DRAFT GAWLER TOWN CENTRE STRUCTURE PLAN
FREQUENTLY ASKED QUESTIONS (FAQs)

1. What is the Gawler Town Centre Structure Plan?

The Structure Plan is a long-term strategic plan that guides how the Gawler Town Centre will grow and change over the next 20–30 years.

It provides direction for:

- Land use and development
- Building height and design
- Streets and transport
- Public spaces and the river corridor
- Infrastructure and investment priorities

2. Why is Council doing this work?

Gawler is growing, and the Town Centre needs to evolve to support its role as the heart of the region.

This work ensures growth is:

- Well-planned and coordinated
- Supportive of local businesses and jobs
- More walkable and accessible
- Respectful of heritage
- Supported by quality public spaces

3. What stage is the project at? Is it already decided?

We are currently consulting on the Draft Structure Plan.

This is a key stage where:

- Ideas are being tested
- The community can provide feedback
- The plan can still change

Nothing is finalised yet. All feedback received during consultation will be carefully reviewed and used to refine the plan before it is presented to Council for consideration.

4. How can I have my say?

You can provide feedback through:

- The Your Voice online survey and interactive activities
- Written submissions
- Pop-up sessions
- Walking tours

All feedback will be reviewed and reported to Council.

5. What changes are being proposed?

The plan includes a range of improvements, including:

- Upgrades to key streets like Murray Street, High Street and Julian Terrace
- Better walking, cycling and traffic management
- More trees, shade and green spaces (target ~30% canopy)
- Activation of the river corridor and public spaces
- Mixed-use development opportunities including housing, shops and local businesses

- New zoning and design guidelines to support well-planned and high-quality development

Mixed-use development combines different uses within the same building or area, such as shops at ground level with offices or housing above. It is encouraged because it helps activate underused spaces, supports local businesses, and creates a more vibrant Town Centre throughout the day and evening.

These changes aim to create a more vibrant, accessible and future-ready Town Centre.

6. Will building heights increase?

In some locations, yes.

The draft plan generally supports:

- 2–5 storeys in appropriate areas
- Lower scale development in sensitive locations

Building height will be carefully managed by:

- Setting upper levels back from the street
- Protecting key views and heritage streetscapes
- Including strong design controls to ensure development fits Gawler's character
- Managing sunlight access to streets and public spaces

7. How will heritage be protected?

Protecting Gawler's heritage is a core objective of the plan.

This includes:

- Retaining heritage buildings and streetscapes
- Encouraging adaptive reuse of heritage buildings
- Ensure new development respects scale, materials and character
- Managing how taller buildings relate to heritage areas

The aim is to balance growth while ensuring Gawler's heritage identity remains central to a future-ready Town Centre.

8. How will development be designed and controlled?

The Structure Plan recommends updates to planning policy to help guide future development. These may include:

- Introduction of new zoning, including a dedicated Town Centre Sub-Zone and supporting planning framework
- Design guidelines for building height, setbacks and form
- Continued application of Heritage Overlay protections
- More detailed controls (e.g. potential building envelope guidance)

If the Structure Plan is endorsed, any formal changes to planning rules would require a separate statutory process, including further community consultation and the final decision is made by the Minister for Planning.

This Structure Plan sets the strategic direction and recommended pathway forward, but does not change planning rules on its own.

9. What about traffic and parking?

Traffic
The plan aims to improve how traffic works by:

- Managing through-traffic more effectively
- Using alternative routes (e.g. High Street, Julian Tce to reduce the pressure on Murray Street)
- Improving safety and walkability

Parking
Parking will still be available, but better managed:

- Located behind or under buildings where possible
- Less dominance on main streets
- Encouraging a “park and walk” approach

The goal is to better balance movement and place.

10. What improvements are planned for public spaces and the river?

The plan includes significant improvements to public spaces, including:

Proposed improvements include:

- Streetscape upgrades
- Safer and more accessible pedestrian connections
- Activation of parks such as Apex Park and Light Square
- Enhanced riverfront spaces
- Increased tree canopy and shade across the entire project area
- Opportunities for events and activity

The river and public spaces are a defining feature of the Town Centre, supporting its role as a destination for recreation, community activity and connection.

11. Who will deliver future development and improvements?

Most development will be delivered by private landowners and developers over time.

Council’s role is to:

- Set the strategic vision
- Guide design quality
- Invest in public infrastructure and spaces
- Facilitate and coordinate outcomes
- Promote the Town Centre as a place for new business and opportunity
- Work with landowners, development and stakeholders to support delivery
- Seek funding and partnership opportunities to help deliver priority projects
- Advocate to State Government and other agencies for infrastructure and investment
- Monitor progress and review the plan over time.

12. When will changes happen and how will they be funded?

The plan will be implemented over time through a staged delivery program.

While the Structure Plan sets a long-term vision over 20+ years, the action plan focusses on a more realistic 10-year timeframe.

- Funding will be prioritised based on community benefit, feasibility and partnerships opportunities
- Other projects may occur over a longer timeframe (10+ years) and may change over time as local needs and priorities evolve.
- The action plan will be reviewed and updated periodically to reflect progress and emerging priorities.

Not all changes will happen immediately - this is a long-term plan.