporting of condition.</p> <p>Roundabout maintenance – litter collection, weed removal, pruning, raking of mulch, mulch replacement.</p> <p>Walkway maintenance – litter collection, weed removal, blow down of paths/hard surfaces.</p>







# Open Space

## 2. Corridors

Gawler's river corridors function as open space to contrast against built-up urban areas. With anticipated population increases in the Gawler Township and to the overall northern region of Adelaide, there will be greater pressure on open space. It must be ensured that there is sufficient open space along these corridors for recreation, cultural activities and biodiversity.



Clonlea Park

The intention is to:

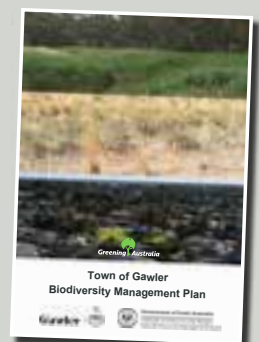
- Provide a series of approaches for various types of corridors across Town of Gawler.
- A guide for new developments against these corridors.
- A consistent approach to all river corridors that is integrated.
- Provide a mixture of open space along these corridors that is for recreation, cultural activities and biodiversity conservation.
- Provide stormwater management and flood mitigation.



Urban Rivers Masterplan of the Walking + Cycling Plan 2018-2028



Town of Gawler Walk + Cycling Plan 2018-2028



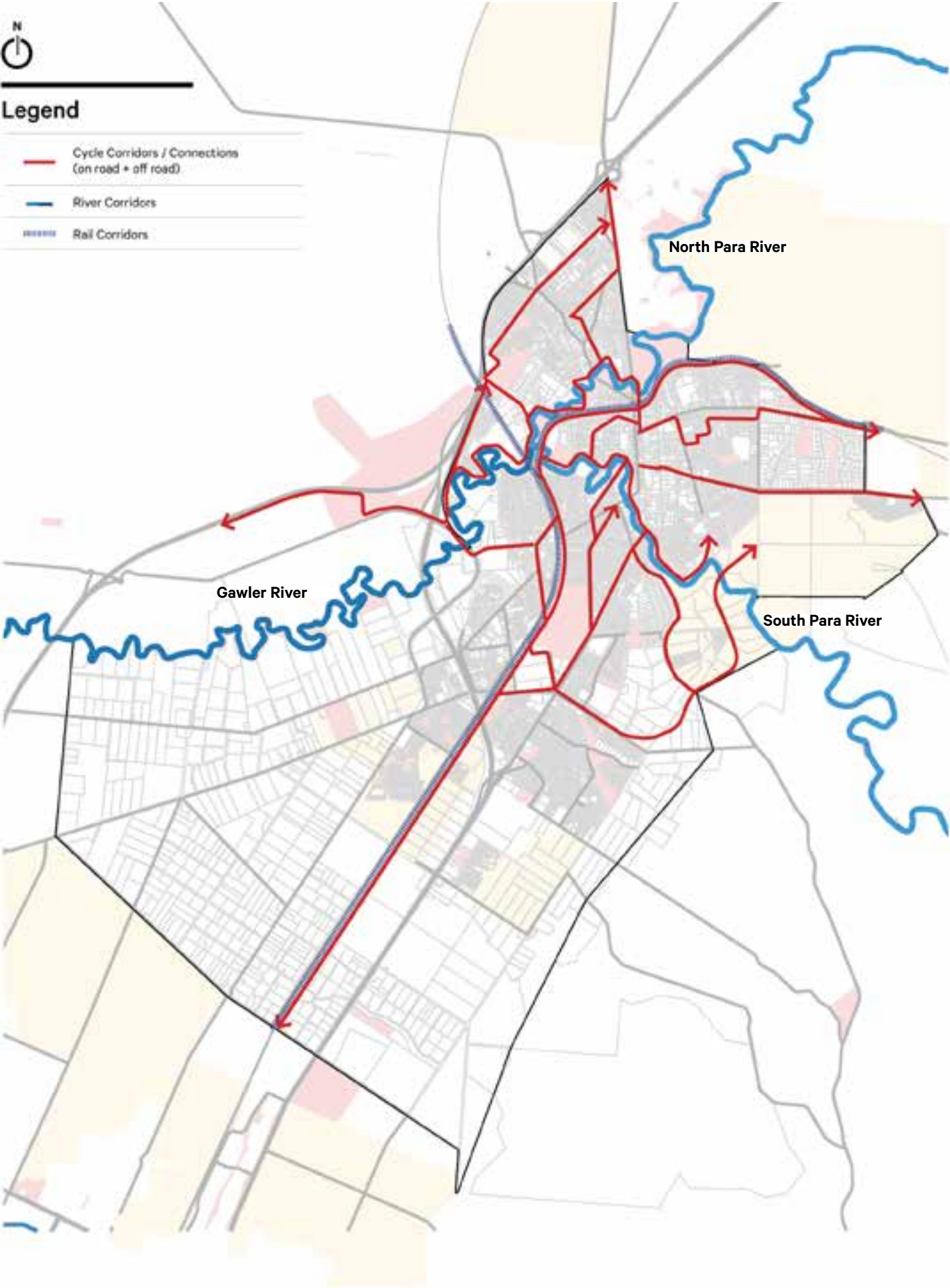
Town of Gawler Biodiversity Management Plan





**Legend**

- Cycle Corridors / Connections  
(on road + off road)
- River Corridors
- Rail Corridors



# River Corridors

## North / South Para River

These corridors currently provide passive recreation, acting as linear parks with pedestrian and cycle corridors as well as offering considerable biodiversity value.



## Gawler River

The Gawler River is fed by the North and South Para Rivers. It includes a mixture of privately held land and land under Council ownership. The area of Council land will increase with changes in land use and create new connections to the greater Gawler parklands area.



