

DISTRICT COUNCIL OF MOUNT BARKER

NOTICE OF MEETING

Notice is hereby given that the following meeting will be held at the District Council of Mount Barker, Council Chambers, 6 Dutton Road, Mount Barker on Monday 11 February 2013.

4.30 pm

Strategic Planning &
Development Policy
Committee

A handwritten signature in black ink, appearing to read 'A. Stuart', is written over a faint, circular official stamp.

A. Stuart
**CHIEF EXECUTIVE
OFFICER**

6th February 2013

**Meeting of the Strategic Planning Development & Policy Committee
Monday 11th February 2013 at 4.30pm**

ORDER OF BUSINESS

1. OPENING

Apologies or Leave of Absence -

2. CONFIRMATION OF MINUTES

2.1 10th December 20121

3. CONFLICT OF INTEREST1

4. MOTIONS ON NOTICE.....1

5. DEPUTATIONS.....1

6. PETITIONS1

7. REPORTS

7.1 Draft Nairne Township Master Plan

To further progress the draft Nairne Township Master Plan

.....3

8. INFORMATION REPORTS

Nil

1. OPENING

**APOLOGIES OR LEAVE OF ABSENCE
Councillors**

2. CONFIRMATION OF MINUTES

2.1 RECOMMENDATION

That the minutes for the meeting held on 10 December 2012
be taken as read and confirmed.

3. CONFLICT OF INTEREST

4. MOTIONS ON NOTICE

NIL

5. DEPUTATIONS

NIL

6. PETITIONS

NIL

7. REPORTS

7.1 REPORT TITLE: NAIRNE TOWNSHIP MASTER PLAN

DATE OF MEETING: 11 FEBRUARY 2013

FILE NUMBER: 64/005/279

Strategic Plan Ref:

Urban Growth:

2.5 Finalise the Nairne Master Plan, identify priority projects and commence at least 2 of these projects.

Purpose:

To have the Nairne Township Master Plan (as revised post community consultation) adopted by the Strategic Planning and Development Policy Committee and forwarded to Council for staged implementation.

Summary – Key Issues:

- The Nairne Township Master Plan has been updated post community consultation and is now recommended for adoption.
- Staged implementation of the Plan and the allocation of resources to this commencing in 2013/14 is to be determined by the Council.
- The Nairne Retail Strategy Direction Study is about to commence and will be the subject of a further agenda item when completed.

Recommendation:

That the Strategic Planning and Development Policy Committee:

1. adopt the Nairne Township Master Plan (attachment 1); and
 2. forward the Plan to Council to:
 - enable Council to establish priority actions and determine what resources will be allocated in the Council's 2013/14 Annual Business Plan and budget for the purposes of the staged implementation of the Plan; and
 - highlight that the current Nairne Retail Strategy Direction is getting underway and following completion of that Study and subsequent community consultation, the Committee may then recommend to Council that the Plan be updated with further actions.
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Background:

1. At the Strategic Planning and Development Policy Committee meeting held on 10 December 2012 a number of presentations were made.
2. The presentations were the final phase of the community consultation process.
3. One of these was on behalf of the Maton Group who tabled a concept plan/artist impression for their site.
4. Another presentation related to the former Chapman's factory site. At that time a concept plan had not been prepared for the site (and adjacent land) but this has recently been received and is attached for information (attachment 2).
5. The Committee is appointed pursuant to the Development Act with a role to provide advice to Council on planning and development policy matters and to undertake those functions delegated to it by the Council.
6. One of the functions delegated to the Committee by Council is to "initiate, develop and adopt plans".
7. The role of Council will be to determine the priority actions to enable a staged approach to implementation of the Plan, initially via the allocation of resources in the preparation of the Council's 2013/14 Annual Business Plan and budget.
8. Some actions identified in the Plan are already underway including:
 - The Nairne Retail Strategy Direction Study (see below);
 - Investigation of measures to improve safety on North Road; and
 - Further submission by Council to the Power Line Environment Committee seeking funding to contribute to the undergrounding of the power lines in the main street.

Discussion:

Changes to the Plan

9. Widespread community support for the Plan and the process was noted from the submissions received.
10. Post community consultation (including the presentations made at the Committee meeting held on 10 December 2012) a summary of key changes made to the Plan is as follows.

- Introduction has been reviewed to accommodate comments on historic relationships and setting and to also reflect the most recent opportunity (10 December 2012) for further community input
- A draft Vision for the Nairne township has been included in the Plan
- Incorporated the most recent work of Council in relation to the provision of recreation facilities needs and community services needs
- Reviewed '*Conclusions and Recommendations*' in relation to immediate/short term actions by the Council – in particular the need for independent specialist retail shopping and economic development advice for the whole of the Township to guide Council in future decisions relating to the most appropriate zoning {currently underway – see below}
- "*Proposed Actions*" table reviewed – increased emphasis on 'actions' rather than 'considerations' where this is appropriate – some timeframes adjusted
- Maps have been adjusted accordingly to reflect main changes/influences including the western boundary delineation and buffer retention; due emphasis retained on the Main Street business activity and necessary improvements for sustainable outcomes; retention of heritage and Nairne remaining an independent town.
- Reference made to maintain communication flow between Council and stakeholders and to decide on the potential ongoing role and function of the Community Reference Group established as part of the communication strategy
- Emphasised the need to deliver high quality services and facilities to the Township independent from those in nearby areas – also Township function as a service provider to surrounding smaller populations and the regional area generally
- Incorporated reference to environment and infrastructure opportunities – in particular potential for water recycling
- The text has had a general edit throughout so as to provide where possible a clearer direction

Nairne Retail Strategy Direction Study

11. The Plan identifies the need for "independent specialist economic development advice".
12. The brief for the Nairne Retail Strategy Direction Study was endorsed by the Committee on 10 December 2012.

13. An open tender call has occurred and the award of the brief is expected very shortly.
14. A further agenda item will be prepared for consideration at a future meeting of the Committee to receive the consultant's report and seek authority to undertake community consultation on the report.
15. Following this process the Committee would then be in a position to determine if it wishes to make recommendations to Council to update the Plan.
16. This would include the issue of the land on the western edge of the township (between the railway line and the old Princes Highway) and whether or not any change is to be proposed to the current rural zoning of the land within the town boundary. In November 2012 the Committee resolved to re-affirm the need for a greenbelt buffer area to be maintained between the townships of Nairne and Blakiston/Littlehampton and to write to the State Government to seek written clarification as to the rationale for the 30 year urban growth boundary location and the inclusion within that boundary of that land zoned rural and in addition to seek clarification of the land zoned residential immediately to the north of the railway line and along the western edge of the township that is outside of the 30 year urban growth boundary. A response from the State Government is still awaited.
17. The timing of such further recommendations is expected to be around early July 2013.
18. This approach is consistent with the intention that the Plan to be a living document that is regularly reviewed and updated as required.

Community Engagement:

Informing only	<p>Update information is available via the Council's website.</p> <p>Distribution of the Plan with a covering letter will occur to include Local Members of Federal and State Parliament, key Ministers and State Government Departments, Shadow Ministers, Infrastructure Service Providers, Regional Development Australia, neighbouring Councils and everyone who made a presentation to the Committee.</p> <p>A letter will be forwarded to everyone who made a written submission advising that the Plan is available via the Council's website and that a hard copy can be forwarded on request.</p>
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Policy:

Not applicable.

Budget:

Budget provision is contained in the Managing Growth budget line for 2012/13 although the requirement for the Nairne Retail Strategy Direction was not envisaged at the time of the budget being determined.

Statutory/Legal:

Not applicable.

Staff Resource Requirements:

External contractors have undertaken most of the work with input from Council staff.

Environmental:

Not applicable.

Social:

Not applicable.

Risk Assessment:

Not applicable.

Asset Management:

No changes to the existing asset base or levels of service are proposed at this time.

Conclusion:

Completion of the Nairne Township Master Plan has occurred following an extensive process with community consultation having been undertaken at two separate times and the Plan is now ready to be implemented over a period of time.

Key Contact

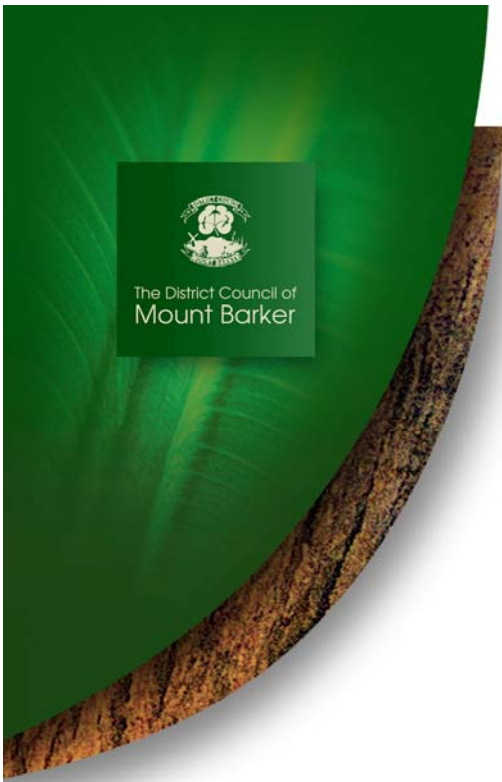
Brian Clancey, General Manager Infrastructure and Projects

Sponsor of Project

Andrew Stuart, Chief Executive Officer

Attachments

1. Nairne Township Master Plan
2. Preliminary concept plan for the former Chapman's factory site



Nairne Township Master Plan

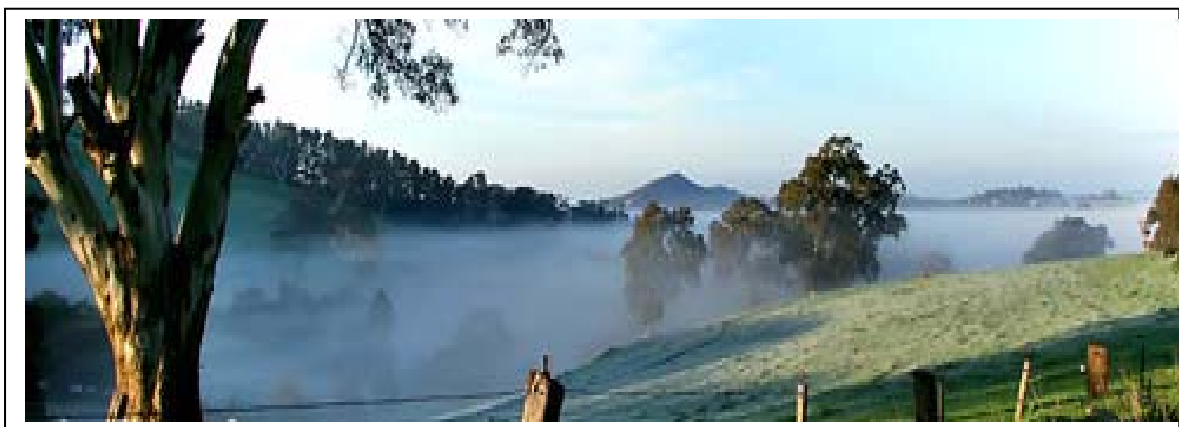


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INTRODUCTION AND BACKGROUND

Nairne township was founded in 1839 by Matthew Smilie and forms part of the urban areas of Mount Barker Littlehampton and Nairne. It is one of the oldest townships in the region. The main urban area is typical of a 'railway town' and is separated from the Littlehampton urban environment by rural living and rural land uses. Council has expressed a strong desire to retain this separation and have Nairne retain its individual identity. Council also wants to ensure that the population of Nairne has access to a reasonable level of modern and up to date services that support the local community.

The 2010 approved Ministerial Development Plan Amendment has rezoned land south west of the township to accommodate additional residential development. The population of Nairne is currently just over 4000 people and is expected to increase to approximately 6000 people. The timing of this growth is difficult to predict however it is expected that this will occur progressively over the next 10-20 years.

Council has, during 2011, prepared a draft Structure Plan for Mount Barker, Littlehampton and Nairne and has also initiated a Section 30 review in accordance with the Development Act. These actions, together with the rezoning of land have identified a number of strategic matters that are likely to have significant impact upon the Nairne township.

These include but are not limited to, proposals for the introduction of a retail supermarket, understanding the potential for urban growth and development, the need to attend to traffic and transport issues, urban design and main street design potentials, open space linkages, recreation opportunities and future economic impact of development. The provision of community services and facilities and improved/upgraded wastewater facilities also require further detailed analysis to support the anticipated growth.

The Council has recognised these competing interests and opportunities and has acknowledged a need to develop a plan for the future that provides integrated, coordinated and planned solutions and also provides certainty and direction for all involved in Nairne's future.

Consequently, Council has prepared an overall 'whole of town' Masterplan for Nairne. This approach has deliberately involved residents, business community and others in providing comment and input into the design and future development of their township.

The Council undertook a comprehensive community engagement process between 17 October 2011 and 31 March 2012 which identified many key issues and areas of community interest. This information was used to assist the development of a draft Master Plan.

Further consultation on the draft Masterplan was undertaken by Council during August and September 2012. The feedback received has been evaluated and where appropriate incorporated into the final Masterplan. Further opportunity for

input by stakeholders was provided formally by Council at the SPDPC meeting held 10th December 2012. Relevant input from Council staff has been included together with consideration of the directions contained in the 2011 draft Mt Barker Littlehampton and Nairne Structure Plan

The final Masterplan enables Council to consider strategic directions and make informed decisions and determine priorities relating to the future direction of development of Nairne in a structured and informed way. These actions aim to support the growing community and provide them with access to relevant and appropriate services to meet their needs.

Vision and Format of the Masterplan

Vision:

The following Vision has been developed for the Nairne township.

‘A vibrant town that is unique in it’s setting within the fabric of the Mt Barker, Littlehampton and Nairne urban area and provides for a range of high quality living environments with access to up to date services and facilities that support the local community.’

