

GAWLER INVEST 2023

Gawler Iconic Projects - Driving growth and jobs



Stage 1 of the Princes Park Community Recreation Hub
Princes Park Basketball Court Redevelopment



Gawler



Our Community Vision:
A liveable, cohesive, active, innovative
and sustainable community

Message from Mayor Redman

Our goal is to support and continue to develop Gawler, a vibrant and growing community, through continued investment and job creation. This prospectus identifies iconic projects and opportunities that will generate hundreds of jobs in the construction phase and beyond.

Gawler is the major regional centre for the Lower Mid North and wider Barossa Region of South Australia, enjoying a regional catchment of 120,000 people and growing. Situated at the northern tip of South Australian Government's Urban Growth Boundary, Gawler has become one of the fastest growing metropolitan Local Government areas in South Australia with average growth exceeding twice the State average.

Town of Gawler's vision is: a 'liveable, cohesive, active, innovative and sustainable community'. Council wants to attract investment for our town, our environment and our people to support our communities' aspirations for their future. Council would welcome an opportunity to share our vision with you and discuss the exciting projects we hope to deliver to realise more than **\$374M** of economic benefits for our community and the wider region.

Mayor Karen Redman



Opening Event of Stage 1 of the Princes Park Community Recreation Hub. Princes Park Basketball Court Redevelopment

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Essex Park & Gawler Showgrounds Regional Sporting Precinct

In the heart of Gawler the 10.3ha Essex Park & Gawler Showgrounds Regional Sporting precinct is a large physical area running along the North and South Para rivers. The precinct contains the regional Gawler Aquatic Centre and Gawler Sport & Community Centre, as well as being the home of tennis, lawn bowls, petanque, netball, cricket, Australian Rules football and greyhound racing and is the venue of the Gawler Show, the largest country show in South Australia. The vast range of activities that occur daily across the precinct can reach all community demographics and provide positive health and wellbeing outcomes through organised activity and, importantly, unstructured leisure opportunities. Council has developed the Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan to provide strategic direction for this highly used and significant regional community precinct, with its implementation goal to ultimately increase community participation in both active and passive sport and recreation. Sporting and active recreation facilities within the precinct are ageing and unable to meet the needs and requirements of the growing community demand, with the Master Plan providing a collective plan to achieve the best community outcomes with efficient use of resources. Council commenced implementation of the Master Plan through an \$800k investment to deliver Stage 1 of the Princes Park Community Recreation Hub, officially opened in April 2023. This project responds to the desires for community passive and active recreation infrastructure such as a community basketball court, BBQ and seating. The development of the Master Plan and collective advocacy from Council and the community has resulted in securing \$4.8M of funding for the redevelopment of the Gawler & District Netball Association courts and sporting infrastructure such as compliant LED sports lighting, providing a huge boost to the quality and compliance of the sporting facilities for this regional sporting association, with construction commencing in early 2024. Council is currently developing a detailed design of a change-room facility for Gawler Central Sporting Club, that will provide modern compliant facilities for all participants within this growing club –for all genders and all ages. The scale of the precinct and number of community facilities will dictate an ongoing and staged project delivery requiring external investment, with detailed design of identified priority infrastructure redevelopment the project's next step. Visitation to this precinct is estimated at 400,000 annually for organised activity, plus thousands more for unstructured activities such as dog walking and personal exercise. With investment, it is projected that visitation to the precinct for organised and passive recreational activity will exceed one million annually.

Investment Required = \$129.2M. Estimated job outcomes: 730

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Water

Irrigation of the community's existing and future green spaces using non-potable water is a key goal over the coming years. Wetlands and a recycled water scheme have been designed for the Southern Urban Areas to capture, treat, and reuse stormwater generated in the area. This will only generate non-potable water supply to manage Council's open spaces in this locality when this infrastructure is delivered as part of the that growth area's development. Additional low-cost recycled water is also being sought to provide for primary (horticulture) producers in the southern rural areas and extending beyond into Gawler, but is reliant on the State Government either extending existing reuse schemes in close proximity to Gawler (ie Barossa New Water Project) or increasing capacity of existing reuse schemes in our region (ie Virginia Irrigation Scheme). With new water infrastructure, the rural areas can capitalise on the potential of this capable land to deliver premium quality, fresh produce from our clean environment for export to the thriving Asian fresh-food market. Significant skills development, training and jobs growth can result.

