Gawler Town Centre Structure Plan

Elected Member Information Briefing

15 September 2026

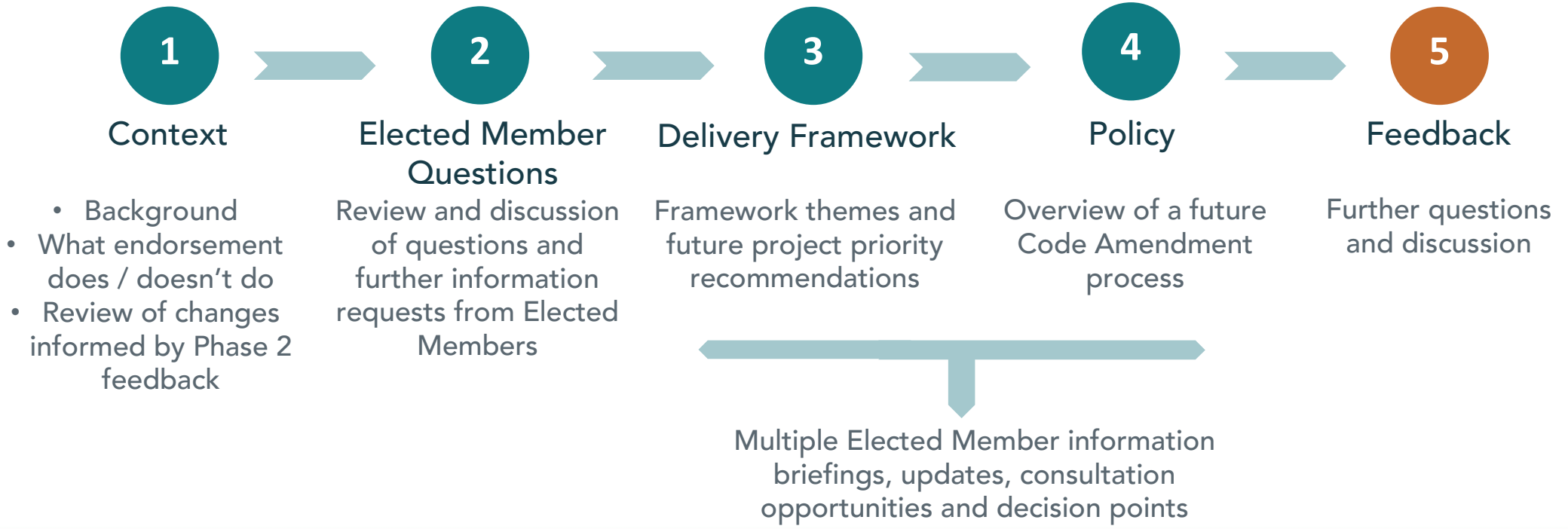
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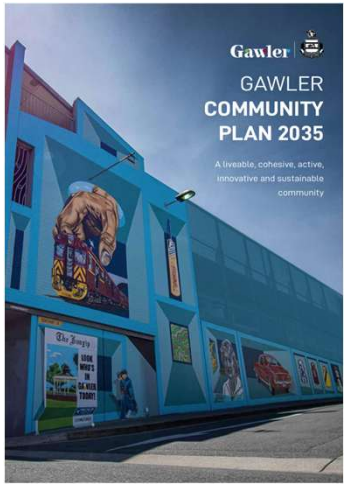
Gawler

Workshop purpose and proposed outline

Provide clarity on what changed and why, how implementation is recommended to progress, and where Council will make future decisions



Context: How did we get here?



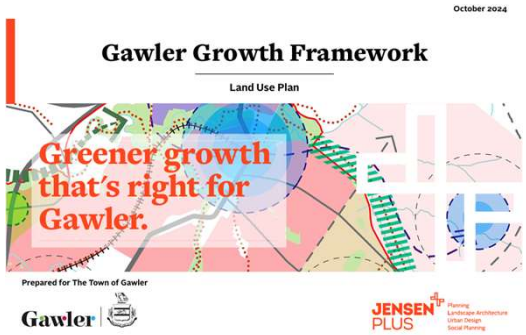
- The Structure Plan project and scope was a result of previous strategic plans and Council decisions. Details of relevant plans are included in the following slides, including:

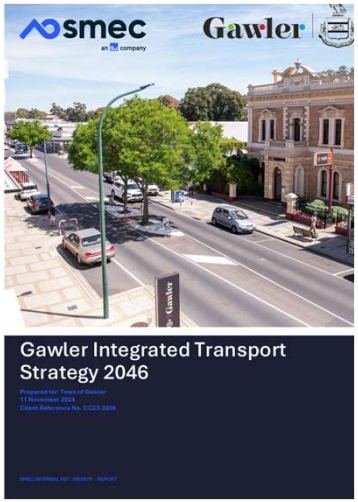
Gawler Community Plan 2035

- *Seek appropriate land use policy that guides development and encourages investment in Gawler while providing surety to residents and businesses*

- Multiple additional goals and objectives associated with the Structure Plan, incl:
  - Adaptive reuse
  - Appropriate infill
  - Promotion of development opportunities (incl. multi-storey, mixed-use development)
  - Heritage and architecture
  - Character and identity
  - Views and vistas
  - Investment attraction
  - Climate and greening
  - Development around rail corridors and key station precincts
  - Accessibility and active travel networks
  - Traffic congestion management and parking
  - Promoting Gawler as a regional hub for business and services
  - Local amenity
  - Engagement

Context: Council Briefing 12 August 2025





Gawler Growth Framework G2046 - 2024

- Further investigations recommended:
  - Rezoning to facilitate mixed-use
  - Subzone to preserve heritage and guide development
  - Transport and economic analysis
  - Traffic and street design
  - Exploring alternative routes to minimise traffic congestion
  - Pedestrian and cycle connections
  - Heritage and adaptive reuse
  - Infill development opportunities
  - Expansion of at least 16,000m2 of retail floor space
  - Activation / Mainstreet program

Gawler Integrated Transport Study (GITS) - 2024

- Further investigation recommendation – Town Centre Planning Study:
  - Movement and place assessment for the Town Centre
  - Traffic and heavy vehicle management options
  - Pedestrian and cycling infrastructure
  - Safety

Context: Council Information Briefing Recap – 12 August

- On 12 August 2025 Council was briefed on the future challenges and opportunities of the Structure Plan.
- An explanation was detailed on what is a Structure Plan and Development Delivery Framework.
- Detail was provided for the key components to be included in the Structure Plan, including:
  - Traffic and transport improvements
  - Design guidance
  - Planning and design code recommendations
  - Investment prospectus
  - Engagement plan
- The Request for Quote closed on 18 August and the successful consultant commenced in September 2025



Consideration before Council – What endorsement means

At a future Council Ordinary Meeting, Elected Members will consider whether to endorse the Structure Plan and Development Delivery Framework as Council's long-term strategic direction for the Town Centre.

1 Structure Plan

Sets Council's long-term strategic direction for growth, investment, public realm improvements, planning investigations and decision-making.

2 Development Delivery Framework (DDF)

Translates the long-term vision into recommended priorities, responsibilities, funding opportunities, partnerships, staging and delivery pathways. The DDF can remain a live document that can be monitored, reported on and amended over time to reflect emerging priorities and remain fit for purpose.

Important distinction:

Endorsement does not approve individual projects, budgets or planning policy changes.

If endorsed, implementation of the DDF could occur through a number of delivery pathways (discussed later).

Consideration before Council – What endorsement means

A clear strategic direction for the Town Centre

Establishes Council's preferred long-term vision and priorities for the future growth, development and revitalisation of the Town Centre.

Advocacy and investment attraction

Provides a clear strategic framework to support funding applications, partnership opportunities and engagement with government agencies, landowners and investors.

Future investigation of identified opportunities

Supports the progression of further technical, financial and design investigations required to assess the feasibility and benefits of opportunities identified within the Structure Plan.

Greater certainty for the community and stakeholders

Establishes a publicly endorsed direction that helps the community, businesses, investors and government agencies understand Council's aspirations, priorities.

Coordinated delivery and prioritisation of projects

Enables the commencement of a coordinated implementation program to prioritise projects, identify responsibilities, attract funding and guide future delivery decisions.

Future Council decision-making

Provides an evidence-based strategic framework to inform future decisions relating to projects, budgets, land use planning and investment priorities.

Consideration before Council – The Risk of Standing Still

1. Reduced investor confidence and redevelopment activity.
Without a clear, endorsed direction, investors and landowners may delay decisions or prioritise locations offering greater certainty.

2. Reduced ability to secure external funding and partnerships.
Council may be less competitive for grants and partnerships without an endorsed framework demonstrating strategic need, community benefit and project priority.

3. Fragmented decision-making and uncertainty around priorities.
Without an endorsed framework, projects may be considered individually, making it more difficult to coordinate investment and determine the right priorities, sequencing and dependencies.

4. Missed opportunity for economic growth and town centre renewal.
Opportunities to respond to population growth, changing consumer demand, business investment and redevelopment may be delayed or lost.

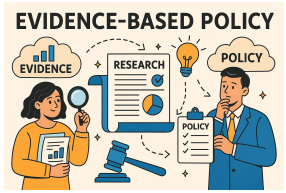
5. Community engagement does not translate into tangible outcomes.
The community may not see a clear pathway from their feedback provided during consultation to visible action and improvements.