## Council Key Requirements

Land that is proposed to be vested in the Council is required to be vested to the satisfaction of Council. Council has undertaken significant rehabilitation works in the river corridor systems and has applied a consistent approach to support the ongoing management of these environments. For guidance refer to Council's Policy for Stormwater (Watercourse) Management, Gawler & Surrounds Stormwater Management Plan and Biodiversity Management Plan. Key objectives for the rehabilitation of these environments typically include weed control, erosion control, stabilization of embankments, restoration of native vegetation, removal of invasive / exotic vegetation, rehabilitation plantings, timing of works for appropriate level of establishment and follow up activities.



## Desired future character

- Recognition and reflection of the Karna cultural value of the river corridors.
- Recognition of the heritage values of the area.
- Improve the connections and integration of existing recreational facilities, extending the coverage of linear park.
- Shared use paths and walking tracks to link to adjacent precincts.
- Encourage sustainable practices such as cycling by providing safe and accessible linkages.
- Enhancement through interpretive signage and public art works.
- Additional seating, lighting and picnic facilities to encourage passive recreation.
- Improvement of access, linkages and connections of the river corridor and parklands.
- Provide furniture signage, lighting and other public amenities.
- CPTED principles
- Open woodland with grass/shrub mosaic understorey
- Refer to Gawler & Surrounds Stormwater Management Plan and Biodiversity Management Plan for rehabilitation objectives

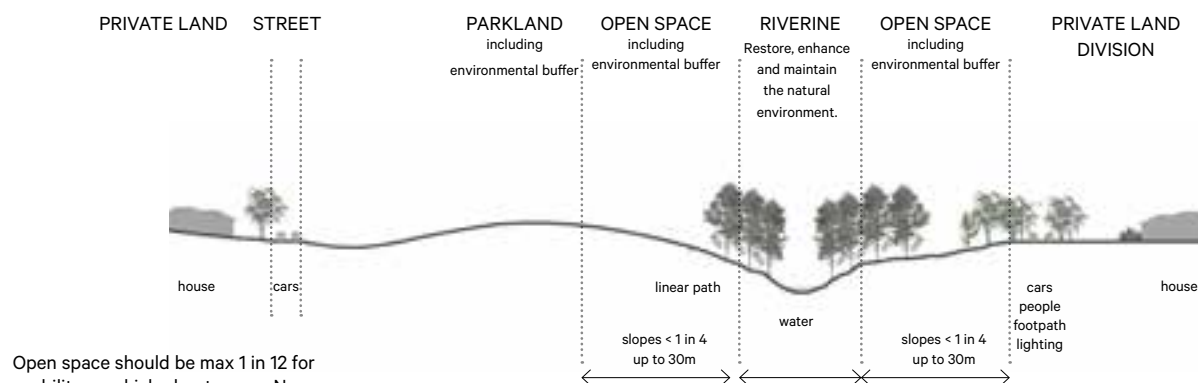


## Maintenance Guidelines

- Developer to provide management and maintenance plan for any River Corridors, prior to Council handover.
- Generally non-irrigated, all areas to be maintained to a safe and appealing standard.
- Building surrounds and landscaping maintained to a safe and appealing standard.
- Reduction of maintenance and management requirements through appropriate plant and material selection and appropriate maintenance procedures.
- Any structures or amenities, such as toilet facilities, picnic and barbecue areas, playspaces, seating, shelters and pathways to be maintained to a safe and appealing standard and in accordance with Australian Standards.

Gawler River, North + South Para River Section

Land adjacent river corridors requires 30m from top of bank to be rehabilitated / developed as open space



# Gullies + Steep Creeks

Gullies and steep creeks with ephemeral watercourses host a diverse range of grasslands including herbs, forbs and some shrub species or Mallee Box grassy woodland with understorey species which supports numerous remnant fauna species. These areas provide an opportunity to integrate natural corridors within new areas of Gawler, and maintain biodiversity connections between the hills and the plains

## Council Key Requirements

Land that is proposed to be vested in the Council is required to be vested to the satisfaction of Council. Council has undertaken significant rehabilitation works in the river corridor systems and has applied a consistent approach to support the ongoing management of these environments. For guidance refer to Council's Policy for Stormwater (Watercourse) Management, Gawler & Surrounds Stormwater Management Plan and Biodiversity Management Plan for rehabilitation objectives. Key objectives for the rehabilitation of these environments typically include weed control, erosion control, stabilization of embankments, restoration of native vegetation, removal of invasive / exotic vegetation, rehabilitation plantings, timing of works for appropriate level of establishment and follow up activities.





## Desired Future Character

Inclusions to activate these areas is welcomed, where appropriate (ie to create a network of linked parks, reserves, recreational trails and recreation areas at regional or local level) activation lifts these areas from being considered “undevelopable” into the category of “Ancillary Open Space”. Which is defined within the Barossa, Light and Lower North Region -Open Space, Recreation and Public Realm Strategy under 7.2.5 pg29 as “... area’s primary role is not necessarily open space. These areas complement and can serve as an addition to primary open space areas. This includes school reserves, cemeteries, road verges, creek lines, storm water channels as well as minor road networks that provide scope to incorporate open space features such as linear trails, revegetation opportunities and dedicated walking/cycling links. These areas are significant and serve as supplementary green links between existing parks and reserves and are important in suburbs deficient in open space.