‘A town that is proud of its history and culture, maintains its heritage and community well being, and is a focus for tourism and economic development within the Adelaide hills environment.’

Format:

The development of the Masterpaln has consolidated the views as expressed via the community engagement processes together with other input and information into the following key focus areas:

- **Town setting**
- **Residential**
- **Movement and connectivity**
- **Business and economics**
- **Facilities and Services**

Each of these focus areas contains an analysis of the opportunities and potentials available, with main elements also being represented in a series of spatial maps (1-13) These maps illustrate how an integrated approach across the township can be achieved.

In addition and for each of the focus areas a series of recommended actions have been prepared, and it is these actions that will assist the Council in deciding its role, priorities, directions and timeframes and how they are likely to impact the future development of the town. The actions also indicate where others are involved in achieving the outcomes of the Masterplan.

The key focus areas need to read collectively (rather than individually) and form the basis of the overall Masterplan in delivering a vision for Nairne that is supported by the local community.

KEY FOCUS AREAS

Town Setting

(refer maps 1 &2 – ‘town setting’)

Introduction

The setting for the township of Nairne is particularly significant, given its association with history of development in the area (one of the oldest settlements in the Hills) and as a railway town around the interstate railway network. The Main Street of Nairne has traditionally provided a focus for business and residents, but in more recent times the business activity has declined markedly. More recently the pressures associated with further urban growth have impacted upon the town and due consideration will need to be given to managing this growth and any potential desire to extend the urban area.

The township is nestled in a valley and sits within a semi rural setting with agriculture the dominant land use on adjacent lands. There is a network of watercourses through the town that could become important environmental and recreational assets. Vegetation consists of a mix of native and exotic with remnant gum trees located on farmland and also as a feature through the town. Remnant native vegetation on roadsides together with plantings by residents provides habitat for native birds and other species.

The township is unique in context in that it is surrounded by productive agricultural land and yet is closeby to nearby services and facilities located at Mount Barker and Littlehampton. A high level of accessibility to the metropolitan Adelaide area via the freeway is seen as being a distinct advantage, with accessibility to other nearby rural townships and within the region also being high. Nairne acts as a service centre for some of these rural townships.

The 2011 Council Mount Barker, Littlehampton and Nairne Structure Plan has expressed a clear desire to maintain Nairne as a separate township i.e. not co-joined with the urban development areas of Littlehampton or Mount Barker. This in itself requires careful planning as the current Nairne population are highly dependant upon services located outside the township which has impacted markedly upon the current business environment in the Main Street. There is a keen desire of the Nairne residential population to maintain independence but also recognition that local services need to be improved.

The future installation of a new freeway access at Bald Hills Road is likely to impact significantly on Nairne as a township and the levels of business activity and support services that the community might require. It is therefore relevant to understand the extent of growth that the township could support, the level and need for improved services and facilities, and the relationship that the township has with its surrounding environment including other local nearby and regional settlements. In addition the need for a clear economic development strategy that

does not isolate the town, but rather sees the town as an important contribution to regional development and activity is considered appropriate.

The management of the local environment, biodiversity and interface with competing land uses are further issues requiring careful analysis particularly where there is increased pressure for urban growth.

Wider regional setting

- Nairne township is located within the Peramangk aboriginal cultural region with Mt Barker Summit being a focal point, there is a need to recognise and appreciate this and so build opportunity around aboriginal culture and heritage, and tourism.
- Nairne has a relationship to Callington, Kanmantoo, Littlehampton, Mt Barker and other nearby rural townships (Dawesley, Brukunga, Harrogate), and there is opportunity to be recognised as part of a 'heritage trail' of 'railway town development' along the interstate rail connector. These outer townships have some reliance on Nairne as a service centre.
- Nairne is close by to Mt Barker Summit, providing potential tourism opportunities.
- The Princes Hwy is a major traffic route and with the future installation of additional freeway access the potential exists to promote the township as an individual destination rather than via current freeway access arrangements through Littlehampton. New freeway access will also likely improve direct independence and business opportunities for the town.
- Nairne has relationships to the wider Adelaide hills and Murraylands regions and their tourism activities again are likely to be enhanced with better access from the freeway.

Adjacent

- The Interface with agricultural land particularly the area south west of the newly rezoned land (Amos rd and viticultural land use activity) is important and needs to be managed more appropriately. The development of management plans should ensure continued viability of adjacent agricultural land without major impact from urban activity.
- Existing residential to north of the Railway and west of Woodside Road has an existing 'hard' interface' with agricultural land uses. Consideration should be given as to how to treat this situation, by encouraging landscape and streetscape options and the development of guidelines that deal specifically with this interface.
- North Rd interface is quite different to others in that there is street separation between the urban and rural land uses. Potential exists to improve the

streetscape, understand and address North Road functionality and increase pedestrian cycle connections to other parts of the town.

- Western boundary land, west of Woodside Road between the railway and Princes Hwy is primarily vacant land that has varied zoning. It contains some small scale light industrial uses which could expand further. A small number of residential uses also exist in this area.. The opportunity to review and consolidate land use activity in this area is important so as to determine the extent and form of town development and also define the town boundary.
- Bald Hills Rd connection route and interchange on the Freeway provides the opportunity to develop a greater individual tourism focus for Nairne by promoting ease of access and connection to other urban and nearby country areas.

Environmental

- Bushfire management: Nairne is located in a high bushfire area and consideration must be given to bushfire planning for area. This should include the consideration of local issues such as potential railway line barriers,(given increased interstate rail haulage issues), evacuation centres, and local vegetation management.
- Access to other emergency services and their location must be considered as the town grows.
- The design of built form that responds to local constraints in terms of being 'bushfire ready' must be encouraged.
- Local creek lines and their flooding potential for the town centre and residential areas exists within Nairne – the opportunity to review water sensitive urban design solutions along creek lines applicable to future development and also existing development should be undertaken specific to the Nairne environment. Where new development is proposed, detailed water management initiatives and water quality matters will need to be analysed and incorporated.
- Adjacent land use activity and vegetation is varied – the development of vegetation planting plans using vegetation types that exist in the local environment so as to enhance biodiversity corridors is considered appropriate
- The potential for recycled water and its use in surrounding agricultural land uses should be considered.

(See proposed Actions and Priorities in the spreadsheet appended to the Conclusions and Recommendations.)

Residential

(refer map 3 'residential')

Introduction

The residential areas of Nairne are both mixed and varied in nature and character. The variation occurs from the built form and layout of the early settlement days of the township around the railway line to the more recent subdivisions north and south of the town, which are based upon more modern curvilinear and cul-de-sac subdivision designs. Allotment sizes themselves vary and there is a predominance of larger lots (averaging around 600-800m²). There are also areas of rural subdivision which contain larger allotments, (2000m² +) capable of accommodating small scale rural activity.

The built form of Nairne also reflects the changes in building technology over time together with the changing demands of the population in terms of house size and affordability. As a consequence the residential areas can generally be described as mixed with no one dominant character or style being evident. This in itself is a characteristic of the town in terms of providing a variety of accommodation.

Generally the residential areas have been divided into 4 areas (or precincts) as follows:

- Older residential within and around the core town centre function – including the railway station. (refer “*Residential*” under Business and economic discussion).
- Residential areas generally north of the town centre and either side of Woodside Road.
- Residential areas south of the township either side of Jeffrey Street and containing the recently rezoned land (medium density) via the Ministerial Development Plan Amendment (MDPA).
- Smaller rural living areas to the east and south east of the town centre.

In most circumstances there is a common interface with the surrounding productive agricultural land. Further urban growth into this land is a potential outcome unless existing planning controls are considered and revised to ensure that the Council desire to maintain Nairne as an independent town and separate from the adjacent urban area of Littlehampton is achieved. The urban/agricultural interface is an important local planning issue, maintaining ongoing compatibility between these competing land use activities and adding certainty in the location of the ‘town boundary’.

The close proximity of residential development to business activity can encourage walking and cycling rather than motor vehicle usage. There is potential for further mixed business and residential activity associated with the town centre environment. This could assist local people to be better located to support local business and other community related activities in the Main Street. The inclusion

of other housing forms such as 'affordable housing', housing suited to disadvantaged groups and housing for the aged should also be considered throughout Nairne.

The small pockets of rural living land to the east and south east require understanding in the context of their function and retention as a transition between urban and rural land uses. There is potential for the current "large lot" subdivision to be further divided and significantly change the character of this part of the township.

Residential town centre precinct

Refer 'Residential town centre' under Business and economics discussion.

Residential north precinct *(east and west of Woodside Rd)*

- The interface with rural land and agricultural land uses has been mentioned elsewhere and to ensure ongoing compatibility between competing land uses the development of residential guidelines to maintain comfortable living environments is suggested as being appropriate.
- Constraints in this area include drainage issues, bushfire and land slope. The opportunity exists to develop site specific and unique solutions relating to these climate and environmental constraints.
- There are areas of very large lot subdivision with some 'newer' areas still developing. This provides the opportunity to consider further infill locations, enhance pedestrian and cycle connections to the wider open space network, and to Byethorne Pk and the town centre.
- Given the larger area of vacant land south of the railway and west of Woodside Road, the opportunity exists to consider the future use of this land, and the provision of additional services that will support the growing community, including shopping, park n ride options, recreation connections and resolution of local traffic issues in a planned and integrated way.
- There is a significant change in railway traffic along the interstate corridor with the potential for major impact upon community traffic movements on high risk fire days and other emergency situations. There exists a need to plan for action(s) to be implemented in these situations in conjunction with emergency services and other providers - all as part of overall emergency management planning for the Township.

Residential south precinct

- The interface with rural land and agricultural land uses is particularly important in this vicinity given the recently rezoned land (MDPA). The development of

unique design outcomes via urban design guidelines is appropriate given this land is yet to be developed.

- Connectivity to town centre and beyond is key for this area. There is need to consider the impact of additional housing on existing street patterns and movement networks and to improve connections into town centre. This should include public transport options.
- Jeffrey Street is the main street connection between new development and other areas. The opportunity exists to develop streetscape and traffic management plans that will recognise changes to the current street environment and its function.
- Given the known expansion of residential activity the preparation of an overall traffic management plan for precinct should be undertaken.
- The character of new residential development will be important, and so the preparation of residential design guidelines to reinforce existing town character and support residential form should be completed.
- Additional access to services will be required, and the opportunity exists to identify and plan for these services and to propose the timing for any progressive upgrades or location of new facilities.
- Bushfire and drainage issues – as per Residential North above.

Rural living area

- The importance of this land in providing alternative very low density urban living with small scale rural activity is important to the township and assists greatly in creating a 'transition zone' between competing land uses. It is appropriate to clearly define this activity and its ongoing retention by revisiting current Development Plan policy.
- Typically this area will also need to embrace bushfire, flooding and other environmental constraints. The opportunity to provide guidance create/maintain a unique environment close by to the town centre is to be encouraged.

(See proposed Actions and Priorities in the spreadsheet appended to the Conclusions and Recommendations.)

Movement and Connectivity

(also refer maps 4 & 5 ‘movement – traffic’ and ‘movement – pedestrian/ cycle’)

Introduction

The Nairne community have expressed many views about existing connectivity both within the township and to the wider area and they also strongly support the retention of Nairne as a ‘separate township’. Nairne will however remain part of the broader network of roads and trails which currently exist within the Mount Barker Council area locally and also within the regional environment.

The movement of residents and visitors along the road network (broadly) and pedestrian/cycle trails (locally) are aspects that have the potential to be developed further and so reinforce the character of the township as a connected town. In planning for the future the land owned by Council is a key element in developing an integrated and connected network that encourages walking and riding and less dependence upon the motor vehicle use, (as expressed in Council’s Structure Plan).

The movement networks should aim to provide the community with direct access to, and focus upon, community facilities, as well as passive and semi active recreation pursuits. It is also critical that new public transport options be integrated into the network.

Given the varying movement network options it is appropriate that traffic and transport movements and pedestrian/cycle/trails movements are considered separately. In this way Council will be able to better define opportunities to link current open space land, consider improvements and extensions to the current pedestrian/cycle/trails networks and address opportunities to improve accessibility to both current and future road networks.

Traffic and Transport

- Further development of the residential road network is likely in the northern residential area, particularly as infill takes place. It is critical to ensure that new roads connect to the existing without impacting adversely on local and DPTI controlled roads. This can be achieved by preparing relevant traffic management plans for this part of the township.
- The recently rezoned land (MDPA) to the south will generate further new dwellings and connections and improvements to the current road network will be necessary. This could involve considering road widths, streetscaping improvements and traffic management initiatives that provide convenient and safe accessibility to the town centre and other local services.
- The opportunity exists to review of the overall road network within the township understanding increased traffic generation and access requirements for both existing and new communities. This could include key junctions and their performance in terms of traffic management: eg Bald Hills and Princes

Highway; Princes Highway, Woodside, Saleyard Roads; Jeffrey and Main Streets; Summit Road and Main Street, Sydney Road and Main Street.

- The opportunity exists to investigate the function and performance of key roads within the township (under the control of Council) given the predicted growth. Such roads include North Road, Jeffrey Street, Summit Road, Bald Hills Road. Opportunities for alternative access south of the township to connect to the future freeway interchange should also be investigated.
- Council roads, in particular those such as North road and Jeffrey Street provide a low level of service in their current form and with additional growth are likely to become more inadequate given the physical constraints in which they are located e.g. terrain and road reserve width.
- The future vehicular traffic flow in and around the township is likely to be impacted significantly with the installation of freeway ramps at Bald Hills Road. Council needs to continue to advocate for the early installation of these ramps.
- The opportunity to consider improvements to traffic management at Saleyard Road, Princes Highway and Woodside Road junction should form part of future planning for urban development on adjacent land (as mentioned in *Residential* assessment).
- Due consideration should be given to the potential for a 'blocking' or 'closure' of the Woodside Road railway crossing on high risk days or in emergency situations – particularly given the increased use of the rail corridor for interstate transport – and the options for managing this situation should it occur
- Current public transport activity provides reasonable day service; the opportunity exists to advocate (with DPTI) for extended night time services for the existing population, and for extension to service routes to the south of the township in the MDPAs as it develops.
- The opportunity to locate 'park n ride' services within the core township area or within new development west of Woodside Road should be considered.
- As part of streetscape considerations, focus should be given to improved parking opportunities in the Main Street/Town Centre area to support business opportunities and improve accessibility and identity. This will require negotiation with DPTI.