6. Increasing future costs through delayed and uncoordinated investment.
Delays may increase project costs and reduce opportunities to coordinate works, leverage grants or align public and private investment.

How will we know we are investing in or supporting the right project at the right time?



Or



Gawler Town Centre Structure Plan

Review of Amendments to the Structure Plan

Gawler

Engagement outcomes – How feedback informed changes

Original



Amended



Heritage Place identification

- A legend has been added to each Precinct Plan to clearly identify heritage places within the precinct.
- This makes heritage considerations more visible and easier to understand when reviewing future opportunities.

Structure Plan pages: 37, 40, 44, 46 and 47

Engagement outcomes – How feedback informed changes

Original

Infill development, particularly near Light Square (3) and heritage interfaces, should respond sensitively to established character.

Amended

Infill development, particularly near Light Square (3) and heritage interfaces, should respond sensitively to established character. Improvements to the road layout and park design should enhance movement, encourage activation, and provide greater opportunities for events and community use

Light Square

- Greater recognition has been given to the activation, event and community use potential of Light Square following future improvements.
- Notation has been added recognising the Pioneer Park heritage wall and McKinlay Memorial.

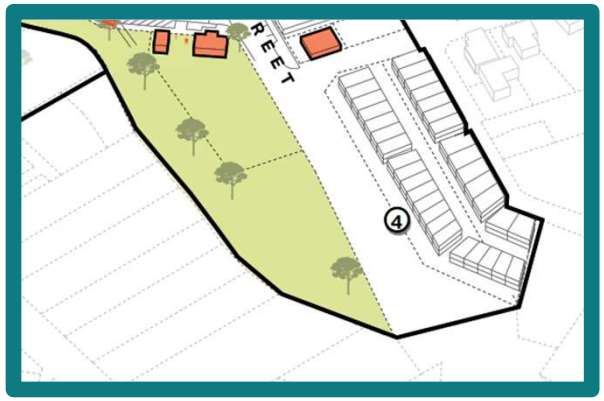
Structure Plan page: 37

Engagement outcomes – How feedback informed changes

Original



Amended



Strategic site removal

- Strategic Site 1 (shown at #4), currently used as the temporary RV parking area, has been removed from the strategic sites mapping.
- The future use of the land will continue to be considered, having regard to its current use and Recreation Zone designation under the Planning and Design Code.

Structure Plan pages: 46 and 48

Engagement outcomes – How feedback informed changes

Original

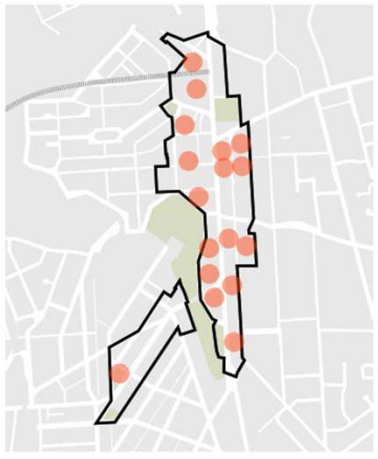
Mixed-use development



- While exact locations and patterns of future development cannot be predicted, planning analysis has highlighed numerous land parcels and buildings which may have development or redevelopment potential over the next 20 or 30 years.
- Mixed-use developments are supported across the town centre to help create a vibrant and prosperous town centre.

Amended

Mixed-use development



- While exact locations and patterns of future development cannot be predicted, planning analysis has highlighed numerous land parcels and buildings which may have development or redevelopment potential over the next 20 or 30 years.
- Mixed-use developments are supported across the town centre to help create a vibrant and prosperous town centre.
- Established buildings support smaller, independents shops, while larger sites offer broader opportunities.

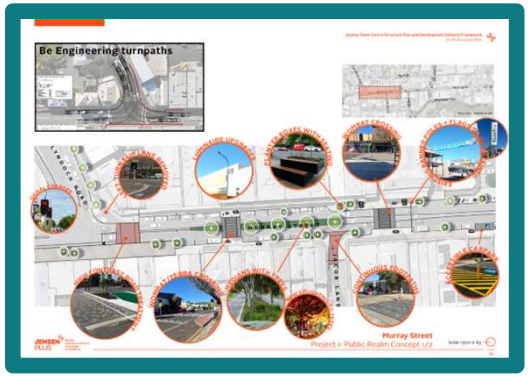
Greater support for smaller, independent shops

- The mixed-use development section now acknowledges the important role established buildings will continue to play in supporting smaller, independent shops.
- This reinforces the value of retaining a mix of building types and tenancy opportunities within the Town Centre.
- The former Strategic Site 1 (Temporary RV Car Park) has also been removed from the updated plan.

Structure Plan page: 48

Engagement outcomes – How feedback informed changes

Original



Amended



Project 1: Murray Street

Murray Street is the main shopping street, with pedestrian amenity prioritised to create a safer and vibrant street environment.

The Murray Street concept aims to create a safer, more inviting pedestrian environment by improving continuous footpaths, dedicated crossings, and additional public realm elements such as seating and streetscape amenity. Additional greenery in the median is proposed, with lighting to further support economic development, visitation, and day/night activity.

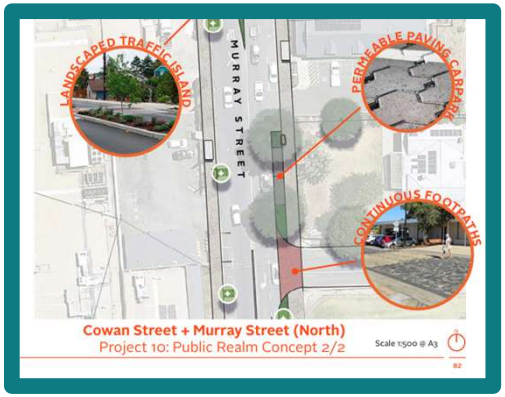
Street and public realm improvement concept descriptions

- Each project now includes a brief description of the concept aims and intended outcomes.
- The additional explanation helps readers understand the design intent rather than viewing the concepts as detailed or final designs.

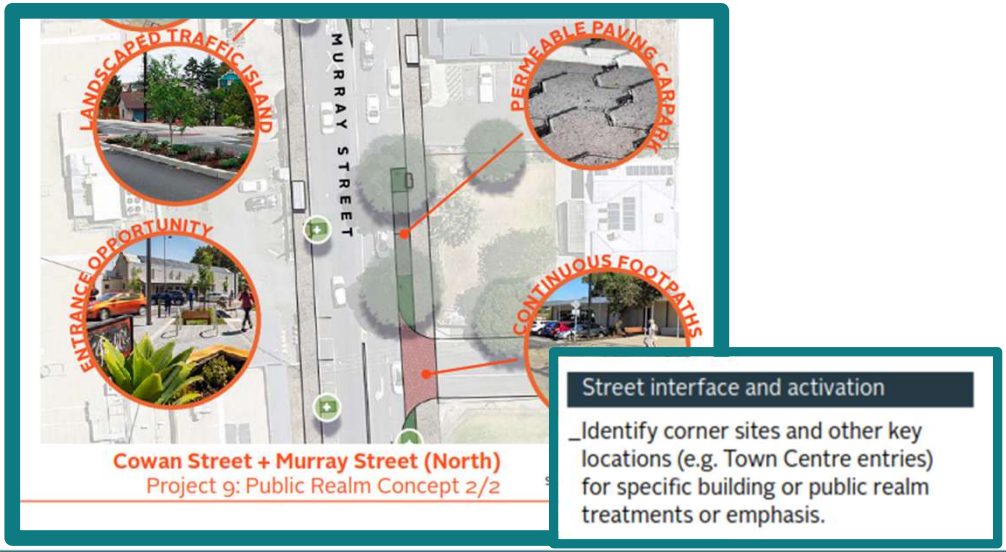
Structure Plan pages: 51 to 80

Engagement outcomes – How feedback informed changes

Original



Amended



Entrance opportunity

- Relevant Precinct Plans, streetscape concepts and Code Amendment recommendations now identify opportunities for distinctive built form and landscape treatments at key Town Centre entrances or corner locations.
- Potential gateway markers or entrance statements are identified as opportunities only.
- Design, location and implementation costs remain subject to further investigation.

