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GAWLER EAST DEVELOPMENT AREA TAKING BIG STEPS FORWARD

At a Special Meeting of Council on Tuesday 14 April a series of reports related to the Gawler East Development Area was presented to Council outlining the significant progress being made in the delivery of critical infrastructure needed to support its ongoing development.

Rezoned in 2010 the development of the Gawler East Development Area had been constrained due to uncertainty surrounding the delivery of the Gawler East Link Road, a piece of critical road infrastructure needed to unlock the areas full development potential, which is due for completion later this year.

"As this \$60 Million infrastructure project approaches completion, Gawler East is increasingly becoming a very attractive proposition for commercial and retail investors. This is evident by the number of significant development proposals being lodged and subsequently approved more recently. It is this type of investment, and the delivering of critical services, that will ultimately drive residential growth in Gawler East over the next 10-15 years, which is great for the future of Gawler" said Henry Inat CEO.

In addition to the \$2.4 million Council has already committed to this project, Council recently resolved to bring forward \$40k of funding for procurement of street trees on the Gawler East Link Road from Potts Road. These trees to be funded upfront by Council and then reimbursed over time by developers of designated land as they urbanise Gawler East. Council will also consider approximately \$440k of funding for tree planting as part of the 20/21 Annual Budget.

On 13 February 2020, the State Commission Assessment Panel granted full development approval to four land division applications creating 1,433 allotments for a combination of residential, educational and commercial land uses with Springwood. Since this approval a Petrol Station, Shopping Centre, Childcare Centre and new Sales Centre have also been approved within the Springwood development.

It is considered that the Springwood development will deliver:

- A diversity of housing, densities and mixes
- An integrated community and village centre to allow for future place-making and activation opportunities
- A Street layout and urban design framework which allows for increased pedestrian connectivity and cycling linkages through shared path facilities, both on- and off-street paths, tracks and trails
- An integrated open space system which responds to existing natural resources and topography
- A school and recreation precinct to cater for the current and future needs of residents;
- An Adaptive and smart reuse of the former quarry for a school and recreation zone;
- A retail and commercial precinct which complements the existing Gawler main street precinct 1.5km away;
- An integrated open space system which retains and enhances the existing natural

Mayor Redman says *"Noting that the developer has suggested that the project will deliver a housing development valued at approximately \$500 million and create in excess of 1000 jobs within the construction industry. Furthermore once completed, an additional 200 full-time jobs are expected to be created within the planned Village Centre within retail and educational precincts"*.

"Council is supportive of the Springwood development, as it will provide a much needed economic boost to the region and lead to significant local employment outcomes, and Council looks forward to continuing to work with Springwood Communities to ensure this master planned development reaches its full potential, delivering significant economic benefit to the greater Gawler community. Such investment and possible employment outcomes are welcomed at any time, none more so that during the current Covid-19 crisis" said Mayor Redman.

Through the State Government assessment process, via its independent Council Assessment Panel, Council has been working constructively with both the State Commission Assessment Panel and Springwood Communities to achieve the best planning outcome possible for Council, the community and the developer. Due to this advocacy a number of design improvements have been achieved.

"While supportive of the proposed land uses, from a public interest perspective, Council does have some concerns with the way the State Commission Assessment Panel has processed the various land division applications. Council's role is to ultimately protect the rights and interests of both the current community but also those of future generations particularly



in regards to the significant infrastructure assets that will become Council's and the community's responsibility over the coming 10-15 year period." said Mayor Redman.

Council CEO Mr. Henry Inat says "A further aspect of the State Commission Assessment Panel's assessment of concern was relative to the traffic volumes to be generated by the creation of 1,433 new allotments and the consequences this would have in changing the nature and function of adjoining Roads. The Commission took the view that the road function would not change, this was despite Springwood Communities own report noting that traffic volume of Cheek Avenue will increase from 2000 to 7500 vehicles per day.

The consequence of which was adjoining residents were not notified of the development proposals, effectively denying members of the community directly impacted by the development the ability to voice their opinions.

Concerns have been expressed by not only Council but other key stakeholders directly impacted, and it is considered by Council that these types of technical issues should be rectified by the State Commission Assessment Panel in any approval to protect the community's interests and to support the development moving forward".

Council will continue working constructively with the State Commission Assessment Panel, Springwood Communities and all other key stakeholders as the development rolls out over the next 10-15 years in order to achieve a livable, cohesive, active, innovative and sustainable community in Gawler East.

To further promote the Gawler East Development Area, Gawler East Link Road and in a proposed boost to tourism for the area, Council has agreed to support the delivery of Round 7 of Cycling South Australia's (CSA) Super Series, subject to the removal of current event restrictions that have been imposed in response to the Coronavirus pandemic.

The CSA Super Series is South Australia's largest and highest profile road racing series, outside of the Santos Tour Down Under, and provides Adelaide-based riders the best opportunity for elite-level road racing in the state. With eight rounds spanning the spring months each year and up to two hundred competitors across 6 grades, the Super Series is the Adelaide-based and South Australian cycling calendar's flagship event, pushing the envelope of what amateur cycling can look like.

"Council has provisionally allocated \$2,500 in sponsorship support to the CSA Super Series Event," said Mayor Redman. "The sponsorship will fund Community Ride and Junior Come 'n Try activities as part of the Super Series Event. These activities give the local community opportunities to participate in the Event and promote community health and wellbeing."

If the Event is able to occur post COVID-19, CSA intend to provide other community activities at the Start/Finish such as entertainment, markets and food trucks. Containing the race to the one road corridor provides a unique opportunity for both CSA and Council and, if the Event is a success, it could return in future years.

The Special Council Meeting concluded with confidential discussions regarding various legal deeds that Council is progressing with developers within Gawler East. The majority of these deeds have agreed outcomes between Council and the respective developers with respect to the orderly development of Gawler East and Council's decisions, whilst remaining confidential, have been made in the best interests of the Gawler community to support development within the Gawler East area.

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ENDS

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