(See proposed Actions and Priorities in the spreadsheet appended to the Conclusions and Recommendations.)

Pedestrian/Cycle/trails

- Further development in the northern residential precinct provides the opportunity to create additional open space and define/improve pedestrian/cycle connectivity to Bythorne Park, the heritage precinct and the town centre – (all quite separate from the road network.)

- The recently rezoned land (MDPA) to the south of the township has the potential to provide additional open space and improved pedestrian/cycle connections to the town centre and wider trails network.
- The potential exists to identify improvements to the current footpath network and introduce streetscape options and plantings along selected roads, so as to create an integrated approach across the township that is sensible and legible. Lighting and seating options should also form part of this process.
- The opportunity exists to provide greater focus on pedestrian and cycle connections to the 'business activity' in the town centre, recreation activities, employment centres and public transport routes – all having potential to reduce reliance on the motor vehicle.
- The planning and development of an overall integrated pedestrian/cycle network, together with streetscaping and local landscape initiatives has the potential to enhance successful grant opportunities.
- Consideration should also be given to the potential for further land purchases (where appropriate) that will assist in defining the open space network –eg creek lines and land for recreation facilities.
- The recently completed Recreation Needs Analysis and Open Space Study provides opportunity for Council to identify and prioritise future uses and activities on existing council land and for this to form the basis of negotiation for future development proposals.
- The Council endorsed Trails Plan for Mt Barker Littlehampton and Nairne provides an opportunity to plan Nairne township linkages and for further connections to the wider regional trails network..

(See proposed Actions and Priorities in the spreadsheet appended to the Conclusions and Recommendations.)

Business and Economics

(also refer maps 6,7,8,9,10,11&12 'town centre/business')

Introduction

The town centre area and immediately adjacent land uses are the central activity node for Nairne. This area is transgressed by the interstate rail corridor, main creek/drainage lines and is located upon a variety of land slopes. These physical attributes will impact significantly on the ability of the centre to operate effectively. The current status is one of tiredness and decreasing business activity and local services. Existing land use activity is very varied and shown on Map 9, with existing Zoning and Heritage Items shown on Maps 7 and 8 respectively. The potential exists to revitalise the town centre and to develop a focus for business activity and economic improvement and investment.

The primary vision is for a vibrant, sustainable and recognisable town centre that supports the desires and needs of the local community and one that incorporates potential to 'put Nairne on the map'. A more detailed understanding of influencing economics and flexibility in terms of options that encourage future business development and investment in Nairne as a whole will be required. Consideration and review of current Development Plan zoning and policy will also be necessary in order to support and encourage future investment in the Town.

In order to appreciate the complexities and the opportunities the 'town centre area' has been divided into a number of different precincts. It is within these precincts where much effort is required to provide a focus for change, attract investment and develop a centre that the community will use, support and be proud of.

The precincts are as follows : (also refer Map 10)

- **Business – core** (town centre)
- **Heritage** (town centre)
- **Residential** (town centre)
- **Business - redevelopment** (town centre)

An analysis of each of these precincts follows:

Business – core

(town centre) refer maps 10 and 11(sub precincts 1-11)

- The opportunity to create a 'heart' or community meeting space within the town centre exists in the area around Jeffrey Street/Main Street, using existing Council owned land (reserve and road reserve) and by introducing alternative street pavements, streetscaping, improved parking and landscaping.
- The Main Street consists of a significant variety of land use activities (refer existing land use Map no 9) with no main business focus or 'drawcard'. This provides an opportunity to encourage business redevelopment and investment

both from a local and regional perspective. However there is a need to better understand the economic drivers that will influence this, and further detailed analysis and potential business support models should be obtained so as to ensure the Main Street remains a central focus for the township.

- The current physical nature of the Main Street can be improved. The preparation of a detailed streetscape plan for the precinct, taking into consideration built form, setbacks, street function (DPTI responsibilities), business activity and pavement and parking options would assist this. Greater emphasis should be made of pedestrian and cycle movement and connections within the centre and to the adjacent and wider urban area. The undergrounding of powerlines is currently being investigated and should remain a priority.
- Current built form in the Main Street is varied, and provides a basis for 'town centre' recognition and identity. In particular building height, balconies, materials and setbacks provide unique identity. Some are heritage related. These types of elements within the Main Street can assist in guiding new proposals or redevelopment of existing sites. This should be confirmed as being incorporated into current Development Plan policy to ensure new activity reinforces Main Street as the 'heart' of Nairne.
- The potential for increased tourism including the street being used for Markets and local events should be considered. The location of Council owned reserve land at Jeffrey Street could be used to promote events and become a central meeting place for people.
- The opportunity exists to link Main Street activity to residential and other town uses to encourage 'walkable community' philosophy.
- Residential uses should be encouraged and are important in terms of maintaining people presence and passive surveillance opportunity over the public realm. Consider alternative forms of residential development e.g. higher density, residential/business combined, shop top housing, opportunity to convert from shop to residential and vice versa. Housing for aged and youth should also be incorporated into the Main Street and nearby environments. The preparation of related design guidelines to ensure character is maintained and enhanced will be necessary.
- The opportunity exists to develop unique solutions for built form around railway corridor, watercourse and steeper land slope.
- In particular the interface with the railway corridor given increased use and noise issues. Design guidelines and a shift in planning policy and developers thinking will be required.
- As expressed elsewhere greater emphasis on the main connecting routes to the centre will assist in supporting identity, – e.g. Jeffrey St, Sydney Rd, Woodside Rd, Summit Rd, open space/ trails. The installation of new freeway ramps at Bald Hills Road has the potential to bring increased visitor traffic to the town.

- Main Street is a public transport route. Further consideration should be given to the connections to other areas of township and the wider area. The bus stop location is important and could be made more visually prominent and linked to the nearby reserve area. Bus layover time within the centre, park n ride options and increased scheduling should be further investigated.
- The opportunity is available to emphasise and provide information on the history related to the Main Street, e.g interpretive signage, the identification of heritage buildings, information pamphlets and website (council).
- Consideration should be given to the Nairne township generally and business activity particularly in the context of the Mount Barker Council area, adjacent regional areas eg Hills and Murraylands areas, and the ability to provide for a 'specialist focus' for tourism, business, and recreation.

(See proposed Actions and Priorities in the spreadsheet appended to the Conclusions and Recommendations.)

Heritage

(town centre) refer Maps 10 and 12(sub precincts L,O,K)

- The opportunity exists to reinforce the heritage nature of the town centre particularly around the Nairne Railway Station, acknowledging built form and materials, street and allotment pattern and past and current landscape.
- The Nairne Railway Station complex has been the subject of past vandalism. Building use is limited. The location connects to adjacent to Bythorne Park and the opportunity exists to reinforce the connection between the railway station, the town centre and adjacent residential and recreation facilities.
- Council has the potential, (together with local service groups) to advocate for Heritage grants assistance (State and Federal) and also to consider future ownership opportunity and use of the buildings.
- More recent residential developments show little regard for the historic built form, streetscape, road pattern, landscape and allotment pattern that exists and this should lead to a review of Development Plan policy for this precinct.
- There is opportunity for the heritage Railway buildings, associated car parking and surrounding grounds (including north of the railway line) to be used more intensely by the local community and/or for business or other uses. Possible uses include tourist focus, a 'railway' related business focus, local farmer's market, park n ride opportunity, Council or other agency services. Given the railway line is the main interstate connector, rail use and safety issues will require assessment and local improvements will be necessary.
- Streetscape improvements, theme plants and better pedestrian cycle connections to the surrounding urban area should be considered for Nixon

Street, Lower Nixon Street, South Terrace, Main Road and De Gacher Street, so as to increase focus on “active land uses” within the area.

- The continued involvement of Council’s Heritage Architect in the decisions relating to future development and improvements abovementioned will be required – the development of Heritage guidelines could assist the process and should be considered.

(See proposed Actions and Priorities in the spreadsheet appended to the Conclusions and Recommendations.)

Residential

(town centre) refer Maps 10 and 11 (sub precincts 1-11), Map 12 (sub precincts D-J,N,P-U)

- The main characteristics of this area include heritage type built form, unique setbacks, building design, roof pitch, materials use, and colours. Other important urban design elements include streetscape/landscaping, density of development, road frontages, the relationship to adjacent buildings and streetscaping and landscaping. These unique attributes should be recognised and used to reinforce the heritage of the town centre. New proposals must respect the unique local environment, revised planning policy will be necessary..
- The core area is constrained by drainage lines and the railway line corridors. These corridors are important elements and could be used as major connections between residential and town centre land uses. There is a need to recognise the interface between development options and the rail corridor, particularly from a noise generation and safety perspective.
- Land slope is varied and the opportunity to guide better use of land slope minimising excavation and providing interesting connectivity to town centre, should be pursued with significant emphasis on ‘walkable community’ principles and good urban design.
- The traditional Main Street (Princes Hwy) function provides opportunity to consider alternative forms of residential development and density in selected areas, e.g. shop top housing, conversion of shops to housing and vice versa, affordable housing and higher density areas close to town centre activity.
- The pattern of land division is important in the context of land use activity and in particular for mixed use residential options. There is opportunity for further infill development particularly along the main pedestrian cycle routes that connect to the town centre. Given the land slope and lot sizes that exist, infill developments should be more coordinated and better designed to support town character. The appropriateness of hammerhead type developments, group dwellings and residential flat building solutions should be questioned in these cases. Revision of current Development Plan Policy is recommended.

- The potential for Council to acquire land adjacent to current land holdings and also along established drainage lines should be considered. This will assist in developing integrated pedestrian and cycle movement networks directly linked to and providing a focus for the town centre. At the same time water reuse options and improved watercourse management will be encouraged.
- Consideration should be given to the possible purchase of key residential properties to improve safety and 'gateway' issues where the railway line crosses Main Road adjacent to the railway station.

(See proposed Actions and Priorities in the spreadsheet appended to the Conclusions and Recommendations.)

Business – redevelopment

(town centre) refer Maps 10 and 11(sub precincts A-C and M)

There are two main precincts – to the 'west' and 'east' of the town.

'Western precinct'

- The precinct located to the west of Woodside Road is currently a mix of land use activities and zoning which together do not provide any coordinated integrated approach for the town and do not contribute towards definition of the 'town edge'. The opportunity exists to review future options for development of this area and provide appropriate zoning to encourage relevant outcomes that define the edge of the township.
- The area generally provides the opportunity to create a main visual entry/exit point to the township by way of landscaping, streetscaping and built form edge treatment.
- This area has the potential to provide for a mixture of land uses including residential, small business (existing and constrained), retail supermarket shopping, park n ride opportunity and pedestrian/cycle connections. Other possibilities include open space and expanded education facilities. A review of current Development Plan policy is necessary to provide appropriate zoning and design parameters.
- In terms of supermarket retail in this location there is a need to understand the economic drivers that will influence this opportunity and any potential impacts on the Main Street core business activity. Council has obtained preliminary advice indicating that the current and future population of Nairne can support a retail supermarket facility however there was no confirmation of any particular site. Further detailed analysis relating to potential locations and likely impacts should be obtained.
- The close proximity of the interstate rail crossing point on Woodside Road and the inherent traffic management issues (associated with the nearby school) on Woodside Road, Princes Highway and Saleyard Road should form part of a Development Plan review.

- Industrial land use activity is currently minimal within the light industry zone; however without review of the current zoning regime, expansion of that activity could occur into the future and impact adversely on the town edge definition. A Development Plan review for this is considered appropriate.
- The opportunity exists to link through the area with pedestrian and cycle trails to the wider trails network and to local recreation and a redeveloped heritage precinct and further to the Town Centre.
- The ultimate installation of new freeway ramps at Bald Hills Road, together with traffic management improvements at Bald Hills Road/Princes Highway junction has the potential to impact on this part of the township – viz, traffic flow through the town and to the north along Woodside, definition of entrance/gateways, Nairne as a self contained independent township, tourism and service provision to the urban environment (including shopping). There is a need to continue to advocate for improvements to the road network under the control of DPTI.
- The opportunity exists (in the future development of this land) to provide strong linkages to the town centre core, recreation and heritage areas in a planned and coordinated fashion and to also provide additional community and recreation services that will add vibrancy and social interest at this end of the township.
- Consideration should be given to the increased interstate rail traffic and any impacts this may have upon existing and future communities should Woodside Road crossing point be ‘blocked’ or closed’ for any reason or in particular on high fire risk days.

“Eastern Precinct”

- The eastern precinct contains the Chapman’s site and areas of vacant land currently zoned Light Industrial. A review of this zoning is considered appropriate to encourage opportunities for mixed use developments, that integrate with and complement the Main Street function, adjacent residential areas and provide an upgraded entrance/exit to the town.
- The potential mixture of land uses could include higher density residential, business and commercial activity integrated with residential, business incubator options, recreation opportunities, possibly shopping and community facilities activity.
- The opportunity to create a focus for activity at this end of the Main Street exists and should be viewed in the context of other business activity within the town. There is a need to understand the economic drivers that will influence these opportunities and the potential impacts on the Main Street core business activity. Further independent analysis and advice should be obtained.
- Given past land use activity there will be a need for environmental assessment advice on site remediation requirements which may impact upon potential future land use opportunities. This should be undertaken by land owners or those proposing development options.

- The existing interface and relationship to the adjacent golf course provides a unique opportunity to integrate future development initiatives that support the 'eastern gateway'.
- The opportunity exists to link through the precinct with pedestrian and cycle trails to the wider trails network and to the recreation facilities located on Sydney Road.