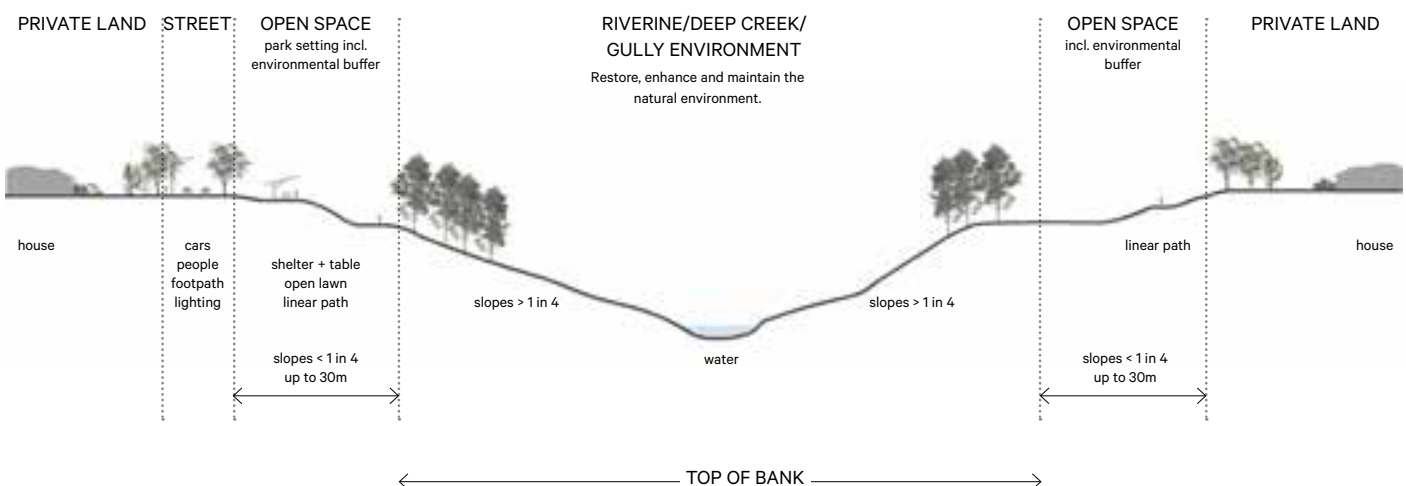
- No more than 20% of all land allocated as public open space should have a slope in excess of 1-in-4 and compromise creeks or other drainage areas as per Development Plan requirements.
- Environments are to be managed and restored to an appropriate natural state.
- Shared use paths and walking tracks to link to adjacent precincts.
- Opportunities for interpretive signage.
- Improve the connections and integration of open spaces to provide natural corridors.
- Provide furniture signage, lighting and picnic facilities to encourage passive recreation.
- CPTED principles.

- Open woodland with grass/shrub mosaic understorey.
- Works proposed on private land within watercourse and gully environments are not authorised under the Development Act or Planning, Development and Infrastructure Act; they may require an authorisation under the Natural Resources Management Act via a Water Affecting Activities Permit from the State Government Department of Environment and Water.
- Refer to the Steep Creeks Factsheet in the Appendix
- Refer to Gawler & Surrounds Stormwater Management Plan and Biodiversity Management Plan for rehabilitation objectives

## Maintenance Guidelines

- Developer to provide management and maintenance plan for any Gullies + Steep Creeks, prior to Council handover.
- Generally non-irrigated, all areas to be maintained to a safe and appealing standard.
- Reduction of maintenance and management requirements through appropriate plant and material selection and appropriate maintenance procedures, Biodiversity. Management Plan can be referred to for further information.
- Any structures or amenities, such as picnic, playspaces, seating, shelters and pathways to be maintained to a safe and appealing standard and in accordance with Australian Standards.

Typical Gullies / Steep Creeks Section



# Rail Corridors

Large expansive rail corridors provide opportunity for new green corridors that can supplement shared path infrastructure as part of the walking and cycling network.



## Desired future character

- Recreational and direct routes that provide access around and through the township, and are connected to the on-road network.
- Open woodland with grass/shrub mosaic understorey, refer to the Town of Gawler Biodiversity Management Plan for further information
- Will have tall trees for shade & shelter
- Nodal landscaping with seating, way finding markers/ signage, drink fountains to integrate with adjacent area]
- Refer to Town of Gawler's Walking & Cycling Strategy for Gawler Greenway

# Pedestrian + Cycle Corridors

Currently a large network of mixed pedestrian and cycle paths that require connection to useful destinations in and around the township and position walking and cycling as legitimate transport choices



Refer to Council's Walking + Cycling Plan 2018 - 2028 for detailed cycling and rail corridor routes.

## Desired future character

- There is a safe, convenient and connected network of on-road cycling, and off-road walking and cycling routes
- Cater for all ages and categories of pedestrians and cyclists
- Create logical/legible connections that utilise desire lines
- Open woodland with grass/shrub mosaic understorey, refer to the Town of Gawler Biodiversity Management Plan for further information
- Will have tall trees for shade & shelter
- Nodal landscaping with seating, way finding markers/ signage, drink fountains at district interfaces (ie Major and Collector Roads)

## Maintenance Guidelines

- Generally non-irrigated, all areas to be maintained to a safe and appealing standard.
- Reduction of maintenance and management requirements through appropriate plant and material selection and appropriate maintenance procedures, Biodiversity Management Plan can be referred to for further information.
- Any structures or amenities, such as seating, shelters and pathways to be maintained to a safe and appealing standard and in accordance with Australian Standards.







# Public Realm Hierarchy

## 3. Streetscapes

The design of streets is often centred on vehicles comprising multiple lanes of through traffic and on-street parking, with secondary allowance for pedestrians and cycles. Within the Town of Gawler, streets are considered as important components of the public realm, contributing towards the physical and social well-being of the community.



Gawler Street Market

The intention is to:

- Provide a vibrant and comfortable public realm, supported with furniture, lighting, wayfinding and public art.
- Provide places for social interaction and activity.
- Encourage active frontages that engage with the streetscape.
- Reinforce district character and sense of place.
- Consider power under grounding and common service trenching.
- Provide a connected movement network that functions in a logical and efficient manner.

### Guiding Principles

#### Environmental Sustainability

- Streets + Roads should use WSUD initiatives in suitable locations.
- High quality tree conditions to Council tree planting standards
- Sustainable landscape design of verges and open spaces to Council standard service levels in residential and rural areas.
- Promote the development of verges by residents in new land developments in accordance with Council's Verge Development by Residents Policy

#### Comfort, Aesthetics + Amenity

- Streets + Roads should be attractive and inviting places to use.

