Gawler

DRAFT GAWLER TOWN CENTRE STRUCTURE PLAN

PLANNING & GROWTH

FACT SHEET 6

BECAUSE GAWLER IS CHANGING

AND GOOD PLANNING HELPS MANAGE GROWTH IN THE RIGHT PLACES

Gawler is growing, and the Town Centre will need to adapt over time to support more people, jobs, services and activity. This Structure Plan provides a clear, long-term framework to guide how that growth will occur, ensuring it is well-located, well-designed and aligned with Gawler's character.

Growth will happen over many years. This plan ensures that change is:

- Planned, not ad hoc
- Targeted, not everywhere
- Sensitive to context, not one-size-fits-all

This is about certainty and quality - not uncontrolled development.

WHY THIS MATTERS

Growth in Gawler is expected to continue, bringing new demand for housing, jobs, services and investment. Without clear direction, this growth could occur in ways that are inconsistent, poorly located or out of character, creating uncertainty for the community and reducing the overall quality of the Town Centre.

This plan provides a coordinated approach to managing growth - ensuring it supports a vibrant, attractive and well-functioning Town Centre now and into the future.

HOW DOES THIS RELATE TO PLANNING RULES?

The Structure Plan is not a statutory document and it does not change planning rules on its own.
Instead, it provides the strategic direction that informs future updates to the Planning and Design Code (the State planning rules).

Over time, the Structure Plan will inform:

- Changes to zoning and permitted land uses
- Updates to building height and scale controls
- Improved design standards and policy guidance

Any changes to the Planning and Design Code will:

- Be progressed through a formal Code Amendment process
- Include further community consultation
- Require State Government approval

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HOW WILL PLANNING RULES PROPOSED TO CHANGE OVER TIME?

The Structure Plan recommends a range of updates to the Planning and Design Code to better support the Town Centre's future role.

Currently, planning rules are based on a traditional "main street" approach, with limited building heights and limited guidance on how new development should respond to heritage and surrounding areas.

The Structure Plan proposes a more contemporary approach - aligning planning controls with Gawler's role as a regional centre.

PROPOSED ZONING CHANGES

To support this, the Structure Plan recommends updating zoning across the Town Centre:

- **Urban Activity Centre Zone (proposed)**
  Applied to most of the Town Centre to support a broader mix of retail, business, entertainment and community uses, reflecting its role as a district-level centre.
- **Gawler Town Centre Sub-Zone + Concept Plan (proposed)**

A tailored planning layer for the Town Centre, providing more detailed guidance on:

- Building design
- Heritage interfaces
- Street activation
- Building heights and setbacks

- **Urban Corridor (Living) Zone (Adelaide Road) (proposed)**
  A mixed-use zone with a stronger residential focus, supporting medium-density housing along a key corridor.

Together, these changes help ensure the right mix of uses is located in the right places.

WHAT DOES THE PROPOSED ZONING ALLOW?

The updated planning framework supports a broader mix of uses within the Town Centre, encouraging more activity and diversity.

This includes:

- Shops, offices and hospitality
- Entertainment and cultural uses (e.g. cinemas, events)
- Community and health services
- Tourism and visitor accommodation
- Housing, including apartments located above shops or alongside other uses.

SUPPORTING MIXED-USE DEVELOPMENT

A key focus of the zoning is to encourage mixed-use development, where different activities are combined within the same building or precinct.

In practice, this may include:

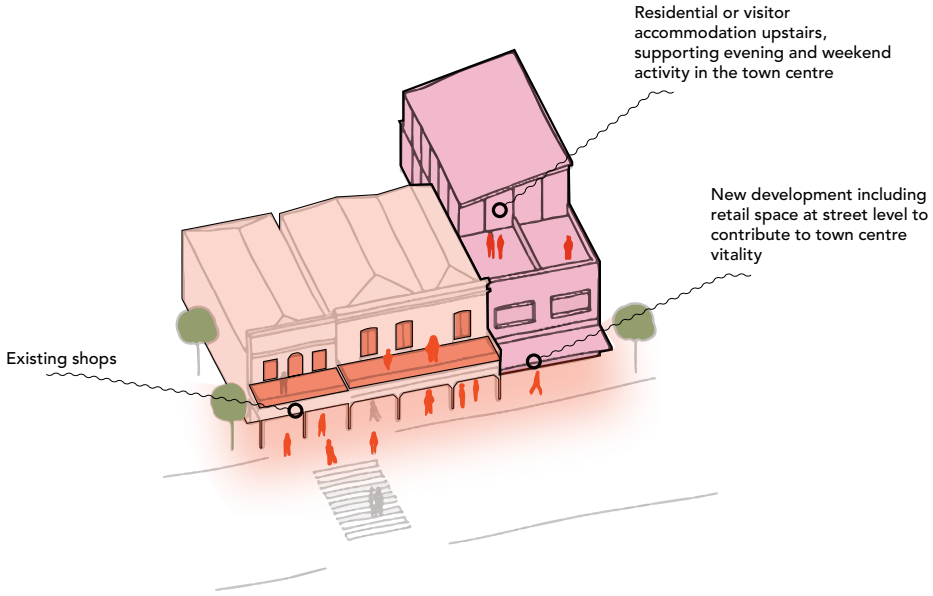
- Ground floor retail, café or commercial uses
- Upper-level offices or residential apartments
- Active street frontages that support day and evening activity

Mixed-use development strengthens the Town Centre by supporting economic activity, increasing housing choice and activating streets over longer hours.

