# Gawler

## **DRAFT** GAWLER TOWN CENTRE STRUCTURE PLAN

PROJECT OVERVIEW

FACT SHEET 1

## BECAUSE GAWLER IS GROWING

AND WE NEED A CLEAR PLAN TO GUIDE WHAT HAPPENS NEXT

Gawler is growing, bringing new demand for jobs, services, housing and places to spend time. The Town Centre plays a vital role as the heart of the region, and how it changes now will shape Gawler's future.

This Structure Plan sets a clear direction for how the Town Centre will evolve over the next 20–30 years - supporting local business, improving streets and public spaces, and protecting Gawler's character.

It is not about rapid or widespread change. It is about guiding gradual, well-planned development in the right places, to keep the Town Centre vibrant, resilient and distinctly Gawler - now and into the future.

**In short:** this plan is about guiding gradual, well designed change in the right places - strengthening the Town Centre as Gawler grows, while protecting what makes it unique.




*"A shared, long-term vision"*

### WHAT WILL THE STRUCTURE PLAN DELIVER?

**Vision & Objectives**
A shared, long-term vision for the Town Centre, setting clear expectations for how it will grow, evolve and thrive.

**Planning Changes**
Recommendations to guide future planning policy, including land use, zoning and development expectations. Any changes will be subject to further investigation, consultation and State approval through a formal Code Amendment process.

**Design Guidelines**
Urban design and heritage guidance to support high-quality development, celebrate Gawler's character and enable appropriate adaptive reuse.

**Streetscape Concepts**
Ten (10) targeted streetscape concepts to improve walkability, safety and comfort — creating greener streets, better public spaces and a more people-friendly Town Centre.
We're focussing on smaller, practical projects that we can deliver, instead of one big, expensive and risky project.

**Development Delivery Framework**
A practical 10-year implementation plan outlining priorities, staging, governance, funding pathways and partnership opportunities.

Gawler

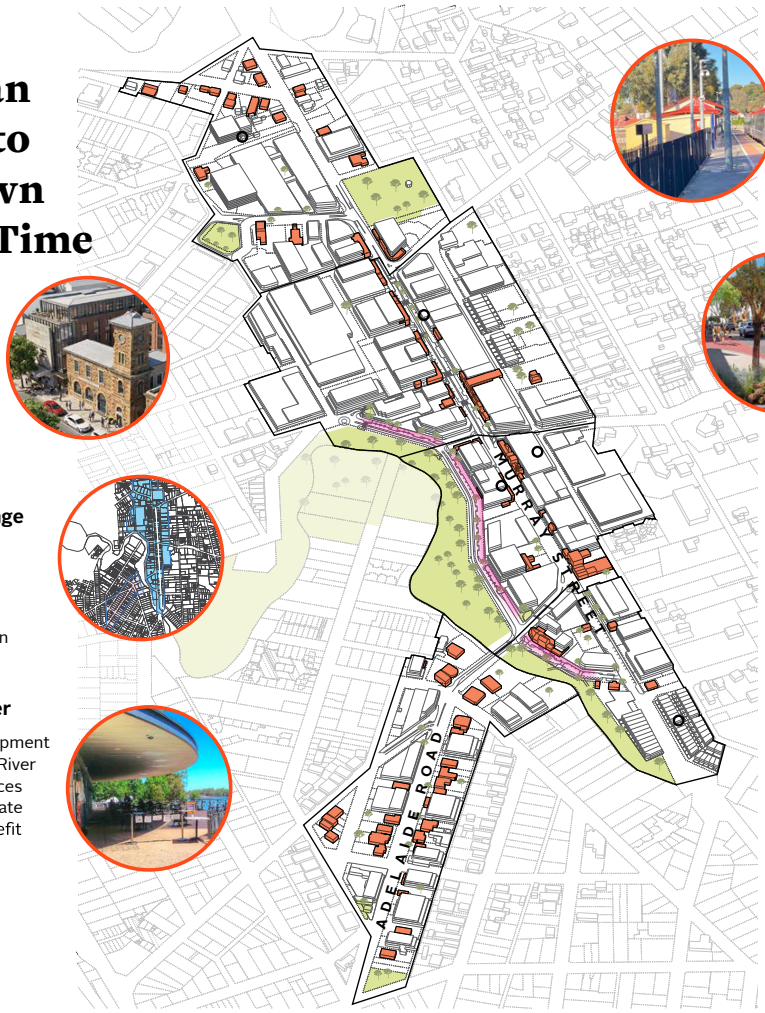
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## KEY MOVES PROPOSED IN THE DRAFT STRUCTURE PLAN

The Key Moves Plan brings together the key ideas and actions that will shape the future of the area, focusing on improving places, supporting growth, and delivering better outcomes for the community.

### Structure Plan + Key Moves to Grow the Town Centre Over Time




**1. Planning for Growth**

Identify development potential across Town Centre, taking account of viability, whilst maintaining local character and heritage values.



**2. Rezone land to accommodate change**

Rezone to allow for appropriate, larger scale development and specific urban design and architectural design policies.



**3. Address the River**

Encourage new development facing the South Para River and enhance open spaces along the river to activate the riverfront and benefit lifestyles.



**4. Transport Oriented Development**

Maximise accessibility and use of Gawler Central Station and use public transport as a catalyst to nearby development.



**5. Targeted investment in streets + public realm**

Including pedestrian, traffic and streetscape improvements to Murray Street and side streets, High Street and Adelaide Road.



**6. Develop Council-owned land**

Provide leadership in mixed-use and well-designed development by offering one or more Council-owned sites for development.



**7. Investment attraction**

Promote Gawler Town Centre potential with Investment Prospectus and other actions.

## WHY ARE YOU SEEING THIS PLAN NOW?

Over the past year, we've worked with the community, local businesses, Council and State agencies to understand challenges, test ideas and explore opportunities.

We are now at a point where these elements come together - land use, movement, heritage, public spaces and investment priorities - into one clear, coordinated plan.

Phase 2 is your opportunity to:

- See the full picture
- Understand how change is being carefully planned and managed
- Tell us what works, what doesn't, and what could be improved

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### Murray Street visualisation







*"Nothing is final, this is about getting it right"*

## HAVE YOUR SAY

Community and stakeholder feedback on the Draft Gawler Town Centre Structure Plan is open from **1 June to 26 June 2026**. Your feedback will help refine the plan before it is finalised and adopted.

### ONLINE

**Visit Council's Your Voice page to:**

- Complete the online survey and interactive feedback tools
- See what others are saying
- View before-and-after concepts
- Access all consultation materials
- Submit your feedback online: yourvoice.gawler.sa.gov.au/town-centre-structure-plan

### POP-UP SESSIONS

**Attend a pop-up consultation session:**
**Thursday, 4 June:** CIBO Courtyard, 10am – 1pm
**Tuesday, 9 June**: Council's Civic Centre, 4pm – 7pm
**Thursday, 18 June**: Council's Civic Centre, 12pm – 4pm
**Tuesday, 23 June**: CIBO Courtyard, 10am – 1pm

### WALKING FEEDBACK TOUR

**Attend the walking feedback tour:**
**Thursday, 18 June**, 4pm – 5:30pm
Meet at the Civic Centre Foyer (**RSVP Essential**)

### OTHER WAYS TO PROVIDE FEEDBACK

- Email: council@gawler.sa.gov.au
- Post: PO Box 130, Gawler SA 5118
- In-person meeting (by appointment)