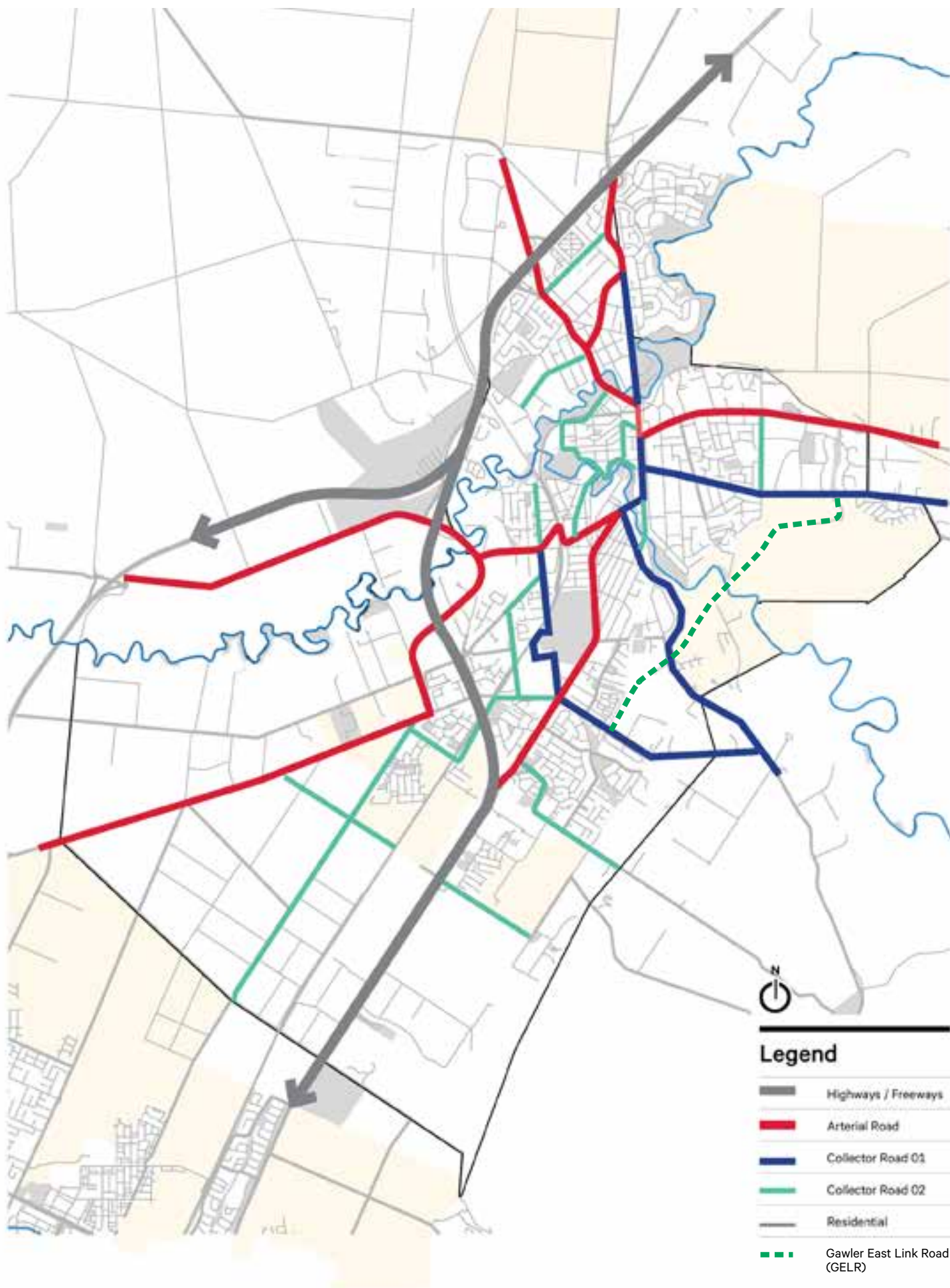
#### Identity + Sense of Place

- Significant roads + streets should be iconic and reflect the identity of Gawler.

#### Health, Wellbeing + Safety

- All key road & street networks are to encourage walking and cycling that is safe and accessible for all.





# Arterial Roads

Arterial roads are transport corridors, which will facilitate pedestrian and cycling movement. Well designed and supported arterial roads contribute to urban uplift and enhance town character.

Existing Character - Murray Street



## Overview

### Arterial Roads:

- Carry through traffic that is then distributed to collector roads and local streets.
- Carry high volumes of traffic at higher speeds.
- Usually have wider traffic lanes to accommodate buses and heavy vehicles.
- Often provide the route for high voltage power and other service infrastructure.

## Existing Character

Arterial Roads carry considerable amounts of traffic servicing regional and local centres as well as through-traffic. These roads are an important component of the metropolitan road network as well as playing an important role in the identity of and place recognition of the town.

## Desired future character

These roads play an important role in providing places for activity and increased density of development. Well designed and supported arterial roads contribute to urban uplift and enhance town character.