(See proposed Actions and Priorities in the spreadsheet appended to the Conclusions and Recommendations.)

Facilities and Services

(also refer Map 13 'community facilities/services' and Appendices 3 and 4)

Introduction

The demand for and provision of services and facilities that support the current and future residents of Nairne has been canvassed during the community engagement processes. The process highlighted where some in the community believe improved quality or additional facilities and services could be provided. There is no doubt that the township is deficient in a range of services and facilities some of which are found elsewhere and in nearby areas such as Littlehampton and Mt Barker. A variety of views has been expressed in terms of what kind and level of service(s) should be provided to the Nairne community.

It needs to be acknowledged that many community services and facilities are provided by agencies other than Council, and that Council's main role is likely to be one of acting as an advocate or broker for their provision. It also needs to be recognised that the provision of community services and facilities is likely to be considered in a hierarchical sense and be directly related to population numbers and future demographic breakdown. Given the population threshold (estimated 6000 people) for Nairne, service providers will focus upon service provision in terms of costs, efficiencies and viability and be influenced in a major way by the services available nearby and outside of the township. Realistically, it cannot be expected that there will be a comprehensive range of available services located within the township; they will be tailored to the population, demand and the ability to provide.

The Council had indicated a need to address service and facility provision for Nairne and other towns when preparing the Mount Barker, Littlehampton and Nairne Structure Plan, and in particular the level of wastewater services necessary to support the expected population growth. In addition it was indicated that other utility service extensions also needed to be considered. This was based upon work completed by Council staff and consultants and included both the Recreation Needs and Community Needs analysis. Appendices 1 and 2 in particular provide a detailed overview of the potential need and levels of additional community services likely to be required for Nairne taking into account the population demographic (as currently predicted) and growth expectations. Further and ongoing analysis and adjustments will be necessary as growth of the town proceeds. The most recent report "Nairne and District Sporting Complex – Strategy and Concept Plan" dated November 2012 outlines a strategy to improve current facilities located on Sydney Road.

The following provides an indication of potential service provision opportunities as they apply generally to the Nairne township.

- The opportunity exists to support/reinforce the function of the Main Street/town centre by locating community services and facilities upon Council owned land and potentially in Council owned buildings.

- The potential exists to locate services and facilities in any redevelopment proposals associated with the Chapman site and also those to the west of Woodside Road; however consideration will need to be given to the likely impacts upon the town centre environment.
- The opportunity to locate additional support services associated with the existing school should be considered.
- There is potential for improved/upgraded services and facilities for activities such as
 - Post Office/home mail delivery
 - Emergency Services
 - Health, General Practice services
 - Aged Care accommodation as a percentage of overall population
 - Arts and cultural facilities
 - Education facilities including child care, pre school and primary school activity

In these circumstances the primary role of Council is likely to be as an advocate or broker in dealing with the relevant service provider.

- Council has the opportunity to also consider and plan for initiatives and support programs associated with
 - Youth, Arts and Cultural facilities
 - Neighbourhood Community Centre
 - Local meeting places for community
 - Community gardens/food production
 - Outreach facilities such as Library and Council Administrative functions.
- It is considered appropriate for Council to review the current CWMS system as it applies to Nairne, and determine its effectiveness and capacity to accommodate any increased demand. The future potential for water recycling opportunities locally and beyond the town Should also form part of this process.
- A review of the Council Development Plan for Nairne provides the opportunity to provide for a flexible mix of alternative housing accommodation across a range of age groups, eg for youth, aged and also supported and adaptable housing needs of disadvantaged groups etc.
- The opportunity exists to complete an inventory of Council owned land and existing social/service facilities and to consider the preparation of a plan for the township that provides for the future, including improved, additional and relevant services, that will meet the changing needs of a growing community.
- The opportunity to negotiate/advocate with service providers and to plan and locate facilities/services in a shared environment should be a high priority – resist duplication and individual area/built form requests.
- The recently completed Council Recreation Needs analysis and Open Space Study provides a broad focus for future recreation activity and development of specific facilities for the Nairne community. This work will need review. A

planned approach for implementation over time as priorities, finances and demands permit will need to be prepared.

- Council needs to consider and implement as appropriate the recommendations contained in the “Nairne and District Sporting Complex – Strategy and Concept Plan” dated November 2012.

(See proposed Actions and Priorities in the spreadsheet appended to the Conclusions and Recommendations.)

CONCLUSIONS AND RECOMMENDATIONS

The Master Plan provides a detailed analysis for five main theme areas. There are proposed actions that have been summarised for each of those themes and there are many. It is important to note that each of the areas detailed should be read collectively as there are influences that each have over the other. They collectively form the Master plan for the Nairne township.

The Master Plan will be able to be used by many in terms of its implementation. The Plan provides a long term vision for the future development of the Nairne township. It is based upon the directions contained in the 30 Year Plan for Greater Adelaide, the Council 2011 Mount Barker Littlehampton and Nairne Structure Plan and the vision of Council to deliver a comprehensive and integrated approach to the Nairne community. The community have had significant input into the development of the Plan and it is anticipated that there will be further opportunity for them to be involved and provide comment on the plan as it is implemented. There will also be input and comment from agencies and those involved in the future development of Nairne as the plan is refined over time.

The Master Plan acknowledges the potential urban expansion of the Nairne township from the approximate current population of just over 4000 people to a community of around 6000 people. The Plan provides a detailed framework for the township of Nairne. It guides the town in developing and progressing in a coordinated and planned way. It envisages a town that is appropriately connected with services and facilities, is sustainable, and one that maintains its relationship with the environment in which it is located. There are significant opportunities for the township, however it is key to note that the success of a vibrant and sustainable town will require cooperation across many disciplines as well as council government developers and community.

The roles of the participants will vary considerably in the implementation of the Plan. The role of Council is more than likely to be one of advocacy and ensuring that the relevant policy framework is in place to encourage investment and opportunity for development by others. Council will be required to consider the outcomes of the Plan in the knowledge of other competing priorities in their district and also determine the Council servicing role accordingly.

The Master Plan can be used in the following ways (over time), and it is recommended that it be reviewed at least every 5 years to ensure it is meeting the outcomes agreed to and contained within it.

The plan can be used

By Council

- As a statement of its vision for the future of Nairne
- To guide and amend the Council Development Plan (including Section 30 reviews)

- To influence Council strategic decision making and Councils strategic management plans including the Long Term Financial and Asset Management Plans
- To determine priorities and expenditures that are relevant to Nairne taking into consideration competing demands and finances at the time
- To investigate and determine new or improved services that are delivered by Council
- As an advocacy tool and to obtain support for grant monies
- To negotiate with developers and other agencies for appropriate town planning, urban design and service provision outcomes
- To develop tourism in the Nairne township
- To encourage local employment and investment opportunities in Nairne
- To encourage the continued involvement of local people in the monitoring and future development of their town via the Community Reference Group and other local volunteer groups and organisations.

**By Government
(State and Federal) and other agencies e.g. Regional Development**

- To consider, plan, and deliver their relevant services to community
- To support grant applications
- As part of regional development activity
- For program budget consideration and allocation over future years
- To recognise the potential for employment and investment in the region

By developers and business proposers

- As a statement of direction for the township that provides certainty
- As a framework for negotiation
- Understanding the integrated approach and vision of Council
- For the formulation of proposals
- Understanding where they are able to contribute towards the provision of new or improved services

- As a plan that supports local business opportunity, investment and development

By the Community

- As a statement of Council in terms of the direction of future growth and development envisaged for their town
- To support the development of local businesses and investment.
- As an understanding of the improvements proposed to services and to the township generally, with an indication of responsibility for, and possible timeframes attached to their delivery
- As an advocacy tool for negotiation with stakeholders
- As a Plan to understand where they are able to contribute and become involved in supporting the future development of the town so as to assist sustainability outcomes, eg, tree planting, economic support for local business, volunteering.

As abovementioned, the actions proposed in the Plan are many and Council will need to consider prioritising them so that they are able to be delivered over time. Within this document, proposed actions have been prioritised into the following timeframes, *short* (S) 0 -2yr, *medium* (M) 2-5yr, *longer* (L) 5yr and beyond. It is also important to acknowledge that some of these proposed actions will be the responsibility of others and Council will play more of an advocacy role rather than one of implementation.

The attached Table '*Proposed Actions and Priorities*' indicates the timeframes attached to the proposed actions as listed. It also indicates where the responsibility of Council is relevant and where Council will be more likely to be an advocate for a particular item and so be influencing the responsibilities of others e.g. the additional access to the freeway at Bald Hills Road which ultimately rests with the State Government.

The following is an initial summary indicating where Council could initiate some action in the immediate short term.

1. Advocacy role:

- Strongly for the early installation of the Freeway ramps at Bald Hills Road
- Potential park n ride services, particularly with any new development proposals
- Community and social service improvements
- Use of road network to locate gateways for township

- Undergrounding of powerlines in Main Street

2. Development management policy making role:

- Obtain independent specialist retail shopping and economic development advice relating to Main Street business and the retail supermarket proposals within the township.
- Amend the Council Development Plan to provide appropriate zoning for the Town Centre area, the Business development areas east and west of town, Residential infill areas in the town centre, and to define the town boundary.
- Ensure the current level of supported heritage advice is retained

3. Service provider role:

- Consider function, use and potential local traffic management improvements for North Road and Jeffrey Street
- Prepare a concept plan for the Council reserve(s) located in centre of town at Main Street Jeffrey Street junction (including potential road closure - Cockburn St).
- Prioritise and plan for the implementation of recently completed Recreation and Community Needs analysis reports as they apply to Nairne. Consider the process or implementation of the “Nairne & District Sporting Complex – Strategy and Concept Plan – Nov12”
- Review of Nairne CWMS services acknowledging potential growth and other opportunities such as recycled water use and distribution.
- Develop a communication strategy to ensure continued flow of information between all stakeholders – in particular the local community and the ongoing role of the Community Reference Group.

These actions will assist council to prioritise and determine the timing associated with the balance of the proposed actions listed. Further, amendment to the Development Plan zoning and policy framework in the short term will assist significantly in guiding new proposals to be more contributory towards achieving improved town planning outcomes that are integrated and sustainable and that contribute to the overall vision, as expressed by this Masterplan..

Nairne Masterplan – Proposed Actions & Priorities

Council (F) Functional responsibility	Advocacy (A)	Action No	Proposed Action	Short- 2 yrs	Medium - 2-5yrs	Long Term 5yrs+
Town setting						
●		1	Develop an area wide tourism plan recognising cultural heritage relationships and historic linkages to adjacent Hills and Murraylands regions.	●		
●		2	Ensure cultural relationships with the Peramangk people are acknowledged and enhanced.	●		
●		3	Prepare design and management guidelines that recognise the interface between agricultural land uses and urban activity – ensure ongoing viability of agricultural land continues – recognise differing locations and needs.		●	
●		4	Obtain independent analysis of rural zoned land within the township boundary and adjacent rural Mt. B zoned land to confirm suitability for ongoing rural/agricultural land use activity.			
●	●	5	Retain Nairne as an independent township but recognise the need to connect to other adjacent local and regional services and facilities (particularly regional trails and recreation networks), and that Nairne also potentially provides services for residents in nearby smaller towns.		●	
●		6	Review current Development Plan zoning and policy to address existing zoning on western side of Woodside road recognising potential for further development opportunities.	●		
●	●	7	Review current council policy to enhance environmental and biodiversity opportunities including creek management, flood mitigation and watercourse rehabilitation incorporating water sensitive urban design solutions and ensure bushfire management issues are addressed, particularly in relation to new development proposals.		●	
●		8	Continue to advocate strongly for installation of new Freeway access.	●		
Residential						
	●	1	Prepare urban design guidelines to reinforce residential character issues in each of the three precincts.		●	
●	●	2	Investigate services necessary to support Nairne population including community needs and recreation, and utility services, determine priorities and plan for implementation over time – major advocacy role given variety of service providers.		●	
●	●	3	Establish an integrated network of trails and other connections in open space corridors (including creek line corridors) that link existing Council owned and managed reserves and provide linkages locally and regionally and to the town centre.		●	
●		4	Undertake a review of current Development Plan policy to ensure delivery of desired urban design outcomes and a connected and high quality residential environment relevant to Nairne in particular the area west of Woodside Road and south of the railway line. Include options for affordable housing, housing for the aged, housing for disadvantaged groups throughout the township.	●		
●		5	Consider the preparation of overall landscape plan for township that embraces the ‘walkable community’ philosophy and encourages public streetscapes as unique identifiers for each of the precincts.			●
●	●	6	Prepare options that provide coordinated and integrated traffic solutions across all precincts as development proceeds.		●	