Estimated Investment Required = \$30M. Estimated job outcomes: 180

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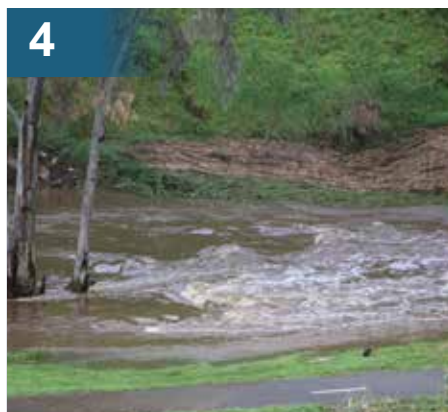


Tourism

Increasing the visitor economy of Gawler and the region is one key to growing the economy and vibrancy of our community whilst providing greater local employment opportunities. Future growth can be realised through further product development and placemaking initiatives focusing on the further development of the Arts and Culture Precinct, leveraging the new cycling connections created, maximising cultural tourism opportunities and investment in accommodation options.

Investment Required = \$5M. Estimated job outcomes: 30

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Gawler Natural Areas and Rivers

Maintaining a healthy ecology and rich biodiversity of Gawler's important and unique natural corridors will increase resilience to climate change, at the same time respecting cultural heritage, especially local Aboriginal history. Federal, State and Local Government investment in this regard over the last 15 years has been more than \$6M. Further ongoing investment is still needed in Gawler's rivers to restore habitat and improve cycling and walking connectivity, accessibility and amenity. Preserving and improving our important wildlife corridors is showing result. A highly successful example being the Calton Road to Phillips Avenue Powerline Corridor demonstrating that through science based land management to restore native grassland that significant biodiversity and wildlife habitat can be achieved. After some five years of progress with this project, the annual caltrop weed problem has reduced from an estimated four million plants across the site to a handful that can be managed annually.

Investment Required = \$6M. Estimated job outcomes: 36

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Gawler East Growth Precinct

The Gawler East Regional Growth Precinct is a transformational project, delivering new infrastructure that improves road connections and transport efficiency, linking new housing development to regional jobs. It also assists in facilitating the State Government's policy mandate to provide 15% affordable housing for all new significant developments.

The Gawler East Regional Growth Precinct proposal incorporates the following infrastructure requirements: Deferred Infrastructure (\$3.2M), Tiver Road Extension (\$56M), Traffic Interventions (\$17M), Social and Community Infrastructure (\$8M).

Investment Required = \$84.2M. Estimated job outcomes: 480

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Karbeethan Reserve

Karbeethan Reserve, Evanston Gardens, is a 9.6ha sporting precinct that is home to competitive baseball, soccer, and softball in Gawler, with the open space also heavily used by the community for various unstructured recreational pursuits such as exercise and dog walking. The Karbeethan Reserve Master Plan provides Council with a coordinated and strategic approach to the future redevelopment of the Reserve for existing users, as well as the provision of dedicated facilities for the increasingly popular activities of gymnastics, calisthenics, and dance sports, with the aim of producing a well-designed functional and attractive regional precinct that is regularly used by the broader community for sporting and active recreation activities. The current footprint of the reserve is insufficient and requires expansion to adequately cater for the current and projected demand for the existing sports and provide defined linkages with the nearby Evanston Gardens Primary School. Council has recently invested more than \$2.5M in acquiring nearly 11ha of land between the current Karbeethan Reserve and the school, securing the land to deliver the vision of Karbeethan as a sporting and community precinct of regional significance. Building on the strategic land acquisition, Council will this year commence the implementation of the Karbeethan Reserve Master Plan with a \$3M upgrade to sporting infrastructure for the benefit of all three sporting codes – baseball, soccer, and softball. These upgrades to sporting infrastructure will provide high quality and compliant facilities for the three sports, complete with efficient LED lighting, allowing for training and competition to increasingly occur during the evenings, times more suitable for participants of all ages. Detailed design and delivery of the remaining Stage 1 project components, notably featuring a new two-storey clubroom and match day facility including unisex change rooms to cater for the significant growing female and junior participation that all three sports continue to experience are an immediate priority.