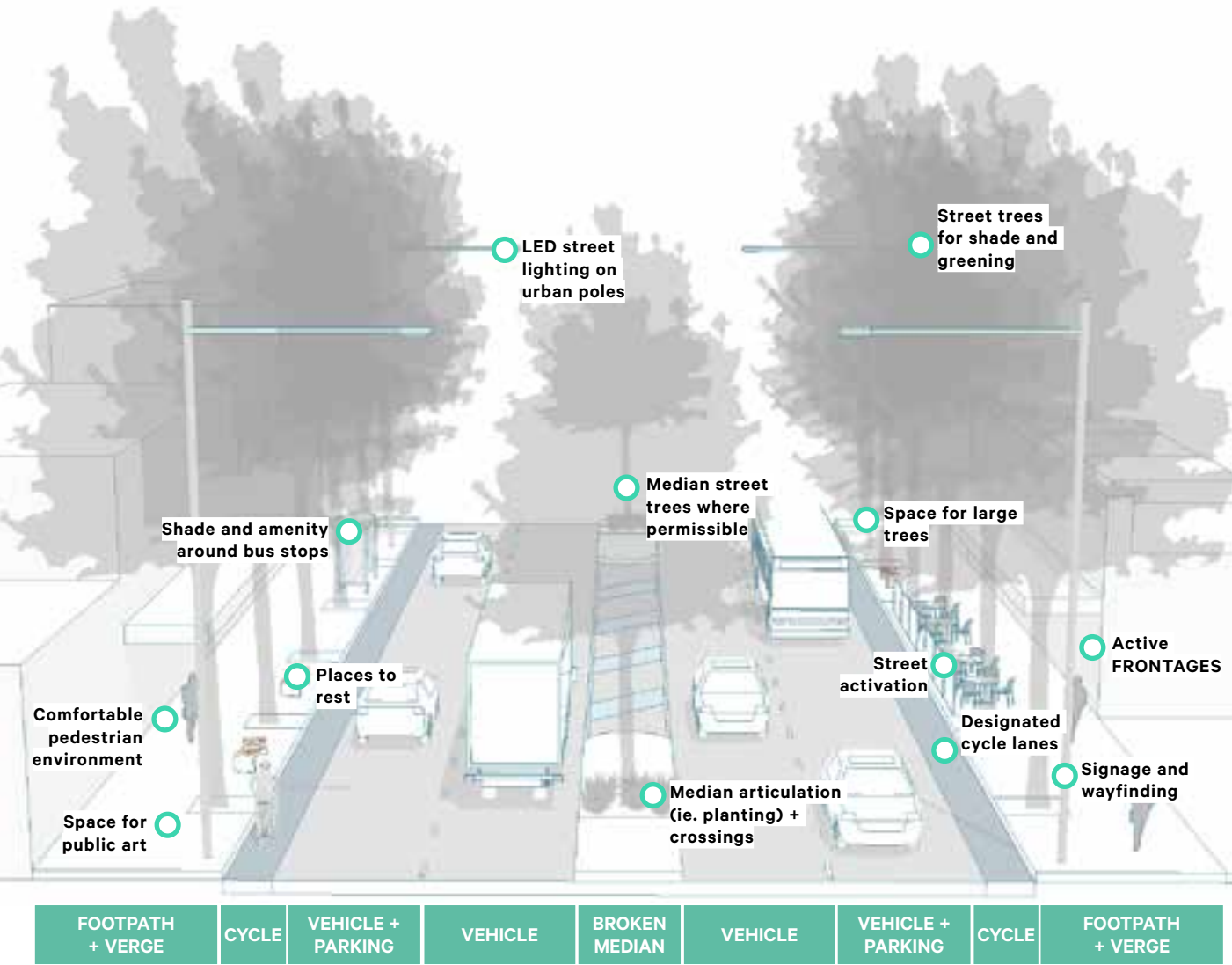
### Arterial Roads:

- Incorporate tree planting to provide amenity, visual scale and a sense of arrival.
- Function as transit corridors for vehicles, pedestrians and cyclists.
- Provide a vibrant and comfortable public realm, supported with furniture, lighting, wayfinding and public art.
- Street lighting to improve CPTED and road safety outcomes.
- Support destinations along streets by providing access to car parking and services.
- Provide places for social interaction and activity.
- Encourage active frontages that engage with the streetscape.
- Reinforce district character and sense of place.

Refer to Council's Standards and Requirements for Land Development / Land Division for further detail on road infrastructure requirements.



# Example of an arterial road



# Collector Roads 1 + 2

Collector roads cater for high volumes of through traffic, providing access from arterial roads to neighbourhood and local centres, and supporting local and regional bicycle connections.

Existing Character



Murray Street



Gawler Terrace

## Overview

### Collector Roads:

- Collect traffic exiting from arterial roads.
- Carry medium volumes of traffic at suburban street speeds.
- Predominantly single traffic lanes with bicycle lanes.

## Existing Character

Collector Roads function in carrying off and on peak traffic, providing connections from Arterial Roadways local centres and local roads. These roads contain an important visual amenity, functioning as preferred routes for pedestrians and cyclists while servicing traffic as well.

## Desired future character

These roads will function as key suburban connectors, reducing traffic to local roads and provide key connections off the arterial network. Good quality corridors with strong visual amenity will contribute to healthy communities and encourage use by cyclists and pedestrians.