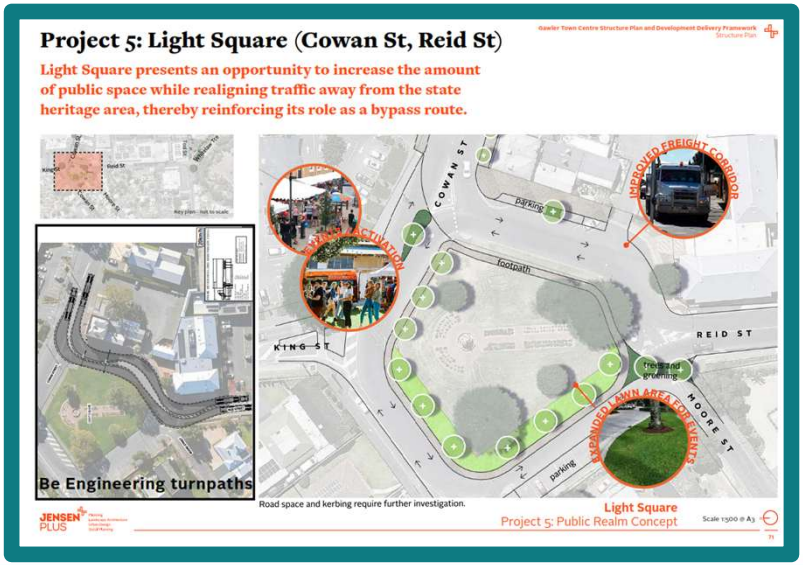
Structure Plan pages: 70, 77 and 87

Engagement outcomes – How feedback informed changes

Original



Amended



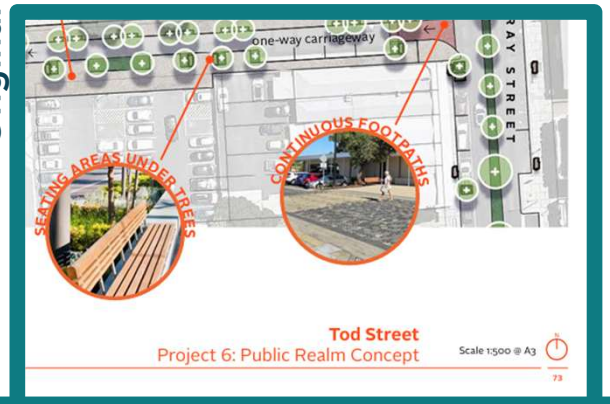
Light Square streetscape concept

- The concept gives greater recognition to the potential for events, activation and community use.
- The proposed road reconfiguration also acknowledges the opportunity for improved freight movement along the designated heavy vehicle corridor.

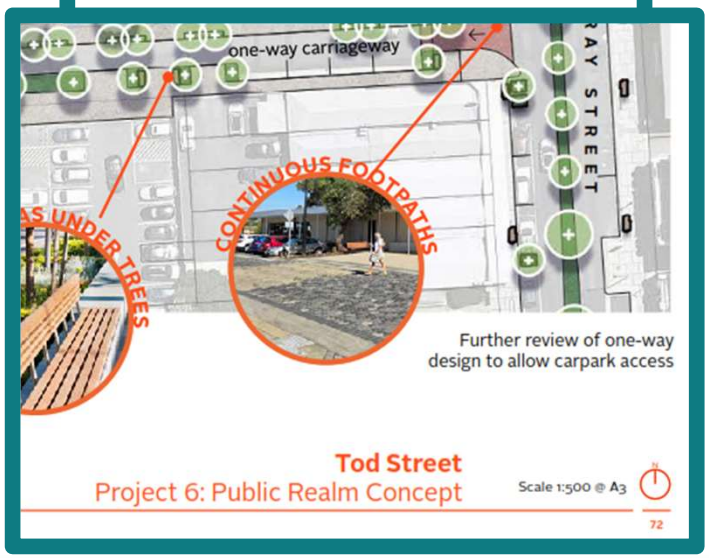
Structure Plan page: 71

Engagement outcomes – How feedback informed changes

Original



Amended



Tod Street streetscape concept

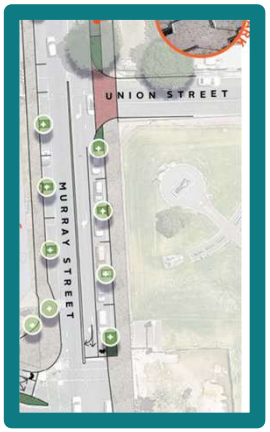
- The proposed one-way arrangement is now marked for review during a later stage of the project.
- As part of that review, options to improve access to the existing car parking will be examined.
- Revising the concept now would be premature, as further development and investigation, including detailed traffic modelling, are needed to determine the final detailed design.

Structure Plan page: 72

Engagement outcomes – How feedback informed changes

Original





Amended





Cowan Street and Murray Street (North) streetscape concept

- Future streetscape improvements are best progressed alongside redevelopment of the adjacent site and in consultation with the landowner.
- As a result, a notation has been added to investigate improved access and pedestrian connections through future work.
- The Murray Street/Cowan Street intersection will be subject to detailed traffic modelling, to determine the preferred detailed design outcome for vehicle movement and pedestrians.
- Pioneer Park is also acknowledged as a State Heritage Place in the plan.

Structure Plan page: 76

Engagement outcomes – How feedback informed changes

Original



Amended



Digital signage locations

- A notation now confirms that the digital sign locations shown are indicative only and subject to change.
- Proposed digital signage and potential locations will be subject to a separate review.
- The clarification responds to concerns about the indicated location and its proximity to the heritage-listed South Para River Bridge.

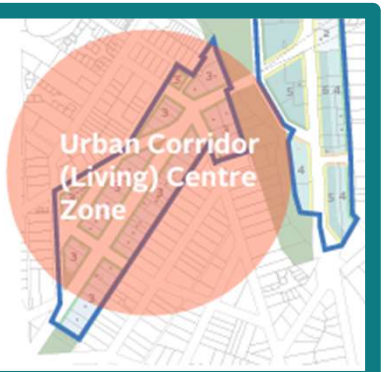
Structure Plan page: 78

Engagement outcomes – How feedback informed changes

Original

Urban Corridor (Living) Zone

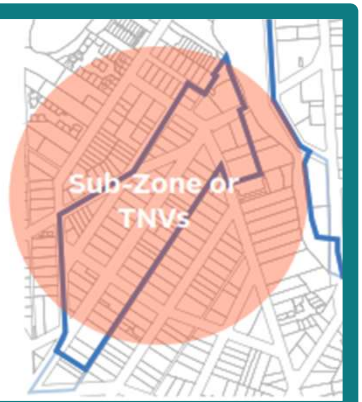
Propose the Urban Corridor (Living) Zone to Adelaide Road with a maximum height of 3 storeys and 11.2m.



Amended

Adelaide Road area

Retain the Township Main Street Zone but enable increased building scale through a Sub-Zone or Technical and Numeric Variations (TNV).



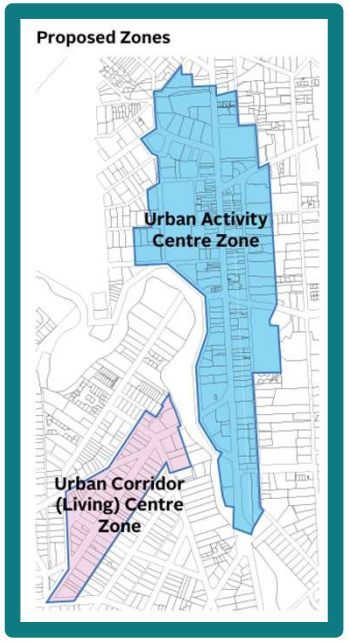
Adelaide Road Zone

- The proposed Urban Corridor (Living) Zone has been removed and the Township Main Street Zone retained.
- Future investigations will test whether the vision can be achieved through a sub-zone or technical and numeric variations within the existing zone.
- This provides an opportunity to pursue the intended outcome without a significant zoning change. Discussed in more detail in a following slide.

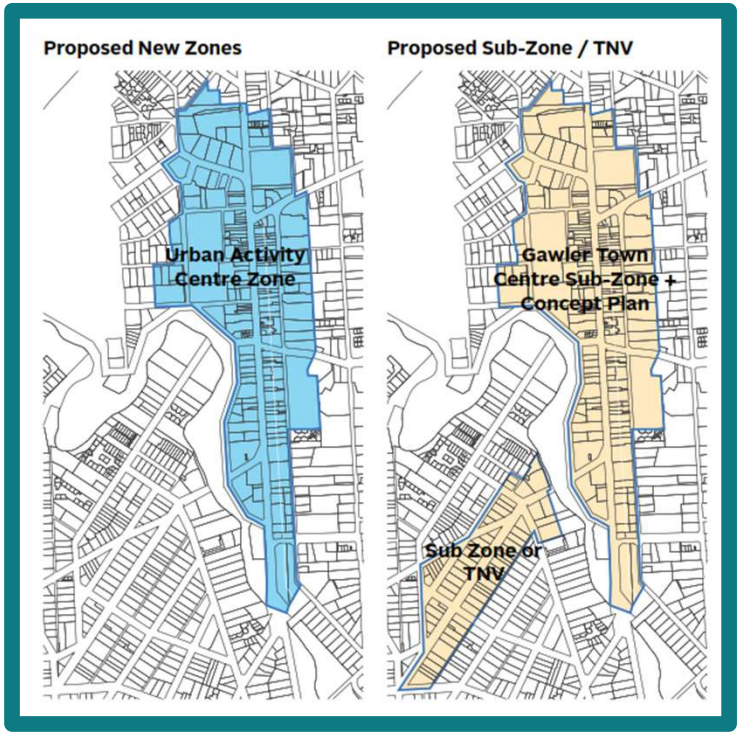
Structure Plan page: 83

Engagement outcomes – How feedback informed changes

Original



Amended



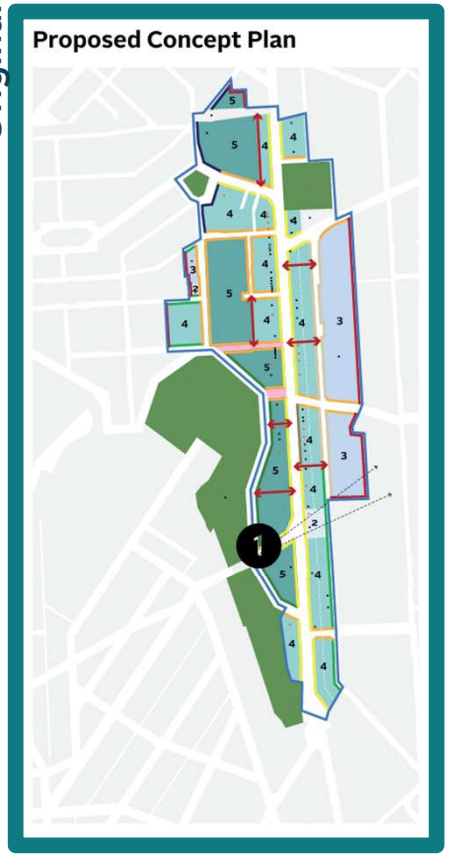
Zone maps

- The Adelaide Road Precinct has been removed from the proposed zones map.
- The precinct is now shown on the proposed sub-zone map for further investigation through a future Code Amendment process.