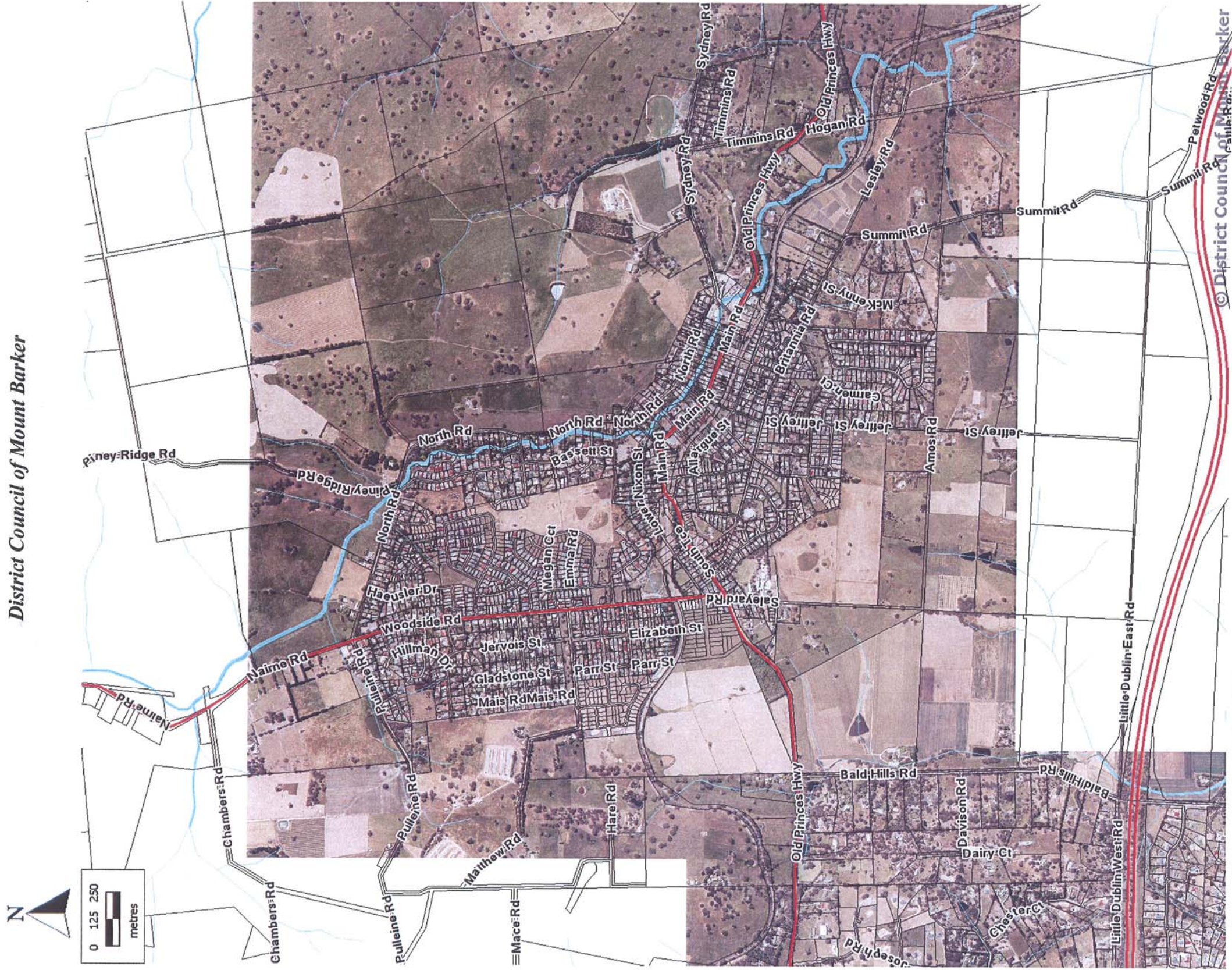
Council (F) Functional responsibility	Advocacy (A)	Action No	Proposed Action	Short- 2 yrs	Medium - 2-5yrs	Long Term 5yrs+
	●	7	Negotiate with DPTI regarding extensions to current public transport services as the town develops and particularly services to the south of the Main Road including newly zoned residential land (MDPA).			●
●		8	Review current Development Plan policy in relation to rural living areas ensuring policy is clear in terms of ongoing function and land use activity.	●		
Traffic/Transport						
●	●	1	Review Development Plan to ensure new development road networks/proposals, provide integrated linkage to the current road systems, do not concentrate traffic flows at unacceptable locations, and contribute positively towards maintenance of town character.		●	
●	●	2	Investigate performance of key junctions and where appropriate, prepare plans for traffic management improvements that can be implemented over time as priorities, finances and demands dictate – continue to negotiate/advocate with DPTI as necessary.		●	
●		3	Investigate the function and performance of key council managed roads and prepare local area traffic management improvement plans as necessary for implementation over time as priorities, finances and demands permit. This should also consider changing the function of specific roads where the future function and performance issues are unable to be resolved due to physical constraints of the local area.			●
●		4	Investigate measures along North Road aimed at improving safety and reducing the use of the road as a ‘short cut’ connection between Woodside Road and Nairne east. Prepare plans for implementation over time as priorities, finance and demands permit.	●		
	●	5	Continue to advocate strongly for the installation of new freeway access ramps at Bald Hills Road.	●		
	●	6	Continue to negotiate/strongly advocate, for traffic management improvements at the junctions of Saleyard and Woodside Roads with Princes Highway (DPTI, developers and landowners).		●	
	●	7	Negotiate/advocate with DPTI for extended public transport services (evening) and extensions to the public transport network to south of township as land in that area develops.			●
	●	8	Investigate and continue to advocate to DPTI for ‘park n ride’ services to encourage reduced motor vehicle dependency.		●	
●		9	Maintain a strong focus for accessibility to the town centre and develop streetscaping options (township wide) that reinforce the town character and provide local area and street identity.			●
●		10	Consider the preparation of an overall integrated vehicle movement network plan that results in improved connectedness throughout the town and defines parking opportunities which can be implemented over time and as priorities, finances and demands permit.			●
Pedestrian/Cycle						
●		1	Review the Development Plan to ensure any new proposals provide appropriate levels of open space and that pedestrian and cycle linkages connect to and integrate with the local and wider networks.		●	
●	●	2	Develop options for streetscape, footpath, seating and street lighting improvements that create an integrated approach to people movement and provide a focus for users eg town centre, recreation spaces, public transport.		●	
●		3	Using the recently completed Council Recreation Needs analysis and Open Space Study as a guide, determine the future use associated with council owned land and where necessary prepare landscaping plans that can be initiated over time and as funding and demand permit.			●


Council (F) Functional responsibility	Advocacy (A)	Action No	Proposed Action	Short- 2 yrs	Medium - 2-5yrs	Long Term 5yrs+
●	●	4	Define locations where Council endorsed Trails Plan for Mt Barker Littlehampton and Nairne and the wider regional trails network provides key linkage points to the Nairne township. – in particular Bald Hills Road, Princes Highway, Woodside Road, Sydney Road, Summit Road, Little Dublin East Road.			●
Business Core (Town Centre)						
●		1	Obtain further independent specialist economic development advice to understand economic drivers of the township and surrounding area (both locally and regionally).	●		
●		2	Determine the potential (as part of specialist economic development advice) for support for improved retail shopping (including retail supermarket) and other commercial and business services within the Main Street.	●		
●	●	3	Prepare detailed streetscape plans addressing car parking, traffic flow and management, landscaping and street furniture and key intersections along Main Street.		●	
●	●	4	Continue to advocate for undergrounding of powerlines in Main Street.	●		
●		5	Prepare plans for the upgrade of the reserve area at Jeffrey Street, which aims to improve facilities, relocate one existing tennis court, incorporate Cockburn Street, improve toilet facilities and detail alternative pavement treatments so as to provide a central meeting place and focus for the town centre. Implement as priorities, finances and other demands dictate.		●	
●		6	Consider the opportunity for council to provide 'heritage' grant funding directed towards buildings/refurbishment in Main Street environment.	●		
	●	7	Advocate for State/Federal Grant Funding supporting heritage and people for places monies.	●		
●	●	8	Review Development Plan Policy and zoning to encourage integrated mixed use development, and redevelopment, that adds, vibrancy, identity and flexibility to the Main Street built form and design and maintains current historic urban design cues.	●		
●		9	Consider potential 'township zone' or 'mixed use zone' as expressed in the Better Development Plan for the whole of the 'town centre area' (refer map 10).	●		
●	●	10	Prepare guidelines to encourage consistency in future development and appropriate recognition of current historic built form, materials, and setbacks.		●	
●	●	11	As part of a traffic management analysis for the town reinforce opportunities for improved connections, pedestrian, cycle, and vehicle to the business core, reinforce these main linkages with streetscape identity and paving materials.		●	
	●	12	Advocate for improvements to current public transport services – in particular, presence, frequency of services and connections with Main Street activities.			●
●		13	Investigate potential for Council to provide additional or improved services within the core area including Council community services, halls, and facilities.		●	
	●	14	Advocate for Government service improvements and support and their location in the core area.			●
●	●	15	Investigate tourism opportunities and the role and relationship of Nairne to Mount Barker Summit – Aboriginal heritage mapping and a cultural focus for Nairne.			●

Council (F) Functional responsibility	Advocacy (A)	Action No	Proposed Action	Short- 2 yrs	Medium - 2-5yrs	Long Term 5yrs+
●		16	Identify opportunities for Council to acquire land or use current Council owned land to support re development of the Main Street as a “focus” for the township.			●
Heritage (Town Centre)						
●	●	1	Prepare an overall Heritage precinct plan (using Council Heritage Architect) that reinforces the built form and function of older residential buildings and the Railway Station. Include streetscape design, current landscape and safety issues and details of the potential future land uses appropriate for the area.			●
	●	2	Advocate for State, Federal, and other local heritage grant opportunities and ensure retention of Council Heritage Architect.	●		
●	●	3	Consider the potential for Council to resume ownership of Railway Station buildings and surrounds and consider options for future redevelopment to provide increased heritage, tourist, community and possible business and park n ride focus.			●
●		4	Review Development Plan Policy to ensure more appropriate development that relates to and respects the historic nature of built form and land division pattern of the precinct.	●		
●	●	5	Continue to encourage local community groups in their use of the Railway Station facilities and determine levels of ongoing support (both Council and other agencies) for such groups.			●
Residential (Town Centre)						
●		1	Undertake a review of current Development Plan policy to ensure delivery of desired urban design outcomes and a connected and high quality residential environment that reinforces and supports the town character. Determine the appropriateness of various types of residential development and hammerhead land division.	●		
●	●	2	Prepare urban design guidelines that reinforce residential character issues, particularly along the Main Street frontage and adjacent to the rail corridor and creek lines.		●	
●	●	3	Develop an integrated network of trails and other connections in open space corridors (including creek line corridors) that link existing Council owned and managed reserves and provide linkages to the town centre.			●
●		4	Prepare an overall landscape plan for the precinct that embraces the ‘walkable community’ philosophy and encourages public streetscapes as unique identifiers.		●	
●	●	5	Develop options that provide coordinated and integrated traffic solutions across all precincts as development proceeds.			●
●		6	Identify opportunities for Council to purchase additional land to improve management of creek corridors and increase safety at Main Road crossing points.			●
Business redevelopment – Town Centre						
●	●	1	Review Development Plan zoning to provide an integrated approach to the development of both precincts. Zoning review should embrace the opportunity to provide increased services to the Nairne community that are not available elsewhere given fragmented land ownership and small lot sizes within the Main Street precinct.	●		
●		2	Obtain independent specialist retail analysis and advice in relation to the location of retail supermarket facilities for Nairne – and when and where	●		

Council (F) Functional responsibility	Advocacy (A)	Action No	Proposed Action	Short- 2 yrs	Medium - 2-5yrs	Long Term 5yrs+
			<i>appropriate initiate zoning change to accommodate change. Analysis to also provide information on Main Street economic development potentials and impacts which ultimately influence zoning policy. Ensure the Main Street remains a focus for the Nairne community.</i>			
	●	3	<i>Continue to advocate and negotiate with DPTI and those proposing development for traffic improvements – in particular Woodside Road, Princes Highway and Saleyard Road junctions.</i>	●		
●	●	4	<i>Ensure pedestrian/cycle linkages provide access to the wider trails network and local open space and other town centre precincts – particularly heritage and main street core.</i>			●
●	●	5	<i>Review and consider current light industrial zoning and activity within the both precincts and consider alternative location options to maintain local employment opportunity. Note: site owners to undertake relevant environmental assessments and initiate appropriate site remediation measures to accommodate new land use activity.</i>	●		
●	●	6	<i>Continue to advocate to DPTI for ‘park n ride’ opportunities (potentially in the western precinct).</i>		●	
	●	7	<i>Negotiate/advocate with DPTI in relation to landscaping on Woodside Road and Princes highway contributing to unique gateway/entry points.</i>			●
●	●	8	<i>Develop an emergency management plan for the Nairne community relating to potential “blocking” or ‘closure’ of the interstate railway crossing point on Woodside Road and for other emergency situations eg. Bush fire.</i>		●	
Facilities/Services						
●		1	<i>Review Councils Community Needs and Recreation Needs analysis as they apply to the Nairne township and prepare plans to be implemented over time as priorities, finances and demands permit – as a first priority, the recommendations contained in the “Nairne and District Sporting Complex – Strategy and Concept Plan” dated November 2012.</i>		●	
●	●	2	<i>Consider the location of facilities in a way that supports the town centre environment and in an integrated way that is based upon sharing spaces rather than providing individual facilities.</i>		●	
●		3	<i>Investigate the opportunity to locate outreach Council services and administration within the township.</i>			●
	●	4	<i>Develop an ‘advocacy and brokerage’ approach to the delivery of services working closely with service providers and relevant agencies and proposers of development.</i>	●		
●	●	5	<i>Investigate support funding opportunities and alternative funding models for the provision of services and facilities.</i>			●
●		6	<i>Review the current Council CWMS services and determine the need for improvement(s), and any potential wastewater reuse and recycling locally and beyond the township.</i>	●		
●		7	<i>Review the Council Development Plan to ensure flexibility in the provision of community support services and facilities – in particular housing affordability, variety and accommodation types.</i>	●		
●	●	8	<i>Complete an inventory of Council owned land and Council service provision relative to Nairne and prepare a plan that responds to the changing demands of a growing community that can be implemented over time as priorities, finances and demands permit.</i>			●
Other						
●	●	1	<i>Council to encourage and support the community involvement in the monitoring and future development of the Nairne township via volunteer</i>	●		

Council (F) Functional responsibility	Advocacy (A)	Action No	Proposed Action	Short- 2 yrs	Medium - 2-5yrs	Long Term 5yrs+
			groups and organisation and/or the Community Reference Group.			