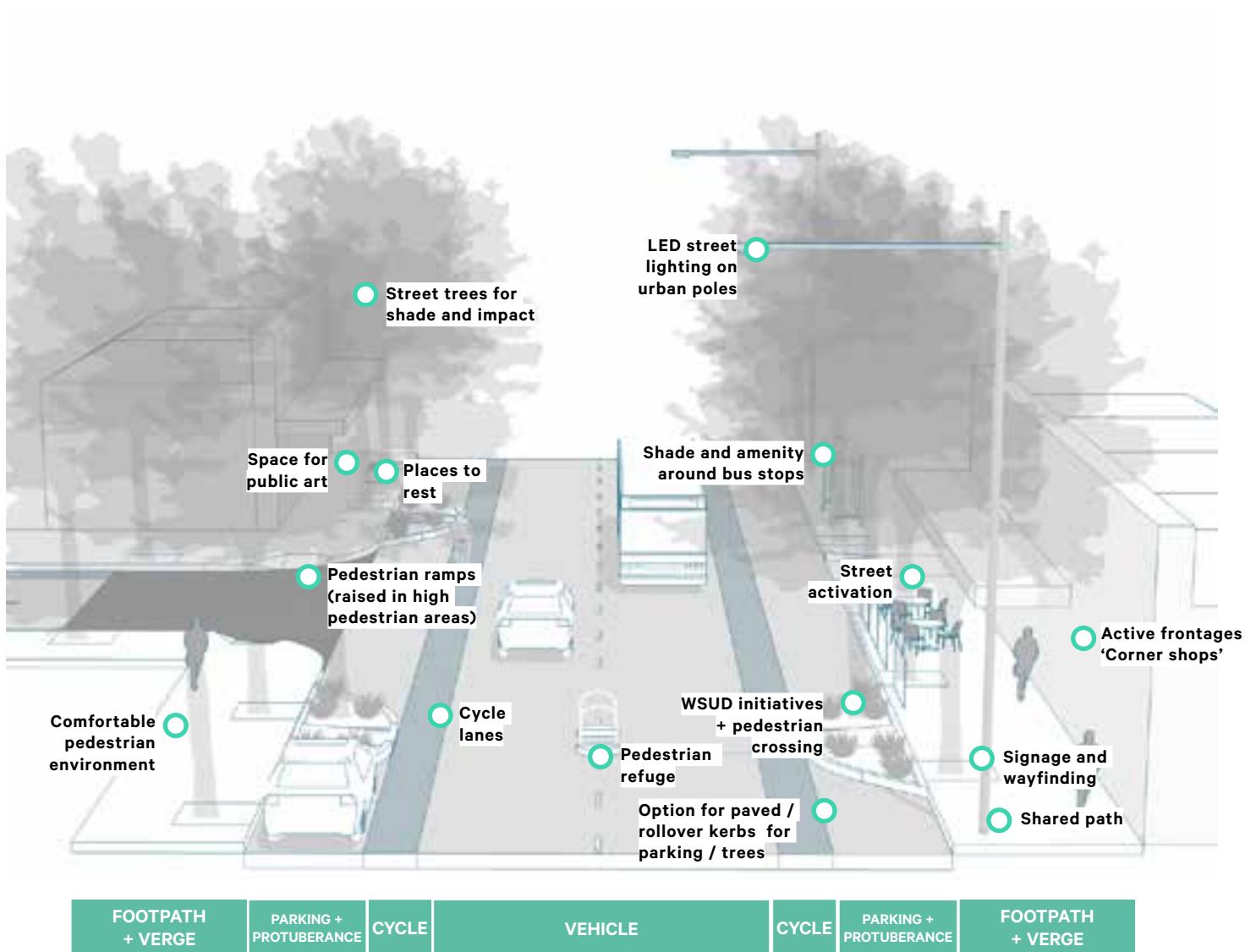
### Collector Roads:

- Reinforce a character that contrasts to arterial roads, informing traffic they are in a suburban environment.
- Incorporate tree planting to provide amenity, visual scale and a buffer for security to pedestrians.
- Function as a suburban corridor for vehicles, pedestrians and cyclists.
- Street lighting to improve CPTED and road safety outcomes.
- Provide an even balance of access to car parking, bicycle lanes and verge planting.
- Reinforce district character and sense of place.
- Consider protuberances to add character and provide greater space for tree planting and water sensitive landscaping.
- New collector road developments are to be designed in consultation with Council.

Refer to Council's Standards and Requirements for Land Development / Land Division for further detail on road infrastructure requirements.



## Example of a collector road



# Local Roads

**Local roads provide access to dwellings and can become important places for communities to meet and interact on a daily basis.**

Existing Character,



Farrell Street



Adelaide suburban street example with compacted gravel verges



Gawler Terrace

Refer to Council's Standards and Requirements for Land Development / Land Division for further detail on road infrastructure requirements.

## Overview

Local Roads:

- Local Streets form the neighbourhood street system.
- Discourage through traffic and accommodate local traffic.
- Provide access to residential and commercial developments.
- Carry a low traffic volume.

## Existing Character

Local Roads cater for regular daily traffic flow for residents and other local users. Utilised primarily by local residents they have a strong community value and ownership.