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BUILDING HEIGHT AND DESIGN

The proposed approach introduces clearer guidance on building form and scale:

- Buildings generally 2 to 5 storeys, depending on location
- Lower heights along heritage streets, with setbacks for upper levels
- Stronger guidance on solar access, views and street character
- Clear transitions to nearby residential areas

This ensures that growth can occur without undermining Gawler's character.

BETTER DESIGN GUIDANCE

A key improvement is the introduction of detailed design expectations, including:

- Active ground floors that engage with the street
- Buildings that face streets and public spaces
- High-quality materials and architectural detailing
- Avoidance of blank walls and inactive frontages
- Better integration of landscaping and public realm

The focus is not just on what can be built - but how well it is designed.

GUIDING WHERE AND HOW CHANGE HAPPENS

The Draft Structure Plan recommends the preparation of a Concept Plan to be incorporated into the planning assessment process. This will give Council and the community greater clarity and control over how development occurs across the Town Centre

The Concept Plan would help guide:

- Where building height and activity can increase
- How new development responds to surrounding areas, including heritage places, residential neighbourhoods and open spaces. This is referred to as interface types in the Concept Plan.
- The protection of important views, landmarks and townscape character
- Areas where overshadowing is to be minimised
- Key locations for improved pedestrian connections

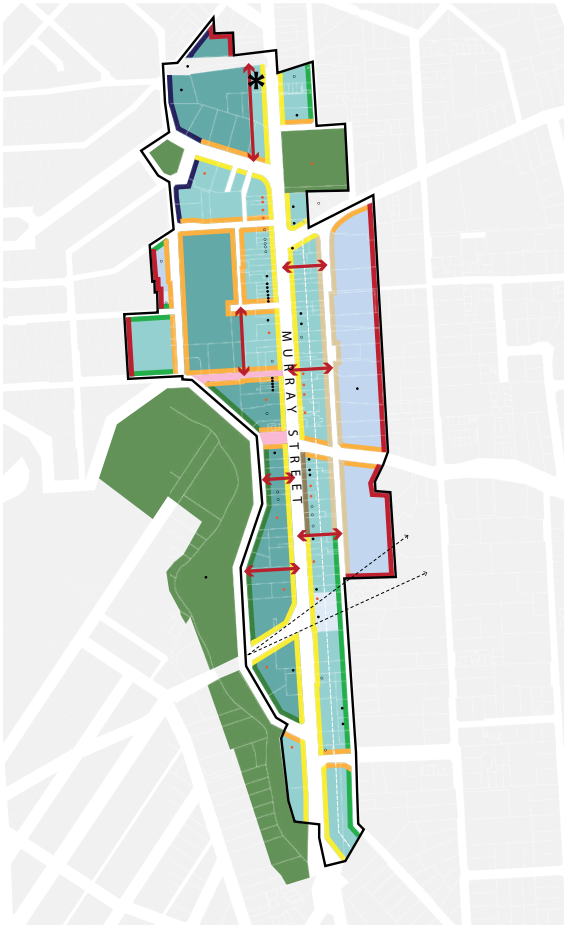
Together these elements provide a clear spatial framework to ensure change is coordinated, well-designed and aligned with the Town Centre vision.

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A preliminary Concept Plan has been prepared as part of the Draft Structure Plan, and feedback is invited on its proposed elements. For further detail, refer to Fact Sheet 7, which outlines the supporting design criteria.



Legend

Concept Plan Boundary

Building Heights

- 2 storeys (8m)
- 3 storeys (11.2m)
- 4 storeys (14.4m)
- 5 storeys (17.6m)
- Open Space (Avoid overshadowing between 10am-2pm on 21 June (solstice)
- Tod Street / Walker Place (Avoid overshadowing between 10am-2pm on 21 June (solstice)
- Viewline to escarpment
- Additional heights not be visible from opposite side of road
- New Pedestrian Connection
- Distinctive treatment to mark the entrance

Interface Types

- Type 1 - Traditional Main
- Type 2 - Side Street A
- Type 3 - Park Interface
- Type 4 - Residential / Adelaide Road
- Type 5 - Residential Transition
- Type 6 - High Street
- Type 7 - Clock Tower View Corridor
- Type 8 - Sensitive Residential

Heritage Grading

- State Heritage Place
- Local Heritage Place
- Representative Building

WHAT THIS MEANS

- Planning rules will better reflect the Town Centre's role as a regional hub
- More flexible zoning will support a stronger mix of complimentary uses and activity
- Clear design guidance will improve the quality and consistency of new development
- Growth will be focused, coordinated and well-managed, not ad-hoc or fragmented

Overall, these changes provide greater certainty for the community, businesses and investors, while protecting and enhancing what makes Gawler unique.

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.