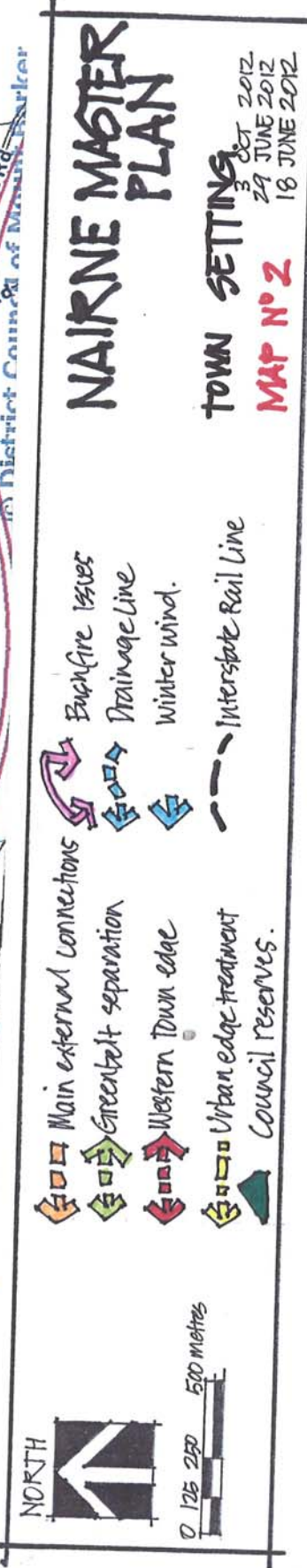
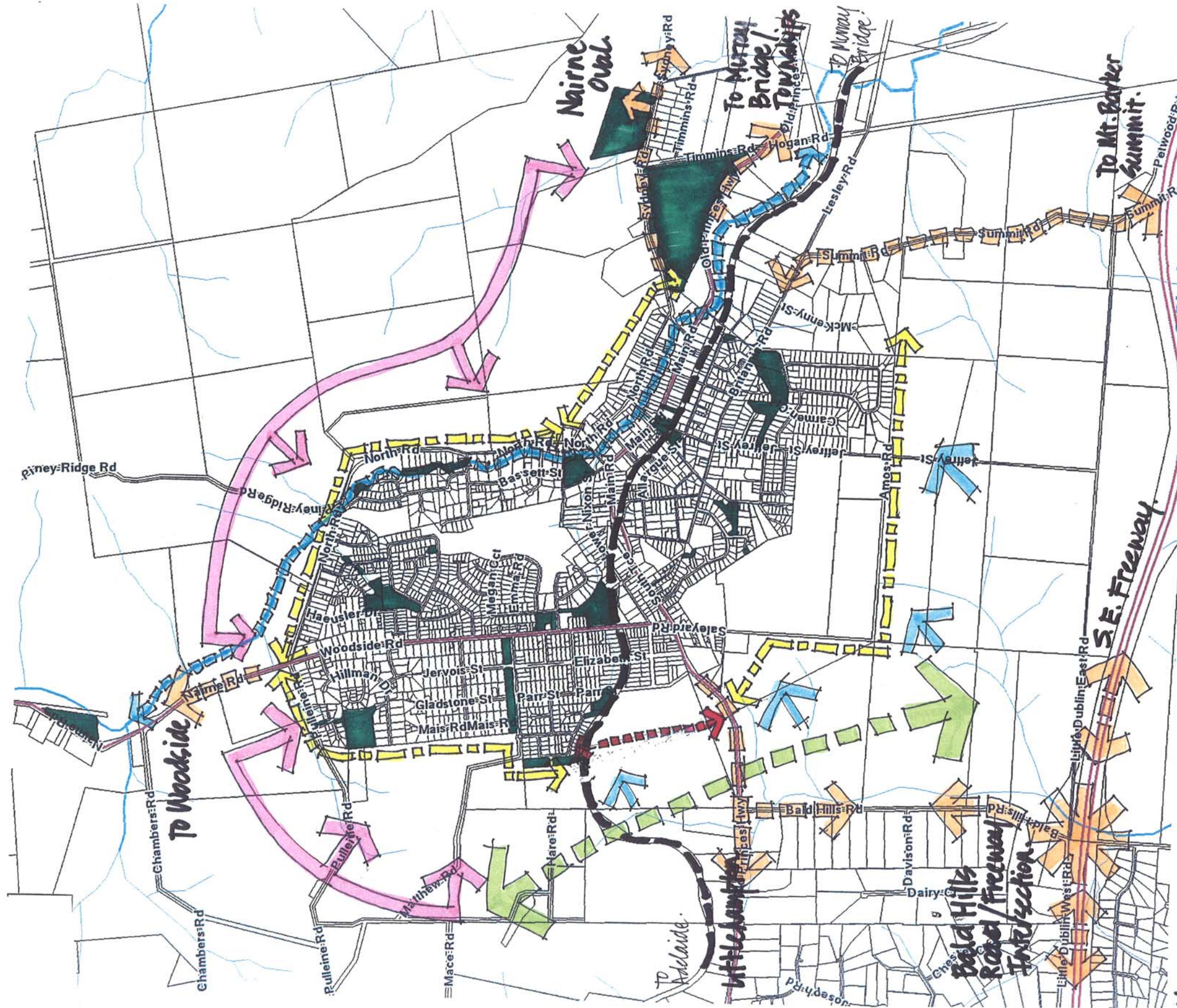


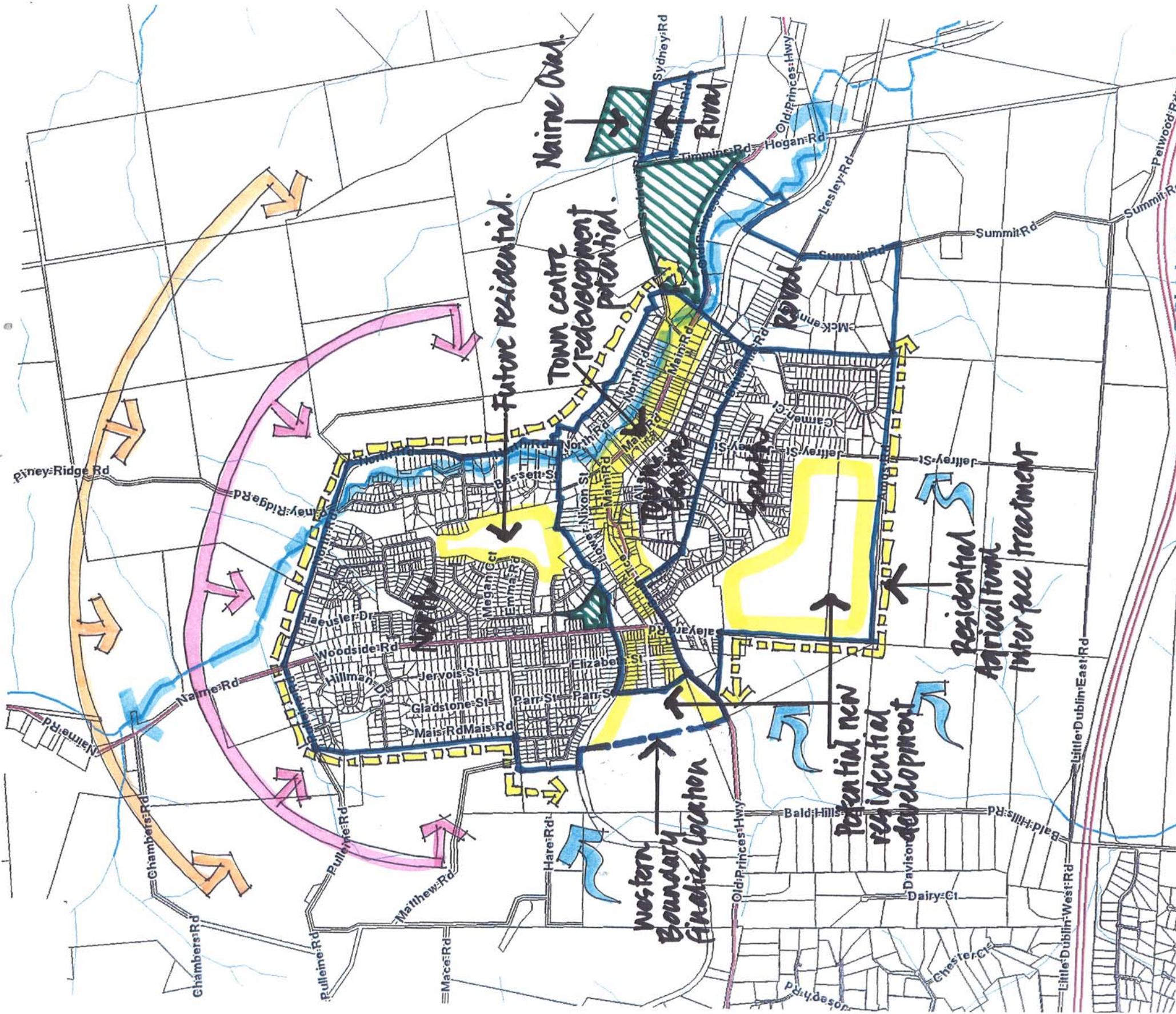
District Council of Mount Barker
6 Dutton Road
Mount Barker SA 5251
Telephone (08) 8391 7200
Facsimile (08) 8391 7299

NAIRNE MASTER TOWN SETTING PLAN

MAP No 1
18 JUNE 2012, 29 JUNE 2012
3 OCT. 2012

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NAIRNE MASTER PLAN

RESIDENTIAL

3.04.2012
MAP No 3.

29 JUNE 2012
18 JUNE 2012

LEGEND

- Residential precinct bdy.
- Future residential development potential
- Town centre residential redevelopment potential
- Recreation focal points existing
- Western Boundary finalise location
- Residential new residential development
- Residential Agricultural interface treatment
- Residential precinct bdy.
- Future residential development potential
- Town centre residential redevelopment potential
- Recreation focal points existing
- Western Boundary finalise location
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NAIRNE MASTER PLAN

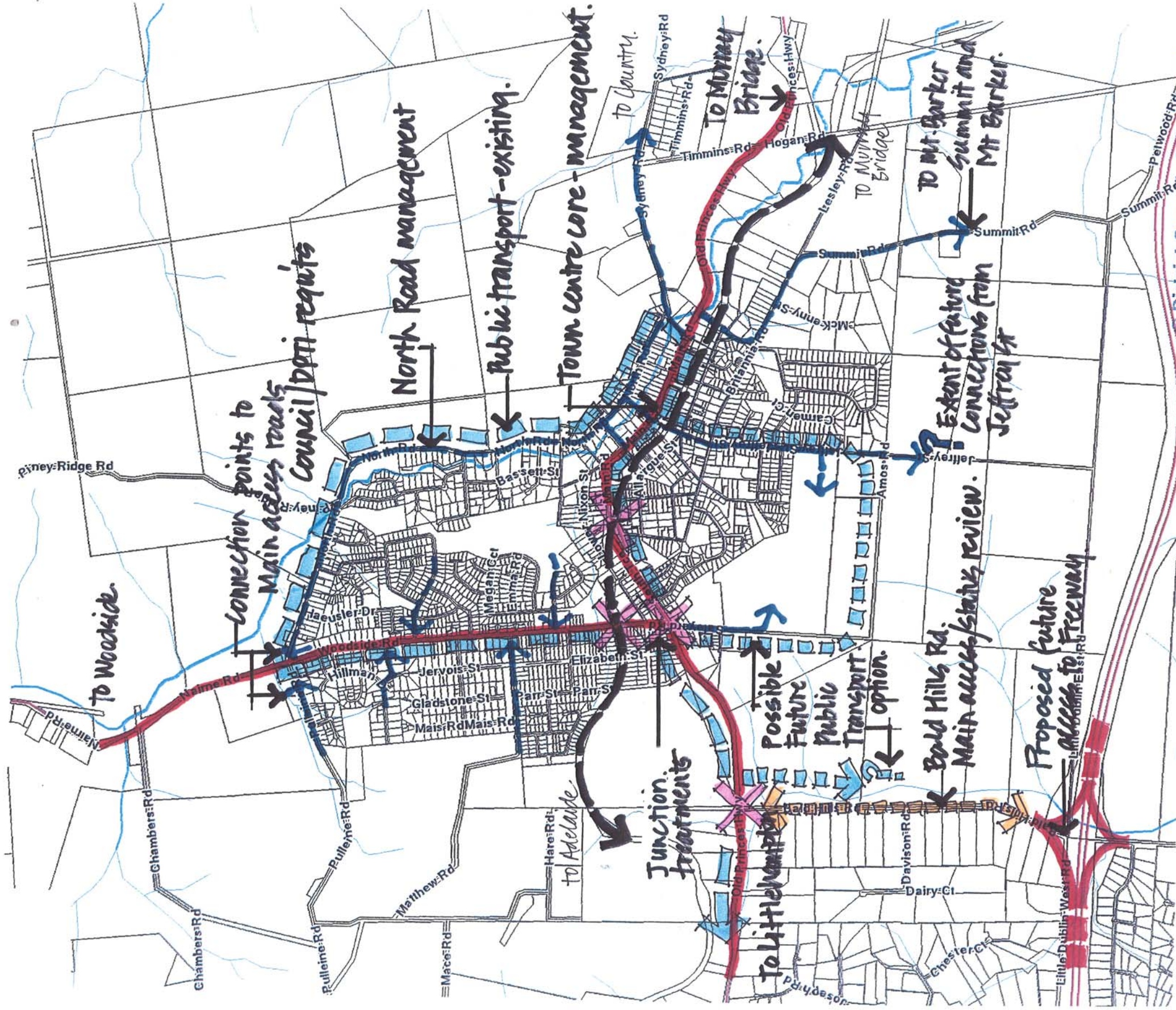
RESIDENTIAL

3.04.2012
MAP No 3.

29 JUNE 2012
18 JUNE 2012

LEGEND

- Residential precinct bdy.
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- Future residential development potential
- Town centre residential redevelopment potential
- Recreation focal points existing
- Western Boundary finalise location
- Residential new residential development
- Residential Agricultural interface treatment



Legend:

- Main connector (DPTI)
- S.E. Freeway - future access ramps
- Bold Hills Road
- Key intersection treatment
- Existing Public Transport
- Potential Public Transport Route
- Main connecting route/point - Council
- Interstate Rail connection

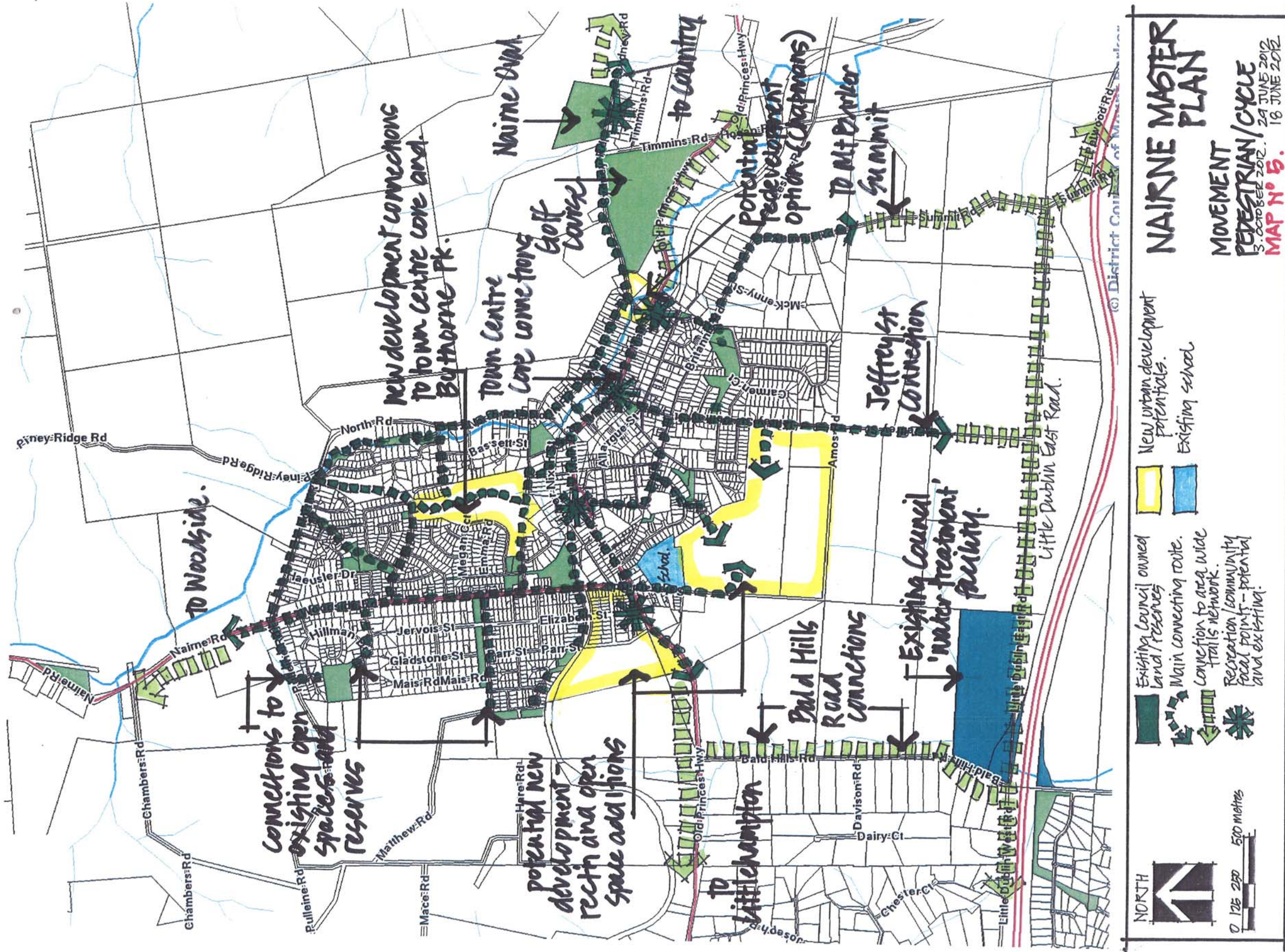
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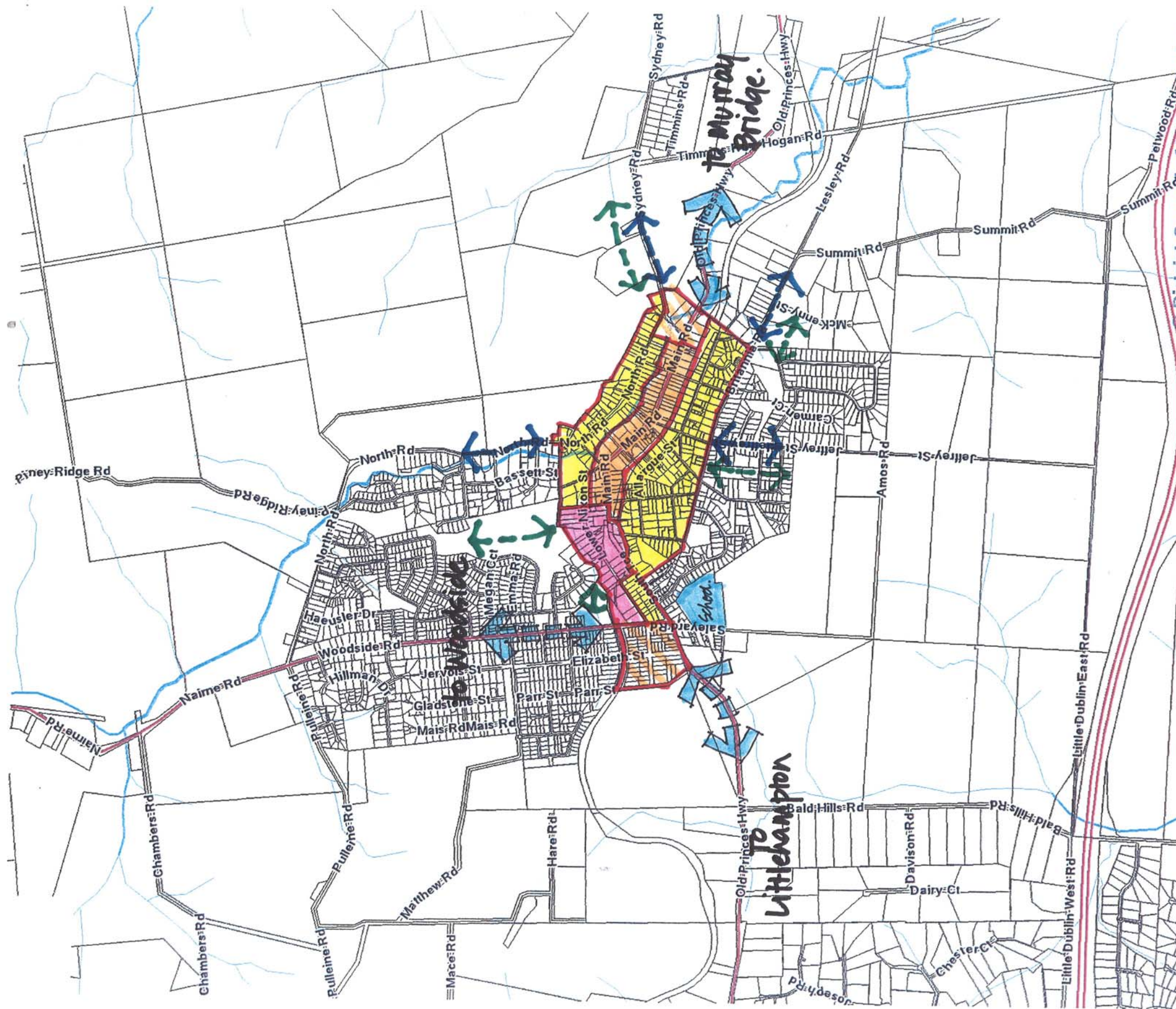
MOVEMENT - TRAFFIC:
3 Oct. 2012
29 JUNE 2012
18 JUNE 2012
MAP N°4.

Scale: 0 125 250 500 metres

North Arrow: NORTH

© District Council of Mount Barker





NAIRNE MASTER PLAN

TOWN CENTRE / BUSINESS

MAP N° 6.

3 OCTOBER 2012.
29 JUNE 2012.
18 JUNE 2012.

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Legend:

- Business-core precinct
- Business redevelopment precinct
- Heritage precinct
- Residential precinct
- Main access points D.P.T.I.
- Main access points Council
- Recreation connection points
- School.

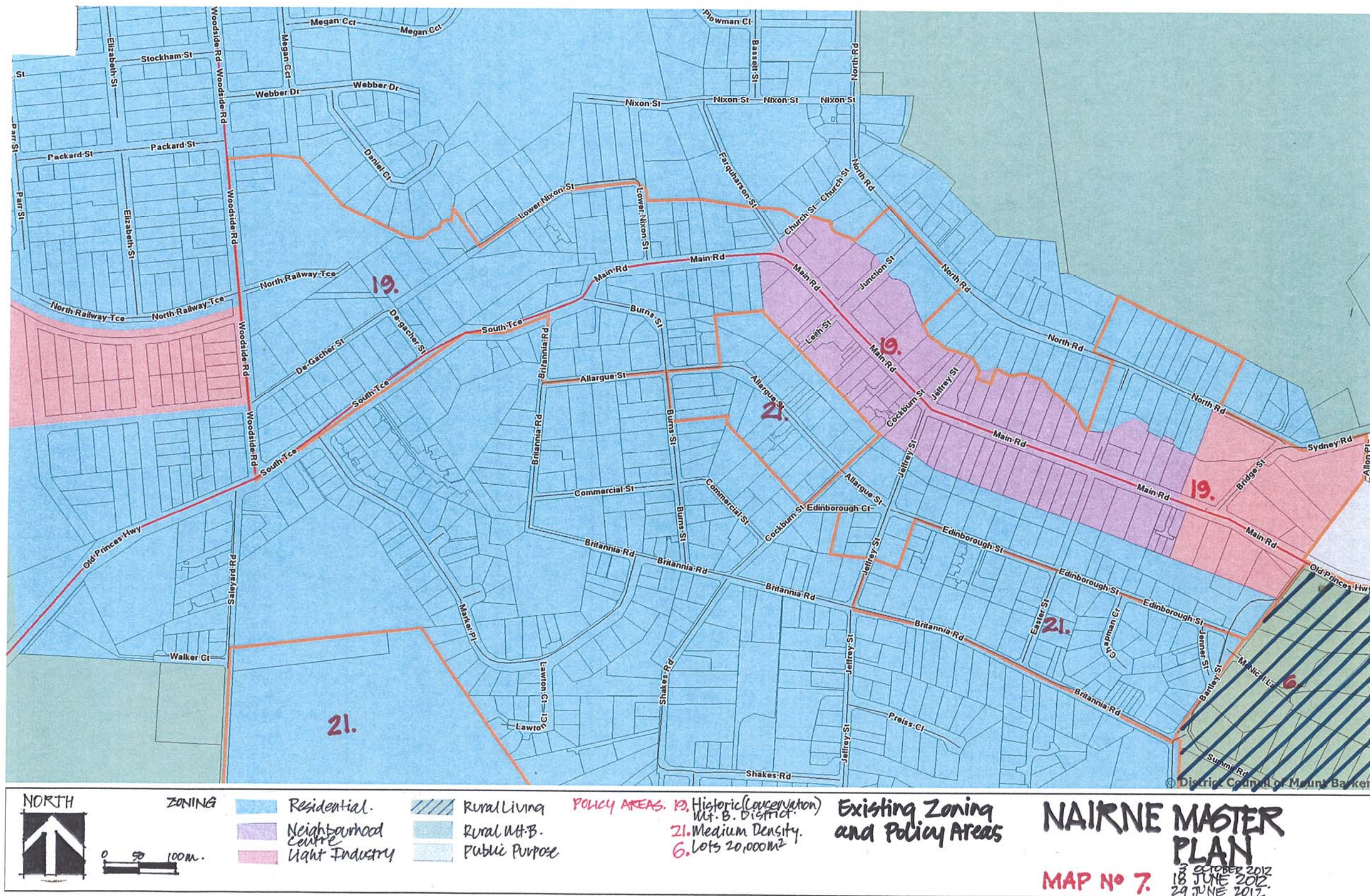
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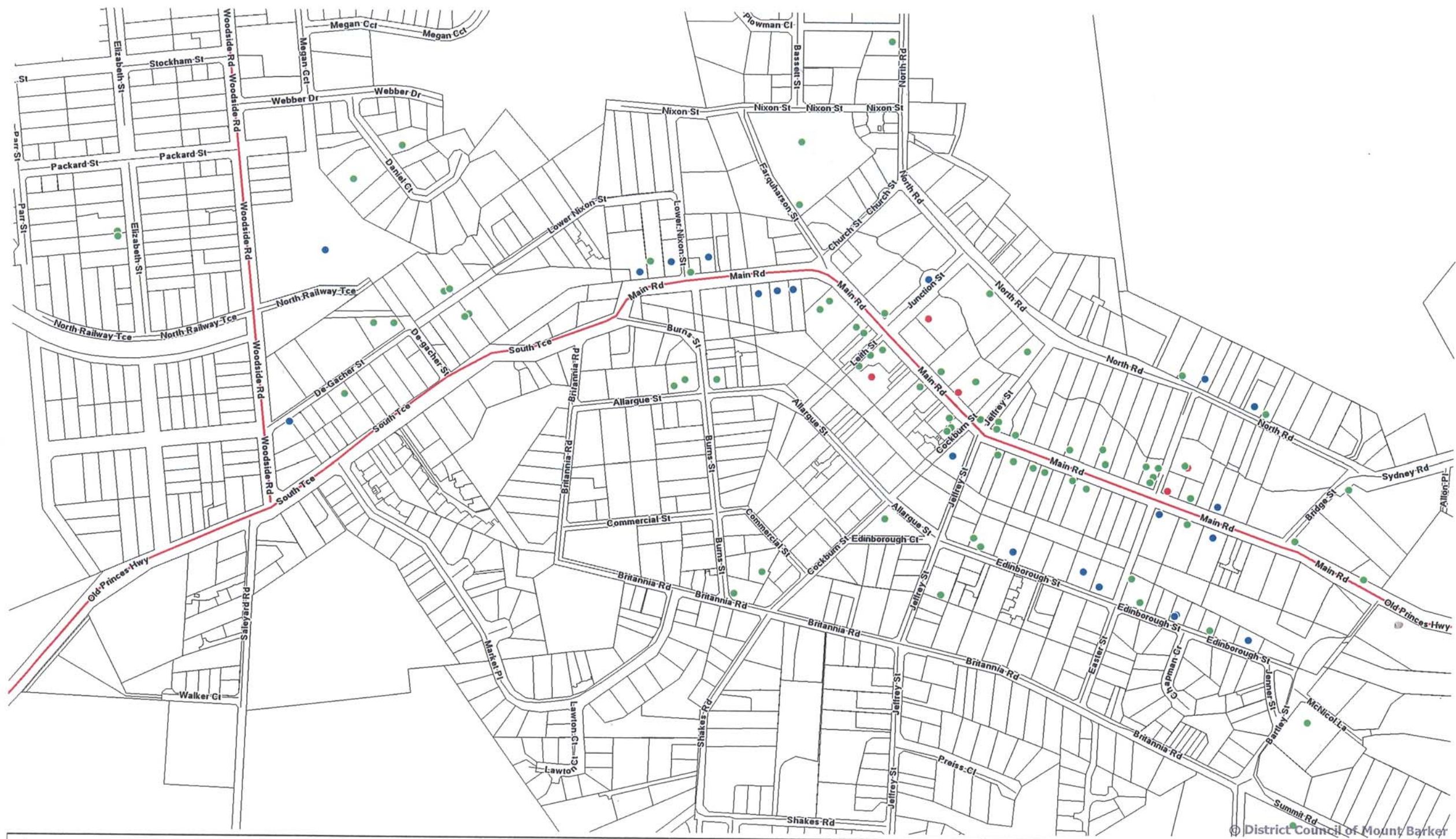
0 125 250 500 metres