## Desired future character

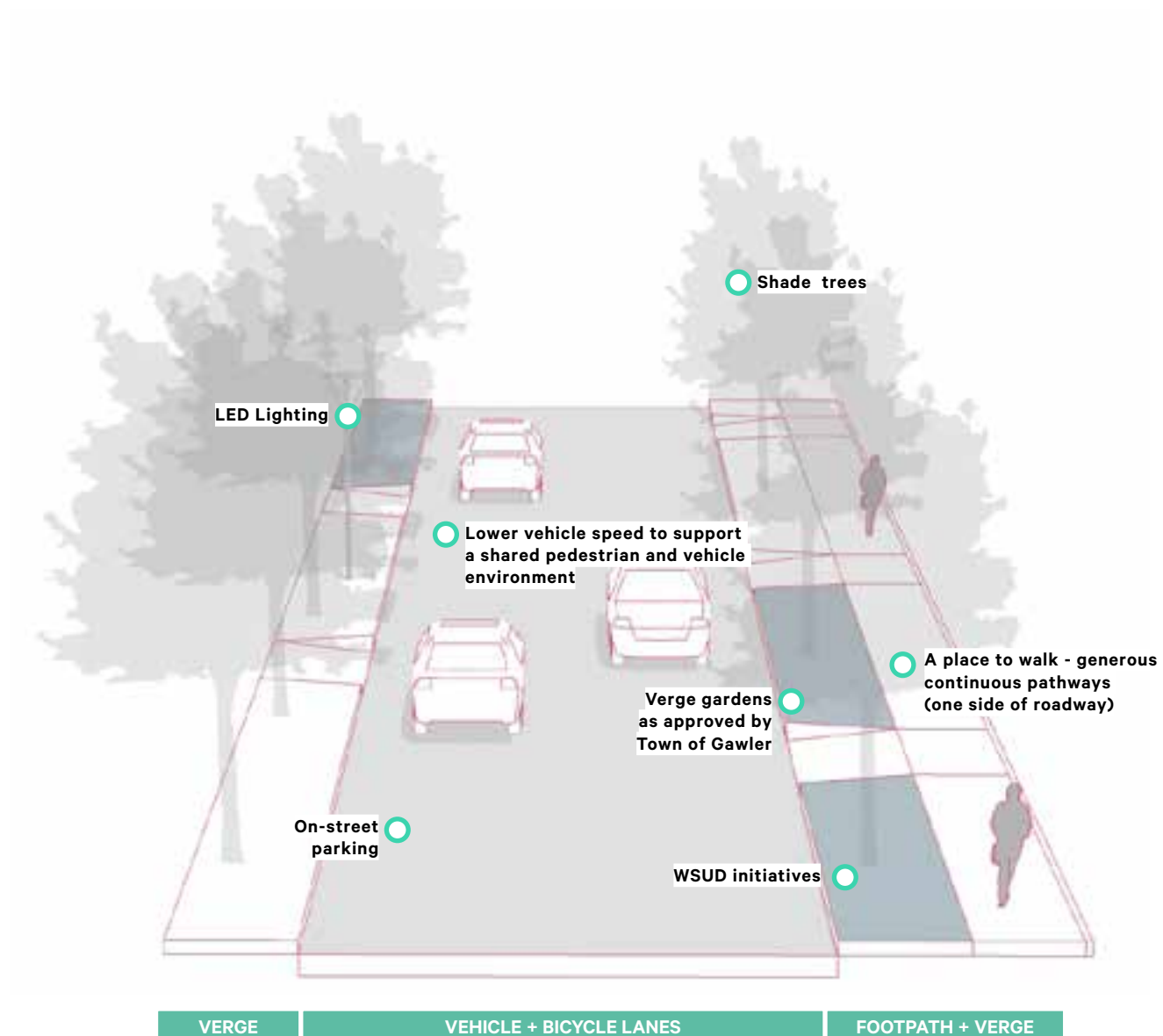
Local Streets provide access to dwellings. Local Streets can become important places for communities to meet and interact on a daily basis.

Local Roads:

- Support walking and cycling through the provision of continuous and high quality footpaths.
- Regular street tree plantings that contribute to character, providing shade and ameliorating climate extremes.
- Support reduced traffic speeds and volumes through traffic calming.
- Water Sensitive Urban Design can be incorporated as passive irrigation for street trees.
- Street lighting to improve CPTED and road safety outcomes.
- Council standard verge treatment is for clear level finish, where developers wish to have a higher service level finish this will be considered non-standard subject to Council approval.
- Residents are encouraged to extend their gardens into verge areas in agreement with Council refer to Appendix (Roadside verges). Council supports residents managing verges, provided that maintenance is to be undertaken by the resident.
- New local roads developments are to be designed in consultation with Council.



## Example of a local road



# Access Roads

**Access Roads function as dead end roads surrounded by dwellings with only one access/egress. These spaces become important places for close communities to interact and socialise on a daily basis.**



Crace Court

## Overview

### Access Roads:

- Predominantly separate from the neighbourhood street system.
- Free of through traffic and only handle local traffic.
- Carry a very low traffic volume restricted mainly to surrounding residents.

## Desired future character

Access to residential and commercial properties.

### Access Roads:

- Provide connections through to other adjacent streets for pedestrians and cycle.
- Consistent characteristics with adjoining street typologies.

# Rural Roads

**Rural Roads function as access roads for service vehicles and local users, in predominantly rural areas.**



Gordon Road

## Overview

### Rural Roads:

- Rural location.
- Free of through traffic and mostly handle local traffic.
- Provide access to services and agricultural areas
- Carry a low traffic volume.

## Desired future character

Rural Roads provide access to key services and agricultural areas.

### Rural Roads:

- Buffer treatment to edges through verge planting and WSUD initiatives such as swales.

Refer to Council's Standards and Requirements for Land Development / Land Division for further detail on road infrastructure requirements.



# Water Sensitive Urban Design

All streetscapes and open space should be designed and maintained to be environmentally sustainable - to enable it to provide safe, healthy and attractive places for people and landscapes to thrive, now and into the future. The aim is to design and care for streets and open space in a manner that avoids detrimental environmental and economic impacts, whilst ensuring they are resource efficient with reduced carbon and ecological footprints.

Stormwater can contribute to amenity, sustainability and greening of a public space. In this regard, the application of Water Sensitive Urban Design (both passive and active) techniques within streetscapes and open spaces provides many opportunities for improvement at all levels. In particular, these improvements can include stormwater treatment, improving amenity, greening of hard infrastructure and roadways, softening and creating places for people through the integration with landscaping improvements.

## Benefits of Water Sensitive Urban Design (WSUD)

- Enables stormwater to be cleaned without the use of a traditional wetland
- Has a small footprint in comparison to a wetland
- Ease of ongoing maintenance of biofiltration system
- Provides amenity
- Reduced reliance on potable water
- Use of stormwater runoff as a source to maintain healthy trees and to provide urban greening

The following WSUD techniques can be applied through out the Town of Gawler region in consultation with Council.



# Verges

Developers are to provide verges to match Council standard operational level of service, verges are to be finished with clean soil material, level without depressions or trip hazards. This is also applicable to residents who are unable or choose not to develop the verge in front of their property.

If a developer wishes to improve their verges to a higher quality this can only be done in consultation with Council.

Council acknowledges a resident's right to enhance the visual appeal of their property to suit their individuality and has clear information to allow them to do so appropriately.