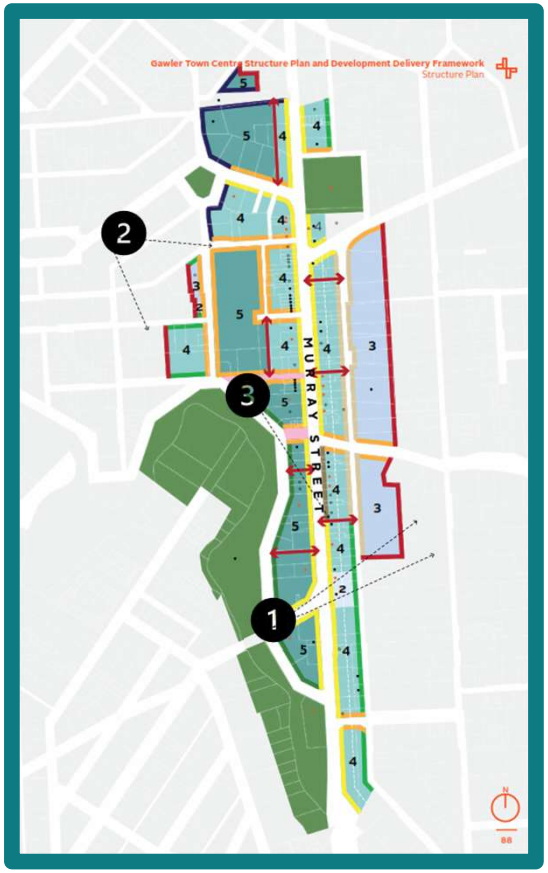
Structure Plan page: 85

Engagement outcomes – How feedback informed changes

Original



Amended



Additional view lines identified for further investigation

- The Concept Plan and zoning recommendations now identify additional key sightlines and vistas for investigation. Further areas may be added for review.
- Future technical work will consider how policy and design guidance can protect significant views and heritage settings without unnecessarily constraining redevelopment.
- The identified views include Church Hill towards the Town Centre and the Tod Street and Whitelaw Terrace area towards the Clock Tower.
- The sightline identified as #1 is specifically noted in the Historic Area Statement. Other references have vague in nature and warrant further review and consideration.

Structure Plan page: 85

Engagement outcomes – How feedback informed changes

Original



Amended



Concept Plan - Pedestrian connection notation

- Recommended pedestrian connection links (existing or proposed) are now described as "Potential Pedestrian Connections".
- The revised wording retains flexibility in the future location, design and alignment of connections.

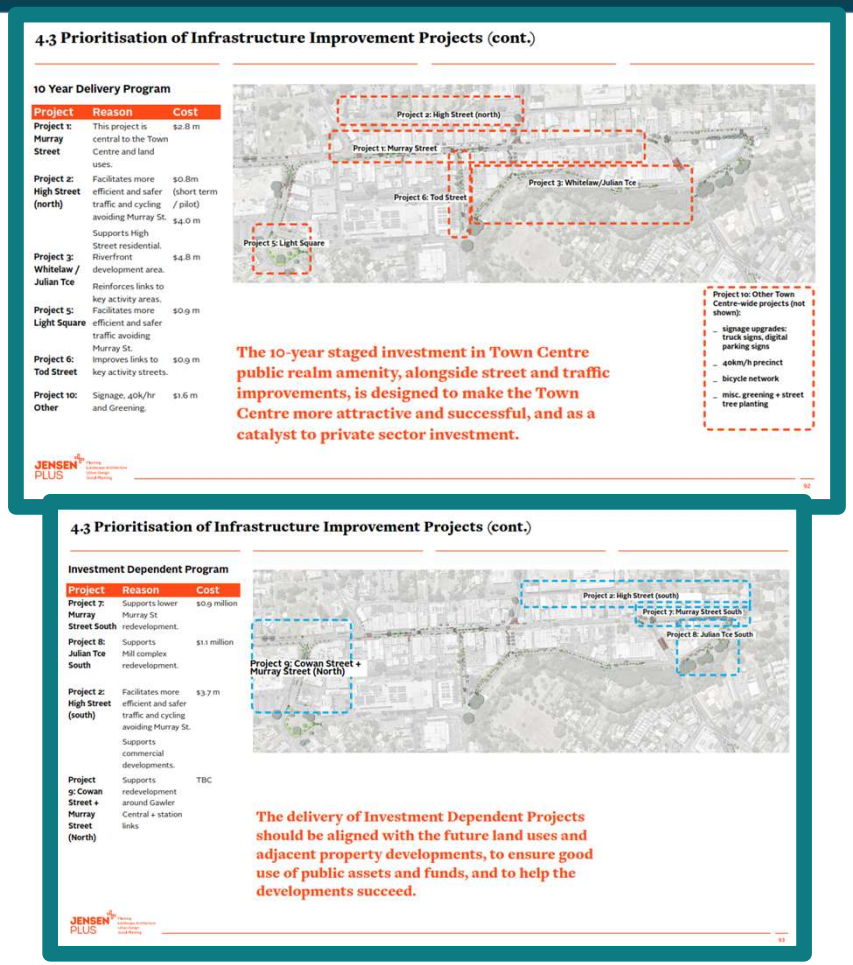
Concept Plan - Distinctive treatment marker

- The entrance treatment marker previously shown on the north-eastern corner of the Coles Central site has been removed.
- If a northern entrance marker is pursued, a location within Council-owned land or road reserve would be preferred.

Structure Plan page: 88

Engagement outcomes – How feedback informed changes

New Addition



4.3 Prioritisation of Infrastructure Improvement Projects (cont.)

10 Year Delivery Program

Project	Reason	Cost
Project 1: Murray Street	This project is central to the Town Centre and land uses.	$2.8 m
Project 2: High Street (north)	Facilitates more efficient and safer traffic and cycling avoiding Murray St. Supports High Street residential.	$0.8m (short term / pilot) $4.0 m
Project 3: Whitelaw / Julian Tce	Riverfront development area. Reinforces links to key activity areas.	$4.8 m
Project 5: Light Square	Facilitates more efficient and safer traffic avoiding Murray St.	$0.9 m
Project 6: Tod Street	Improves links to key activity streets.	$0.9 m
Project 10: Other	Signage, 40k/hr and Greening.	$1.6 m

The 10-year staged investment in Town Centre public realm amenity, alongside street and traffic improvements, is designed to make the Town Centre more attractive and successful, and as a catalyst to private sector investment.

Project 10: Other Town Centre-wide projects (not shown):
- signage upgrades: truck signs, digital parking signs
- 40km/h precinct
- bicycle network
- misc. greening + street tree planting

4.3 Prioritisation of Infrastructure Improvement Projects (cont.)

Investment Dependent Program

Project	Reason	Cost
Project 7: Murray Street South	Supports lower Murray St redevelopment.	$0.9 million
Project 8: Julian Tce South	Supports Mill complex redevelopment.	$1.1 million
Project 2: High Street (south)	Facilitates more efficient and safer traffic and cycling avoiding Murray St. Supports commercial developments.	$3.7 m
Project 9: Cowan Street + Murray Street (North)	Supports redevelopment around Gawler Central + station links	TBC

The delivery of Investment Dependent Projects should be aligned with the future land uses and adjacent property developments, to ensure good use of public assets and funds, and to help the developments succeed.

