

Community Infrastructure Opportunities | 2026

Elliot Goodger Memorial Park



Essex Park & Gawler Showgrounds



Springwood Quarry



Major Transport Infrastructure



Gawler



Our Community Vision:

A liveable, cohesive, active, innovative and sustainable community

Town of Gawler

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Town of Gawler Regional Population Profile

Gawler's Current
Resident Population*



**Gawler's Expected
Population Growth = >65,964**

Gawler + Surround's Expected
Population Growth = >184,964

Concordia Growth

It is anticipated that approximately 12,000 additional homes could be built in the Concordia growth area supporting about 35,000 new residents on about 995 hectares of land.

Kudla Growth

It is anticipated that approximately 16,000 homes in the Kudla Growth Area and surrounds will be built supporting about 38,400 new residents to accommodate future urban growth.

Roseworthy Growth

The Roseworthy Township Expansion development is forecast to host about 35,000 additional homes supporting a community of around 84,000 people.



Elliot Goodger Memorial Park

TOTAL PROJECT VALUE
\$18,900,000



Clubroom and Netball Court Development

This project contributes to the staged delivery of the Elliot Goodger Memorial Park Master Plan, creating a modern, accessible community and sporting precinct. It includes a new multi-purpose pavilion with inclusive, unisex facilities for football, cricket, and netball; and expanded netball courts to increase participation, remove barriers, and foster community connection.

This project is about more than sport. It will ensure that Gawler's growing regional communities have the infrastructure they need to thrive. Importantly, it is the kind of enabling community infrastructure that supports the Federal Government's housing agenda and the State Government's Housing Roadmap by ensuring that new and expanding communities are liveable, connected and supported by the facilities that families need.

PROJECT VALUE - \$18,900,000

Proposed Funding Model

- Federal/State Government - \$15,750,000
- Town of Gawler and other funding partners - \$2,850,000
- SANFL – South Australian Football Facilities Fund - \$300,000 (already committed)



Essex Park and Gawler Showgrounds

TOTAL PROJECT VALUE
\$3,985,000



Gawler Bowling Club Greens

Two artificial turf greens at the Gawler Bowling Club require replacement, a key project in the Essex Park and Gawler Showgrounds Master Plan. The proposed upgrade includes covering both greens for all-weather playability. This critical enhancement will position the Club to host significant Bowls SA sanctioned events, such as State Country Carnivals. The project guarantees quality year-round conditions, enhancing player comfort and safety, boosting participation and securing the Club's sustainable future growth and accessibility for all.

PROJECT VALUE - \$2,310,000

Break-down:

- Replacement greens - \$420,000
- To cover both greens - \$1,890,000



Stone Pavilion Restoration and Gawler Sport and Community Centre Renewal

This project provides high-visibility investment opportunity that protects local heritage while delivering important community infrastructure upgrades. Works include removing adjoining structures to conserve and restore the historic Stone Pavilion, alongside new accessible unisex toilets, storage, upgraded air conditioning, and a modular canteen. The improvements will enhance accessibility, amenity, and functionality for community users and support future regional growth.

PROJECT VALUE - \$1,675,000

Break-down:

- State Government - Modular Canteen - \$250,000 (already funded)
- Town of Gawler - Airconditioning replacement - \$70,000 (already funded)
- New unisex accessible toilets & changing places facility - \$550,000
- Custom storage spaces - \$50,000
- Stone Pavilion Restoration - \$755,000

Springwood Quarry Open Space

TOTAL PROJECT VALUE
\$7,500,000



Open Space Precinct

The largest greenfield housing estate in Gawler is located at Gawler East (~2900 lots). A key element of the project and integral to community needs is the Springwood Quarry open space precinct, which is situated in the heart of Springwood, adjoining the local activity centre. Components of the precinct include multi-purpose irrigated play spaces (for casual kick and play usage), 2 multi-purpose synthetic outdoor courts, all abilities playground, toilets and car parking.

PROJECT VALUE - \$7,500,000

Proposed Funding Model

- Federal Government - \$3,370,000
- Developers - \$3,630,000
- Town of Gawler - \$500,000

Federal Government support would enable Council to facilitate delivery of this critical infrastructure, needing within a predominantly first home buyer community.



Sturt Highway Connection Road

The proposed Sturt Highway Connection Road is vital for the Southern Barossa's Concordia Development Area, providing a direct arterial link to the Sturt Highway. This project facilitates Concordia's long-term growth by ensuring essential access, enhancing regional connectivity, and reducing metropolitan travel times. It will alleviate future Gawler traffic congestion, improve safety, and support economic growth by creating jobs and fostering regional prosperity. The modern, multi-lane road, including a North Para River bridge, will accommodate projected growth for decades. Earlier implementation would significantly mitigate stress on Gawler's local road network..

PROJECT VALUE - \$TBC



Main North Road Willaston – Road and Stormwater Upgrade

This project will transform Main North Road in Willaston into a safer, greener, and more resilient corridor. The 1.8km upgrade includes stormwater and drainage improvements, road renewal, bike lanes, indented parking, improved lighting, and shared-use paths with ramps and crossing refuges. It will catalyse and support housing growth in the region by improving infrastructure and connectivity. The project will also protect Callistemon 'Gawler Hybrid' Bottlebrush trees through water-sensitive design and replacement planting, preserving biodiversity and visual character.

PROJECT VALUE - \$16,800,000

Proposed Funding Model

- Federal/State Government - \$10,500,000
- Town of Gawler and other funding partners - \$6,300,000



Cheek Avenue Corridor – Sub Arterial Road Network Upgrades

This project is crucial for facilitating a major land release in South Australia, encompassing approximately 12,000 new dwellings, activity centres, and a medical precinct, prior to the Sturt Highway connections in 2036. Until then, Gawler's local roads require significant upgrades, including two new roundabouts, service relocations, road closures, a new McMillan Parade linkage, and a major upgrade of Cheek Avenue. These interventions are vital as traffic on the Cheek Avenue corridor is projected to increase by 52% due to the Concordia development, reaching over 17,000 vehicles per day.

PROJECT VALUE - \$29,800,000

Proposed Funding Model

- Federal Government - \$19,200,000
- Developers - \$10,600,000