## Definition

- A Road Verge is considered to be the Council owned portion of land that lies between the kerb and the property boundary. Residents are permitted to landscape this area provided they conform with the following:

## Minimum Requirement for Acceptance

- The landscaping includes an area that can be safely traversed by pedestrians. This area must have a clear width of 1.5m or 2.5m per shared pedestrian walkway and must be continuous across the frontage of the property;
- The 1.5 or 2.5m pedestrian strip mentioned above must be constructed using approved materials; and
- A resident must ensure that the type of plant and/or shrub species used to landscape the verge does not exceed 500mm in height when matured. Selected species must not have any spikes or thorns.

## Any landscaping design must not:

- prevent Council or any other service authority from installing new or maintaining existing services;
- prevent Council from planting street trees;
- prevent Council from installing new footpaths; or
- include any concrete, impervious membrane, coarse mulch, stones, river pebbles, raised edging or moss rocks or any structures such as fences and walls.

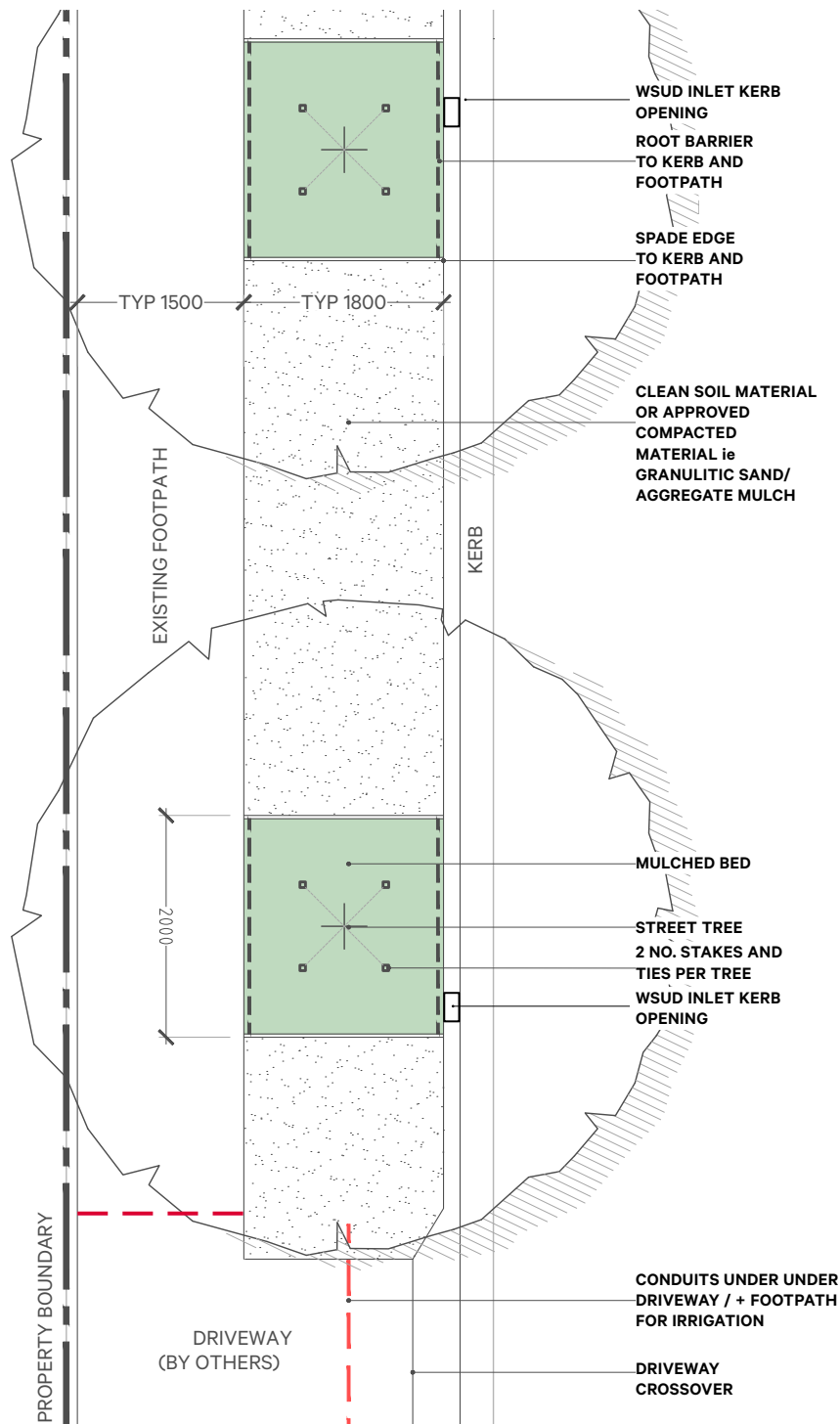
## Checklist

- The following table outlines the types of verges that are accepted and not accepted by Council. This is determined by what type of roadway your verge is located on.

Standard Verge Treatments	Council's Role (maintenance)	Accepted (if authorised by council)	Not Acceptable
Arterial Roads	<ul style="list-style-type: none"> <li>— Street Trees</li> <li>— Hard pavements to Council Standards, refer to Design Manual</li> <li>— Soft pavements to Council Standards, refer to Design Manual</li> <li>— Street signage</li> <li>— Council street furniture</li> </ul>	<ul style="list-style-type: none"> <li>— Low planting</li> <li>— Lawn</li> <li>— Irrigation (sub-surface or pop-up)</li> <li>— Art + Signage - pending approval</li> </ul>	<ul style="list-style-type: none"> <li>— Planting higher than 0.5m</li> <li>— Large stones e.g. moss rocks</li> <li>— Impervious materials to entire area</li> <li>— Structures (wall+fencing)</li> <li>— Unapproved street trees</li> </ul>
Collector Roads			
Local Roadss			
Access Roads			



## Typical verge with footpath



## Materials

- Clean soil material or approved compacted material such as granulitic sand or aggregate mulch
- Materials such as X6 are not accepted as they form an impervious surface.
- Compacted materials must not impact the long term growing conditions of adjacent street trees.



Example verge with lightly compacted granulitic sand.



Example of a Council Standard verge

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