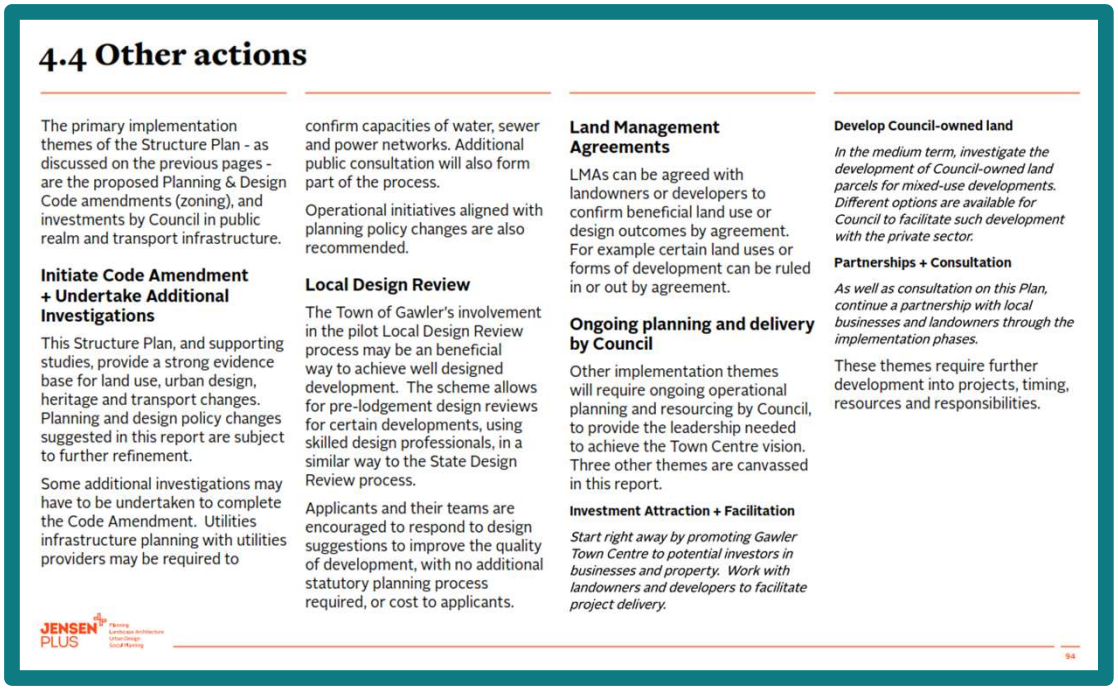
Prioritisation of Infrastructure Improvement Projects Plan

- Section 4.3 (pages 92 and 93) now separately identify projects recommended for the 10-Year Delivery Program and the Investment Dependent Program.
- The change provides additional context and improves readability.
- Individual project timing and budgets remain subject to future budget processes and separate Council endorsement.

Structure Plan pages: 92 and 93

Engagement outcomes – How feedback informed changes

New Addition



4.4 Other actions

The primary implementation themes of the Structure Plan - as discussed on the previous pages - are the proposed Planning & Design Code amendments (zoning), and investments by Council in public realm and transport infrastructure.

Initiate Code Amendment + Undertake Additional Investigations

This Structure Plan, and supporting studies, provide a strong evidence base for land use, urban design, heritage and transport changes. Planning and design policy changes suggested in this report are subject to further refinement.

Some additional investigations may have to be undertaken to complete the Code Amendment. Utilities infrastructure planning with utilities providers may be required to confirm capacities of water, sewer and power networks. Additional public consultation will also form part of the process.

Operational initiatives aligned with planning policy changes are also recommended.

Local Design Review

The Town of Gawler's involvement in the pilot Local Design Review process may be an beneficial way to achieve well designed development. The scheme allows for pre-lodgement design reviews for certain developments, using skilled design professionals, in a similar way to the State Design Review process.

Applicants and their teams are encouraged to respond to design suggestions to improve the quality of development, with no additional statutory planning process required, or cost to applicants.

Land Management Agreements

LMAs can be agreed with landowners or developers to confirm beneficial land use or design outcomes by agreement. For example certain land uses or forms of development can be ruled in or out by agreement.

Ongoing planning and delivery by Council

Other implementation themes will require ongoing operational planning and resourcing by Council, to provide the leadership needed to achieve the Town Centre vision. Three other themes are canvassed in this report.

Investment Attraction + Facilitation

Start right away by promoting Gawler Town Centre to potential investors in businesses and property. Work with landowners and developers to facilitate project delivery.

Develop Council-owned land

In the medium term, investigate the development of Council-owned land parcels for mixed-use developments. Different options are available for Council to facilitate such development with the private sector.

Partnerships + Consultation

As well as consultation on this Plan, continue a partnership with local businesses and landowners through the implementation phases.

These themes require further development into projects, timing, resources and responsibilities.

JENSEN PLUS

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Section 4.4 Other Actions

- A new section identifies further recommendations for consideration through the Development Delivery Framework.
- The Development Delivery Framework will guide Town Centre-related projects over the next 10 years.

Structure Plan page: 94

Gawler Town Centre Structure Plan

Elected Member Questions and Further Information

Gawler

Elected Member Questions and Requests for Information

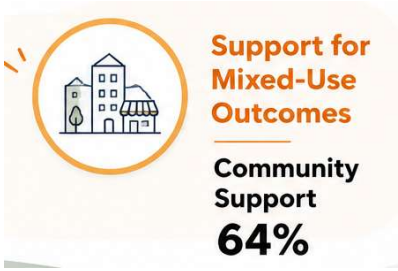
1. Why is the phrase "the community is not opposed to widespread growth" given such prominence in the report and plan?

The statement is intended to accurately reflect one of the key findings from the Phase 2 community engagement process. Feedback received through surveys, workshops, drop-in sessions, stakeholder discussions and written submissions indicated that concerns were generally not about growth itself, but rather how growth occurs, its quality, scale, location and supporting infrastructure.



The Report notes that community feedback consistently sought:

- Growth that respects Gawler's heritage and character.
- Appropriate infrastructure to support additional population.
- High-quality urban design outcomes.
- Improved public realm and open spaces.
- Growth that contributes positively to community wellbeing and liveability.
- Tangible community benefits from new development occurring.



For this reason, the report distinguishes between opposition to poorly planned growth and opposition to growth generally.

Elected Member Questions and Requests for Information

2. Why is a new Code Amendment needed? Why can't the desired outcomes be achieved under the existing Planning and Design Code?

The Urban Activity Centre Zone better reflects the role of a regional centre and provides greater flexibility for future investment, employment and mixed-use activity.

The key opportunities presented by the zone change includes:

- Wider range of land uses
- Better support for mixed-use development
- Recognition as a Regional Centre
- Greater ability to support investment and redevelopment
- Improved public transport usage opportunity
- Greater flexibility for building design

One misconception is that moving to an Urban Activity Centre Zone automatically means:

❌ High rise development everywhere
❌ Demolition of heritage buildings
❌ Loss of Township character

This is not the case. Any assessable development would still be subject to assessment against Historic Area Overlays, Local Heritage Place Overlays, built form policies where not included in the code amendment.

Note:
For comparison, the Port Adelaide CBD, including land within the State Heritage Area is located within an Urban Activity Centre Zone supplemented by a specialised Sub-Zone.

Elected Member Questions and Requests for Information

3. Why was the Adelaide Road Urban Corridor (Living) concept removed and the Township Main Street Zone retained?

- Urban Corridor (Living) was tested as a potential option during consultation to explore alternative approaches for Adelaide Road.
- Community and stakeholder feedback identified concerns regarding its suitability for Adelaide Road and the broader Town Centre.
- Further investigation identified fewer redevelopment opportunities than initially anticipated due to heritage places, representative buildings, recent redevelopment and existing commercial land use patterns, including larger building setbacks that limit infill opportunities. The Adelaide Road Precinct Plan has been amended to reflect an alternative vision for this area.
- <u>Recommended approach:</u> Retain the Township Main Street Zone while investigating targeted increases in building scale through a Sub-Zone or Technical and Numeric Variations (TNVs). This is recommended for detailed review during the Code Amendment investigations and would be subject to further community consultation.

Original



Amended



Elected Member Questions and Requests for Information

4. There appears to be confusion regarding building height limits. How would underground parking be treated?

- Building height is generally measured from natural ground level to the top of the building.
- Underground / basement levels are generally not considered in the total number of levels, subject to determining what is the natural ground. The State Government have an entire guideline on this topic to help inform design and development assessment.
- The assessment of any proposal would depend on the specific planning policy framework in place at the time and the detailed design of the development.
- Gawler's topography creates opportunities to accommodate "basement" or under croft car parking utilising the natural slope of the land, helping to reduce visual bulk and improve streetscape outcomes.
- The relationship between above-ground development and supporting infrastructure such as basement parking can be further investigated as part of the Code Amendment process and Design Guideline preparation.

What about parking? How will car parking be integrated without detracting from the character of the town?

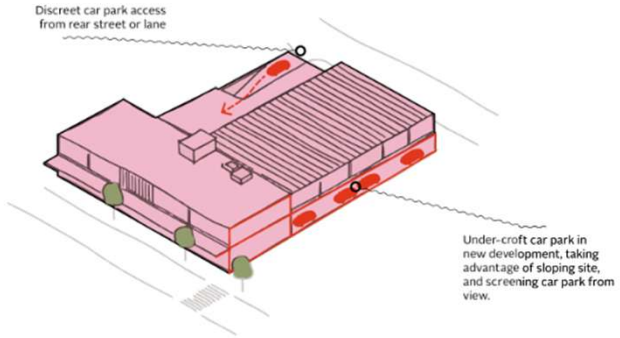




FIGURE 2B: EXCAVATED SITE

Elected Member Questions and Requests for Information

5. Please provide a roadmap and indicative timeframe for the next stages of the project.

- The following sections outline the proposed actions to be considered as part of a Development Delivery Framework (DDF) and code amendment processes.

6. In summary, I think we ignore or dismiss the genuine concerns of our community at our own risk. This document will be of major significance to how the Town develops. I think it has been done in isolation of far too many factors and leaves us vulnerable to legal challenge and inappropriate pressure from large developers.

- It is acknowledged that community members have raised genuine concerns and these have and will continue to be considered alongside all other feedback received through the engagement process, specifically where in relation to the development of a potential Code Amendment or design guidance materials.

- While the Structure Plan itself does not create planning policy or development rights, it may inform future investigations and decision-making. Any future Code Amendment to the Planning and Design Code would be subject to separate technical investigations, further community consultation and statutory processes to ensure any proposed policy changes are evidence-based, appropriately justified and compliant with legislative requirements.