Investment Required = \$20M Stage 1. Estimated job outcomes: 120

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Addressing Climate Change

The Town of Gawler was the first South Australian Council to declare it is facing a Climate Emergency, inspiring 15 further Councils to declare a Climate Emergency. The Town of Gawler seeks to be a centre for business to collaborate, promote and test innovative solutions for lower emissions and climate adaptation. Council's Climate Emergency Action Plan prioritises practical and achievable outcomes to reduce costs and emissions for Council, local business and our community. The Town of Gawler continues to successfully advocate for improvements to access low carbon solutions, accredited renewable electricity and carbon offsets with legal clarity and fair pricing for the benefit of the broader community. A powerful example being the engagement with other councils and submission for the 2022 GreenPower Review. Strong support that mandatory contributions to the national Renewable Electricity Target (RET) be recognised towards any 100% renewable electricity claim has assisted in customers buying 100% GreenPower no longer be charged for 120% in Renewable Large-Scale Certificates (LGCs) from 2024. Council is actively engaging with all tiers of Government in policy reforms needed to support businesses and households to reduce emissions and transition to a low carbon economy. Increased Government funding and resourcing is essential for coordinated and efficient policy, improving the take-up of renewable electricity, electric vehicles, other new technology and boosting climate resilience to cope with increases in extreme weather-related events including flooding, heat waves and bushfire.

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Aquatic Centre

As the service centre for the Lower Mid North, wider Barossa, and Northern Adelaide regions, Gawler is the ideal location for a modern and world class Regional Aquatic and Leisure facility. Council, as part of the Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan, has prepared concepts and high-level project cost estimates for delivering a regional aquatic centre that also incorporates quality player and spectator facilities for the adjacent Gawler & District Tennis Association. The current Gawler Aquatic Centre is well used throughout the annual October to April season, with strong visitation across all age groups and increasing year by year. As an educational hub, the Aquatic Centre is used every season by 20 schools from across the region for water safety and recreational programs. As one of the fastest growing Local Government Areas in South Australia, the demand for an upgraded-modern, all year-round facility is growing. This project will assist the region to attract major events and sporting competitions, improving Gawler's visitor economy and providing business growth opportunities. Estimated Investment Required = \$50M. Estimated job outcomes: 174

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Innovative Communities

Gawler is focused on becoming a Smart Living Desirable Community, providing an exciting urban destination with easy access to employment and business opportunities in a creative and sustainable environment. Council has been embracing smart technologies, through the delivery of its Smart Community (Cities) Strategy and ICT Strategy, enhancing Gawler's reputation as a strong and sustainable community. Council is leveraging GigCity connectivity at the Gawler Civic Centre, home of the Gawler Business Innovation Hub, by working on becoming a regional connection point for project precincts and further education. Council has been able to initiate the Gawler Civic Centre Tertiary Hub as a 1-year pilot project. The Tertiary Hub provides a dedicated study space and programs that will increase accessibility and support tertiary students in the region, it is envisaged the Tertiary Hub will lead to improved local tertiary educational outcomes. Future opportunities are being investigated through collaboration with the Barossa Regional University Campus and the University of Adelaide.

University or Tertiary educated 10.5% [5.7% below the state average]

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Town Centre

The identity of Gawler's Town Centre is based on its authentic 19th century architecture, streetscape appeal, and great accessibility to parks, events, arts, shopping, services, and entertainment. Investment opportunities include activation of upper stories of heritage buildings, increased accommodation in or near the CBD, and future development of a second multideck car park. Such investment will help cultivate productive and accessible small-to-medium businesses and industries, in turn supporting business development and local job creation. It is important that there is a balance between this investment and ensuring that Gawler's character and heritage are not compromised. Council's vision is endorsed in the Town Centre Urban Precinct Master Plan.

Estimated Investment Required = \$84.2M. Estimated job outcomes: 480

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Gawler



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