- In addition to Council recommendations, a Code Amendment is also subject to review by the Department for Housing and Urban Development, the State Planning Commission and requires approval from the Minister for Planning.

Elected Member Questions and Requests for Information

7. What started as a focus on reinvigorating the main street through re-adaptive use of our heritage buildings has morphed into allowing very high, very dense building in and around these heritage sites so as to encourage building owners to upgrade their properties. As one submission says this might get though Playford Council, but Gawler values its uniqueness. Heritage SA sums this up succinctly by saying we should - Protect our identified heritage values, Enhance community life, and Preserve the character of the place.

- The scope for the Structure Plan has always been much broader than a main street reinvigoration and adaptive reuse plan. However, both of these elements are considered as part of the Development Delivery Framework (DDF). Endorsement of the Structure Plan provides Council administration with a clear mandate to progress and prioritise these investigations as part of the Town Centre's ongoing implementation and revitalisation.
- Heritage SA's feedback resulted in a significant number of amendments to the Structure Plan and will continue to inform future planning investigations.
- A small number of items were not supported in their entirety, these are detailed in the Engagement Outcomes Report appendix.
- The Structure Plan does not seek to threaten or diminish heritage values but seeks out opportunities for heritage to play a greater role as an economic asset for the Town Centre, including activation, tourism and business opportunities.
- The proposed Code Amendment cannot change established development assessment processes for State Heritage Places (and adjacent heritage).

Other statements from the Heritage SA submissions:

"The Structure Plan establishes an appropriate framework for future development, while strengthening the Town of Gawler's heritage character, local identity, and function as a vibrant civic and community centre."

"An adaptive reuse approach is essential to ensure the town centre does not become a museum-like setting."

"Accommodating contemporary uses within existing (heritage) places would contribute to urban regeneration of the heritage area, maintaining its distinctive character and sense of the place."

Elected Member Questions and Requests for Information

8. There were 4 scenarios discussed [pages 2024 -2026 in the August Council draft] – Do Nothing, Leverage Heritage, River-Town-Corridor and Targeted. Can we please be supplied with the criteria that the consultants used to define these scenarios and the assessments made for each scenario that resulted in the outcomes set out in the draft Plan.

Aim: Create up to three development scenarios for the town centre study area to test the viability (or otherwise) of incorporating future land use demand in the town centre, and test different ways of doing it.

Objectives:

1. Develop 3D development frameworks for key sites and other land in town centre, calculating land use floorspace areas and parking numbers, and illustrating visually.
2. Break down information by sub-precincts to allow for comparison and specialisation of land use and development outcomes.
3. Use heritage and access information to inform concepts, as well as planning policies and design principles such as solar access, visual bulk, streetscape enclosure etc.
4. Test whether there is sufficient land for both residential and non-residential floor space to meet projected demands.
5. Respond to its sloping topography and other physical constraints.
6. Test alignment with the emerging Land Use Vision, Guiding Principles and Objectives.
7. Allow for integrating transport and parking solutions, including defining the role of streets within the town centre from both a movement and place perspective.

1. Do nothing

DEVELOPMENT SUMMARY	GFA (m²)
RETAIL	2,274
COMMERCIAL / OFFICE	1,551
VISITOR ACCOMMODATION	5,288
RESIDENTIAL	9,265
LIBRARY / COMMUNITY USE	0
COMMUNITY ATTRACTORS (F+B)	0
HEALTHCARE	2,125

2. "Leverage Heritage"

DEVELOPMENT SUMMARY	GFA (m²)
RETAIL	10,104
COMMERCIAL / OFFICE	0
VISITOR ACCOMMODATION	5,024
RESIDENTIAL	20,073
LIBRARY / COMMUNITY USE	0
COMMUNITY ATTRACTORS (F+B)	0
HEALTHCARE	3,819

3. "River-Town-Corridor"

DEVELOPMENT SUMMARY	GFA (m²)
RETAIL	5,051
COMMERCIAL / OFFICE	1,445
VISITOR ACCOMMODATION	22,317
RESIDENTIAL	5,043
LIBRARY / COMMUNITY USE	0
COMMUNITY ATTRACTORS (F+B)	0
HEALTHCARE	3,819

4. "Targeted"

DEVELOPMENT SUMMARY	GFA (m²)
RETAIL	24,427
COMMERCIAL / OFFICE	3,932
VISITOR ACCOMMODATION	16,308
RESIDENTIAL	29,338
LIBRARY / COMMUNITY USE	3,002
COMMUNITY ATTRACTORS (F+B)	0
HEALTHCARE	5,944

Continued next page….

Elected Member Questions and Requests for Information

	Do Nothing	Leverage Heritage	River-Town-Corridor	Targeted
	In this scenario, minimal interventions in planning, development facilitation, infrastructure and public realm upgrades will limit the potential for new development. However, some retail, commercial and visitor accommodation developments will still occur.	Adaptive re-use of existing building and heritage buildings is encouraged. Well designed new development also occurs, and at a scale in keeping with the historic character of the town centre. In practice this means that scale and height is consistent with the TMS Zone (9m or 2 storeys).	Urban renewal and investment focussed on land close to and interfacing with Apex Park and the South Para River is a scenario to create a new amenity and image of Gawler Town Centre. The focus is on streets like Julian Terrace and Murray Street (South).	The targeted scenario relies more on strategic redevelopment sites - selected for the development potential due to factors such as larger size, single ownership, underutilisation etc.
Influences	• Current situation • Existing approvals • Minimal interventions • Minimal change	• Heritage retention • Some adaptive reuse • Low scale • Moderate change	• River activation • Focus to the south • Open space linkages • High change	• Strategic sites • Large scale retail • Transit oriented • High change
Findings	• Only used to set the base level for comparison • Was never designed to be an option for consideration	• Focussed primarily in the South • Unable to leverage public transport connections • Heavily reliant on a small number of landowners	• River activation • Focus to the south • Open space linkages • High change	• Strategic sites • Large scale retail • Transit oriented • High change
Result	**Unable to achieve.** If this scenario could achieve the vision then the Structure Plan would not be required.	**Unable to achieve.** Residential was the primary land use activity to achieve the desired m2., however, it relied on the temporary RV car park and adjoining SA Water land. Following community feedback these sites have been removed from consideration for housing.	**Partially achieved.** This scenario was unable to accommodate enough retail, commercial or community spaces. Visitor accommodation and residential was successful due to the proximity and suitability of these land uses adjacent the river corridor.	**Partially achieved.** Retail, visitor accommodation, residential, community use and healthcare all achieved good results. Commercial/office and community attractors were more difficult to place so underscored in m2 provision.

Recommendation by Jensen PLUS: Pursue a hybrid approach incorporating the strongest elements of Scenarios 2, 3 and 4 to achieve the greatest balance of commercial, residential, mixed-use and community benefits.

Elected Member Questions and Requests for Information

9. Given that it is now proposed that Adelaide Road area retain the current Township Main Street Zone and investigated suitable Subzone provisions, can we have an analysis of which of the current changes proposed for the main town centre could be covered by a Subzone under the Township Main Street Zone and which ones could not be covered and reasons.

- In accordance with Planning and Design Code, Code Amendment rules, a sub-zone or concept plan cannot be applied across 2 different zones (i.e. Urban Activity Centre and Township Mainstreet).
- Therefore, the Gawler Town Centre Sub-Zone cannot be applied to the Adelaide Road Precinct area.
- However, the Code Amendment investigations will consider the opportunities and benefits of applying either:
  - **Sub-Zone:** A Sub-Zone provides locally tailored planning policies within an existing Zone to respond to the unique character and desired outcomes of a specific area.
  - **Technical and Numeric Variation (TNV):** A TNV modifies specific development standards, such as building heights or allotment requirements, without changing the underlying Zone
- In simple terms - A Sub-Zone changes the policy guidance, while a TNV changes the numbers.
- Any changes will be subject to future workshops, feedback and further consultation processes.

Elected Member Questions and Requests for Information

10. What examples exist of Subzones exist within Township Main Street Zones and Urban Activity Centre Zones?

- Currently I am unaware of a sub-zone applied to the Township Mainstreet Zone but will keep looking.
- Port Adelaide has both the Urban Activity Centre Zone and a Port Adelaide Centre Sub-Zone. This was implemented at the commencement of the Planning and Design Code.
- The desired outcomes (the overarching planning intent for the area) of the Port Adelaide Centre Sub-Zone are:

	Desired Outcome
DO 1	Tourism, cultural and recreational facilities related to Port Adelaide's unique maritime and commercial heritage and character, and promotion of the zone as a major State tourism destination.
DO 2	Optimal use of vacant and under-utilised land, buildings and the inner harbour of the Port Adelaide River.
DO 3	Conservation and enhancement of items and areas of significance to the zone's unique maritime and commercial heritage, townscape, waterscape and landscape character.
DO 4	A substantial increase in the number of residential dwellings, resident population and provision of accommodation and services for a wide range of people and household types in appropriate areas.

- A future Gawler Town Centre Sub-Zone would consider overarching desired outcomes that reflect the vision for the Town Centre and provide greater guidance on the unique planning outcomes sought for Gawler.

Gawler Town Centre Structure Plan

Development Delivery Framework

Gawler

Development Delivery Framework: Overview

A coordinated 10-year implementation program linking projects, responsibilities, funding and decision points.



Project Priorities
Project title and objectives

Responsibilities
Who leads and who partners?

Funding
What budget, grant or private pathways are available?

Staging
What depends on technical work or another project?

Measures
How will progress and outcomes be tracked?

The DDF is intended to:

- Guide implementation over the next 10 years.
- Help prioritise and stage investigations and projects.
- Support future budget and funding decisions.
- Identify advocacy opportunities.
- Support investment attraction, economic and activation initiatives.
- Support landowners and businesses to improve, adapt and invest in their properties, helping to strengthen the Town Centre's vitality and economic performance.
- Remain flexible and responsive to changing circumstances.

Development Delivery Framework: Themes for feedback

- The DDF has been split into the following themes to help review and consider a series of proposed actions, investigations and projects.
- The DDF will be presented to Elected Members for consideration at a future Council Ordinary Meeting prior to commencement.

Technical Investigations
Traffic, land use, built form, servicing and detailed design inputs.

Funding + Advocacy
External funding, partnerships and aligned investment opportunities.

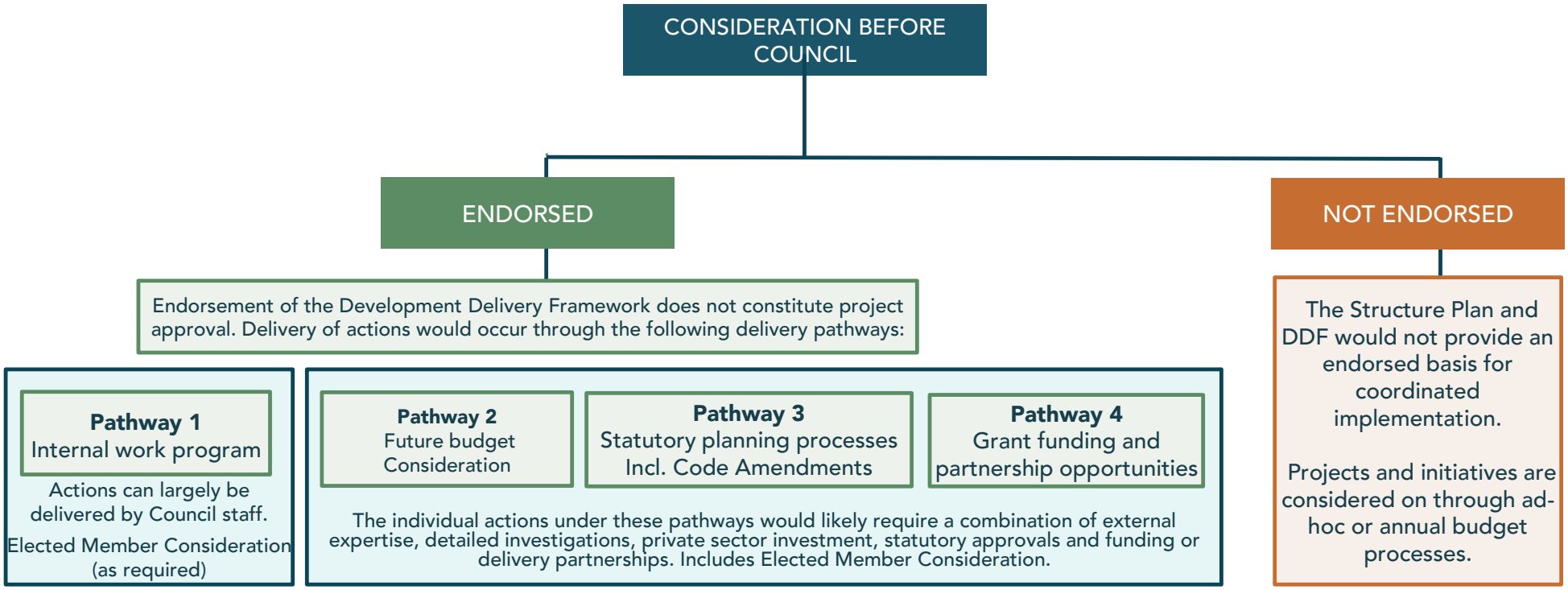
Investment + Activation
Investment prospectus, economic activation and night-time economy initiatives.

Design + Identity
Design guidance, signage, wayfinding, heritage and First Nations interpretation.

Greening + Sustainability
Urban greening and environmental initiatives beyond individual streetscape concepts.

Land + Delivery
Council-owned land opportunities, project sequencing and future community engagement.

Development Delivery Framework: Pathways For Delivery



Each DDF recommendation may progress through one or more delivery pathways and remains subject to the relevant investigations, governance, budget and approval requirements.

Note: Information briefings will also be regularly scheduled to provide updates outside of consideration/decision making timeframes.

Development Delivery Framework: Year 1 & 2 Project Priority Options

The actions below provide an overview of the investigations, projects and initiatives that may be considered through the Development Delivery Framework. Descriptions of each potential delivery pathway is detailed on the previous slide.

Year 1 - 2026/27

Pathway 1 - Internal Work Program

- Update Town Centre Vacancy Audit
- Update Town Centre Land Use Audit
- Complete a retail and commercial market gap assessment.
- Adaptive reuse case studies (upper levels for residential)
- Update the Footpath Trading Policy and Mobile Food Vending Policy
- Former Ambulance Station EOI and leasing assessment
- Prepare a Gawler Town Centre Value Proposition document
- Establish a register of interested landowners, businesses and investors

Pathways 2-4

- Code Amendment – Initiate, Preparation, Consultation and Reporting
- Code Amendment Supplementary Investigations
- Design Guidelines – Heritage Places
- Complete Town Centre Signage and Wayfinding Strategy
- Investigate opportunities for night-time economy initiatives
- Establish regular touchpoints with relevant State Government agencies
- Review of grant programs and funding opportunities (ongoing)

Year 2 - 2027/28

Pathway 1 - Internal Work Program

- Town Centre parking supply and utilisation assessment
- Monitor and report on canopy cover targets
- Identify locations for increased planting and greening
- Strategic site opportunities review
- Review and update project prioritisation criteria and pipeline priorities
- Annual DDF Implementation Update
- Town Centre Health Check Report (every two years)

Pathways 2-4

- Code Amendment - Minster Approval, Parliamentary Scrutiny
- Town Centre speed environment review
- Heavy vehicle signage review
- Infrastructure servicing and capacity assessment (selected sites/areas)
- Utilities and infrastructure constraints mapping
- Investigate digital signage opportunities
- Town Centre Investment Prospectus
- Council-owned land opportunities assessment
- Investigate opportunities to facilitate partnerships between landowners, businesses, investors and government agencies
- Investigate an Investment Dependent Program
- Prepare a Town Centre advocacy document

Development Delivery Framework: Items for Feedback

The following slides provide an overview of the potential actions identified under each Development Delivery Framework (DDF) theme. In addition to the Year 1 and Year 2 priorities, a range of longer-term opportunities and initiatives have been identified for consideration over Years 3–10, with further detail to be developed as implementation progresses.

Technical Investigations – Part 1	Year 1	Year 2	Year 3+
Code Amendment			

- Initiate Code Amendment, incl. commencement of recommended investigations:
  - Building heights and setback review
  - Adelaide Road Sub-Zone/TMV investigation
  - Sightlines and vista analysis
  - Built form and interface design assessment.
	X		

- Preparation and Consultation – incl. further community and stakeholder engagement.	X		
- Post Consultation Reporting – lodgement of code amendment and consultation outcomes reports.	X		
- Minster Decision.		X	
- Parliamentary Scrutiny (if approved).		X	
Infrastructure + Servicing			
- Infrastructure servicing and capacity assessment.		X	
- Utilities and infrastructure constraints mapping.		X	
- Town Centre stormwater and flood management assessment (where required).			X
Movement + Access			
- Town Centre speed environment review and implementation.		X	
- Heavy vehicle signage review and implementation.		X	
- Review active transport opportunities and broader network missing links.			X
- Public transport accessibility assessment, incl. future rail and Concordia connections.			X
- Town Centre parking supply and utilisation assessment (periodic review).		X	
- Town Centre Parking Strategy.			X

Development Delivery Framework: Items for Feedback

Technical Investigations – Part 2	Year 1	Year 2	Year 3+
Streetscape and Public Realm Improvement Projects (as identified in the Structure Plan) *The Structure Plan recommends that Council consider progressing approximately one streetscape or public realm improvement project per year over the first 10 years of the Development Delivery Framework. The concepts contained within the Structure Plan are concept level design only. Prior to implementation, projects would typically be subject to further investigation, refinement and future Council consideration detailed below.*			
Future Year Project Planning: - Funding investigations and grant applications. - Project staging and prioritisation. - Identification of project dependencies and delivery triggers. - Business case development. - Future Council consideration and budget allocation.	X	X	X
Capital Projects for Delivery: - Design development and detailed documentation, including roads, landscaping and public realm elements. - Traffic modelling and transport assessment. - Cost estimation and refinement. - Engagement with affected properties, adjacent landowners, businesses and stakeholders. - Assessment of infrastructure, servicing and operational requirements. - Construction commencement.		X	X

Development Delivery Framework: Items for Feedback

Design + Identity	Year 1	Year 2	Year 3+
Town Centre Identity			
- Identify preferred locations for gateway and entrance statements.			X
- Prepare concept designs for entrance markers and corner statements.			X
- Investigate opportunities for First Nations interpretation and storytelling.			X
- Investigate opportunities to strengthen and promote a distinct Town Centre identity through public realm, signage, interpretation and place-making initiatives.			X
Heritage and Character			
- Design Guidelines for adaptive reuse and redevelopment of Heritage Places and adjacent buildings.	X		
- Develop adaptive reuse case studies to inform and educate landowners.	X		
Signage + Wayfinding			
- Complete Town Centre Signage and Wayfinding Strategy.	X		
- Investigate digital signage opportunities.		X	
- Prepare business case for digital signage implementation.			X
- Investigate opportunities to improve visitor orientation, arrival experiences and connections to key destinations.			X
Design Quality			
- Establish a local Design Review process (subject to development interest).			X
- Investigate opportunities to promote and encourage high-quality architectural and urban design outcomes.			X
- Develop exemplar design material for key redevelopment opportunities.			X

Development Delivery Framework: Items for feedback

Investment + Activation	Year 1	Year 2	Year 3+
Economic Development			
- Update Town Centre vacancy audit every two years.	X		X
- Update Town Centre land use audit every two years.	X		X
- Complete a retail and commercial market gap assessment.	X		
- Update the Footpath Trading Policy and Mobile Food Vending Policy.	X		
- Visitor Economy and Tourism Opportunities Assessment.			X
Investment Attraction			
- Prepare a Gawler Town Centre Value Proposition assessment.	X		
- Identify, assess and promote strategic investment opportunities, incl. vacant and underutilised sites, adaptive reuse projects, upper-floor redevelopment opportunities, and opportunities to address retail and commercial market gaps.		X	
- Prepare Investment Prospectus		X	
- Establish a register for interested landowners, businesses and investors.	X		
- Investigate opportunities to facilitate partnerships between landowners, businesses, investors and government agencies (ongoing).		X	
- Investigate an Investment Dependent Program to identify and prioritise projects that are contingent on future redevelopment, partnership opportunities, external funding or other investment triggers.		X	
Activation			
- Prepare a Town Centre Activation Plan/s or update the existing Activation Strategy.			X
- Prepare a Laneway Activation Plan.			X
- Investigate opportunities for night-time economy initiatives.	X		
- Investigate temporary activations and pilot projects.			X

Development Delivery Framework: Items for feedback

Greening and Sustainability	Year 1	Year 2	Year 3+
Urban Greening			
- Identify priority locations for additional shade and tree planting within streets, public spaces and key pedestrian corridors.		X	
- Integrate greening objectives into future streetscape and public realm projects.			X
- Investigate potential for a Town Centre Canopy and Cooling Plan.			X
- Investigate potential for a Town Centre Tree Planting Guideline.			X
Sustainability			
- Investigate water-sensitive urban design opportunities.			X
- Identify opportunities for green infrastructure.			X
- Promote environmentally sustainable building outcomes through design guidance.			X
- Investigate opportunities to improve climate resilience and urban heat mitigation within the Town Centre.			X

Development Delivery Framework: Items for feedback

Funding and Advocacy	Year 1	Year 2	Year 3+
Grants + Funding			
- Identify, assess and pursue grant funding opportunities to support priority projects and initiatives (ongoing).	X	X	X
Government Advocacy			

- Prepare and maintain an evidence-based advocacy document to inform advocacy efforts regarding:
  - Improved public transport services, network connectivity and future rail access.
  - Supporting infrastructure required to facilitate future growth, investment and redevelopment opportunities.
  - Advocate for government interest and investment in Town Centre initiatives.
		X	

Partnerships			
- Establish regular touchpoints with relevant State Government agencies. - Support Northern Park Lands Stage 2 planning and implementation, incl. outcomes associated with improved river corridor, biodiversity and activation.	X	X	X X

Development Delivery Framework: Items for feedback

Land and Delivery	Year 1	Year 2	Year 3+
Council-Owned Land			
- Former Ambulance Station EOI and leasing assessment.	X		
- Former Ambulance Station long-term development strategy.			X
- RV temporary car park review.			X
- Investigate opportunities for Council-owned land to act as a catalyst for redevelopment, activation and partnership outcomes.		X	
Strategic Site Investigations			
- Goose Island opportunities and site history review.			X
- Complete strategic site assessment to inform future Land Management Agreement (LMA) negotiations and development facilitation.			X
Project Delivery + Programming			
- Review and update project prioritisation criteria		X	
- Maintain a prioritised pipeline of projects to support future budget consideration, grant applications and advocacy opportunities.		X	
- Identify project sequencing, dependencies and trigger points to support coordinated implementation of DDF.			X
Governance + Monitoring			
- Annual DDF Implementation Update - *progressed and completed actions, funding outcomes, advocacy achievements and emerging priorities.*		X	X
- Biennial Town Centre Health Check - *vacancy, investment, visitation, activation and delivery metrics*		X	
- Monitor and report on canopy cover targets *(aligned with Green Adelaide data release, every 3 years)*	X		

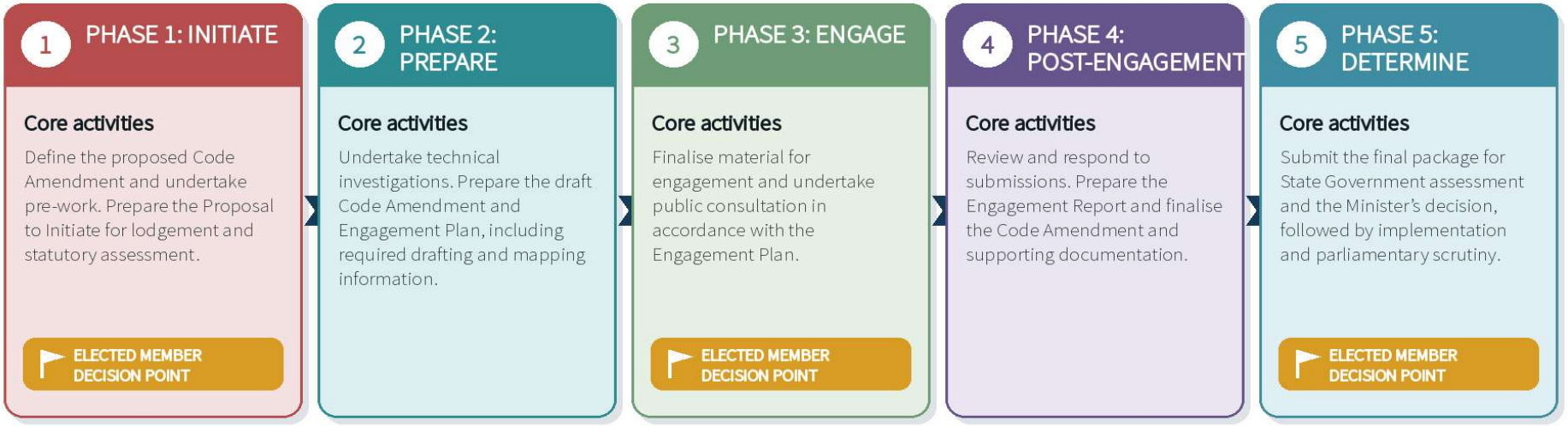
Gawler Town Centre Structure Plan

Code Amendment Process Overview

Gawler

Code Amendment process: Council governance and statutory process overview

- The Code Amendment process is summarised below to demonstrate the key phases and future Elected Member decision points.
- Elected Member consideration is anticipated at the initiation, post-consultation and final endorsement stages.
- Additional Information Briefings would be held throughout the process to provide updates and discuss investigation findings.
- A Code Amendment will typically take a minimum of 12–18 months and require a range of supporting technical investigations and studies to support any proposed amendments.



Code Amendment process: Council governance and statutory process overview

2 PHASE 2: PREPARE

Core activities

Undertake technical investigations. Prepare the draft Code Amendment and Engagement Plan, including required drafting and mapping information.

A typical Council-led Code Amendment package will often contain the following investigations and reporting:

Mandatory Reporting:

1. Code Amendment Report (mandatory)
2. Code Amendment Mapping (mandatory)
3. Engagement Plan (mandatory)
4. Engagement Report (mandatory)

Code Amendment Specific Reporting:

These are conditioned by the Minster for Planning and generally require input from suitably qualified technical consultants:

1. Traffic and access
2. Site contamination
3. Infrastructure capacity and servicing
4. Cultural heritage
5. Heritage and/or character
6. Environmental and natural hazards assessment
7. Economic assessment
8. Strategic demand and land supply
9. Land management agreements

Additional Investigations Recommended:

To inform the development of a proposed Code Amendment, the following additional investigations / studies are recommended:

- building height and setbacks
- Adelaide Road sub-zone and Technical and Numeric Variations (TNV) review
- sightlines and vistas analysis
- building interface design criteria

Gawler Town Centre Structure Plan

Next Steps & Further Questions

Gawler

Proposed Next Steps

1	**Record workshop feedback**	Capture requested clarifications, preferences and unresolved matters.
2	**Refine the Structure Plan material**	Confirm any amendments required before the matter returns to Council.
3	**Finalise the Development Delivery Framework**	Recommend priorities, sequencing, responsibilities, potential funding pathways and future decision points.
4	**Return to Council**	Present the Structure Plan and Development Delivery Framework for consideration.
5	**Commencement of DDF**	Commence endorsed investigations, projects and initiatives identified in the DDF.

The key outcome is a clear, staged pathway from strategic direction to future delivery decisions.

Thank you.

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Gawler