North Arrow:

NORTH

District Council of Mount Barker





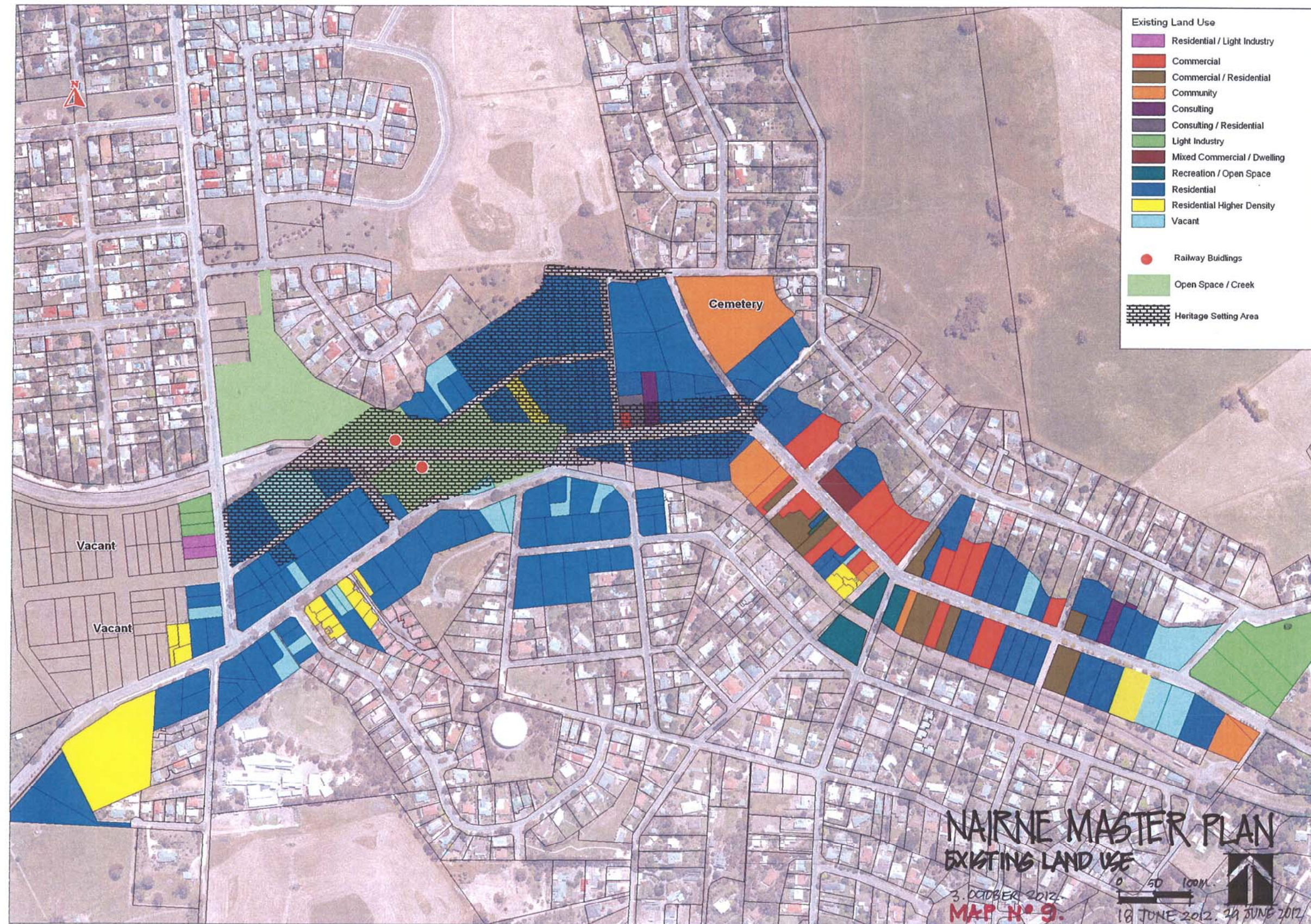
- Contributory Item
- Local Heritage Item
- State Heritage Item

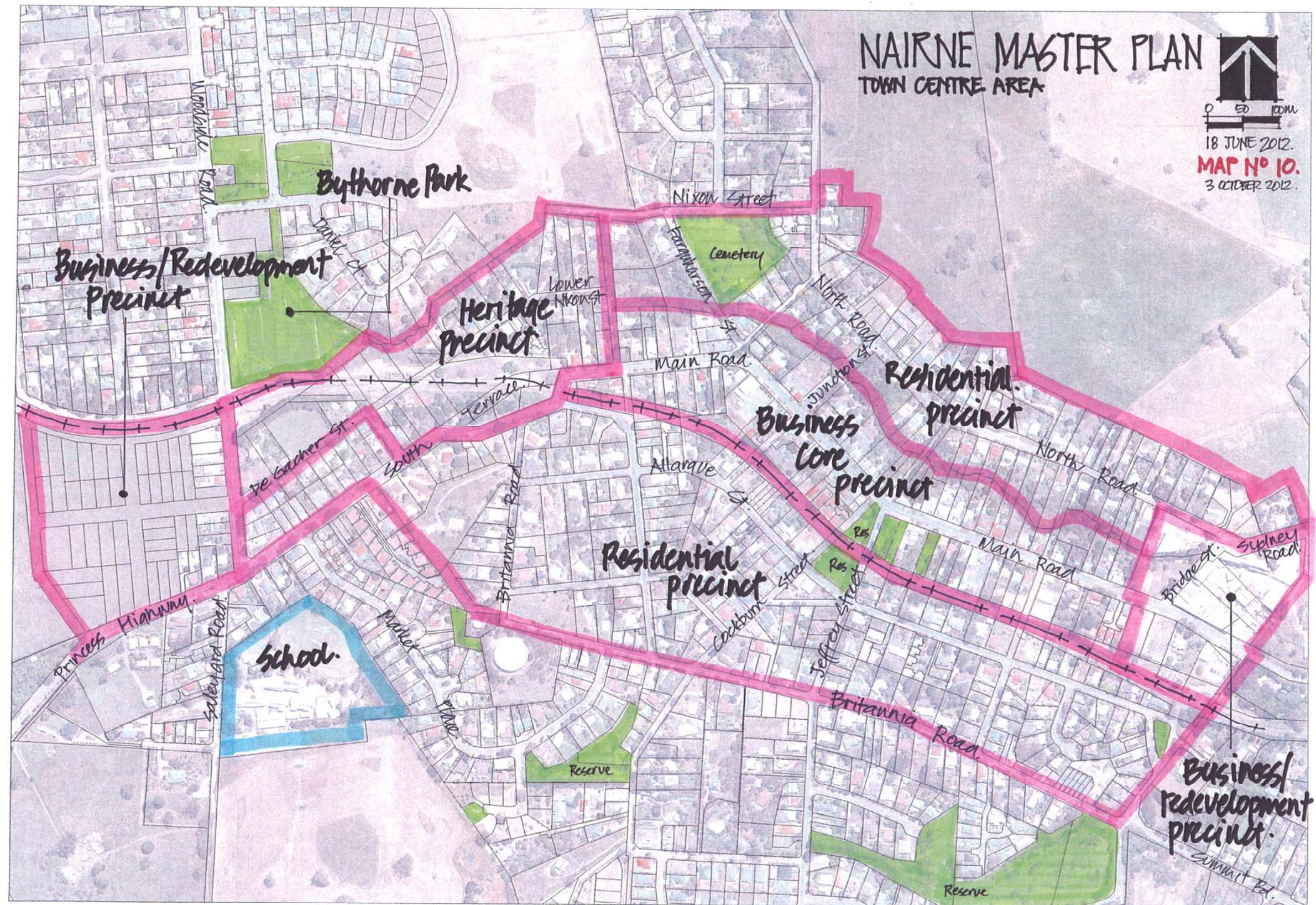
Heritage Items

NAIRNE MASTER PLAN

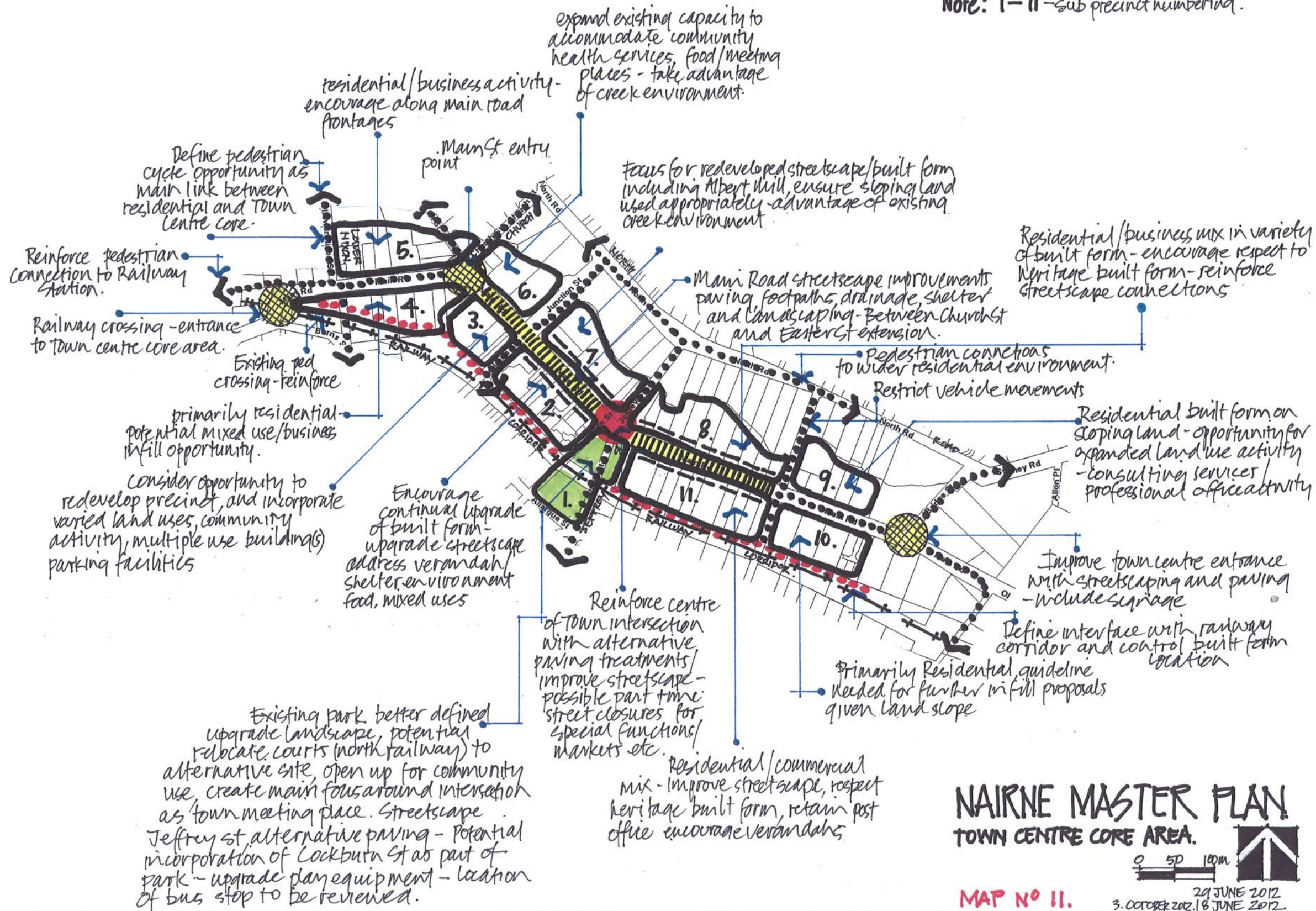
MAP NO 8.

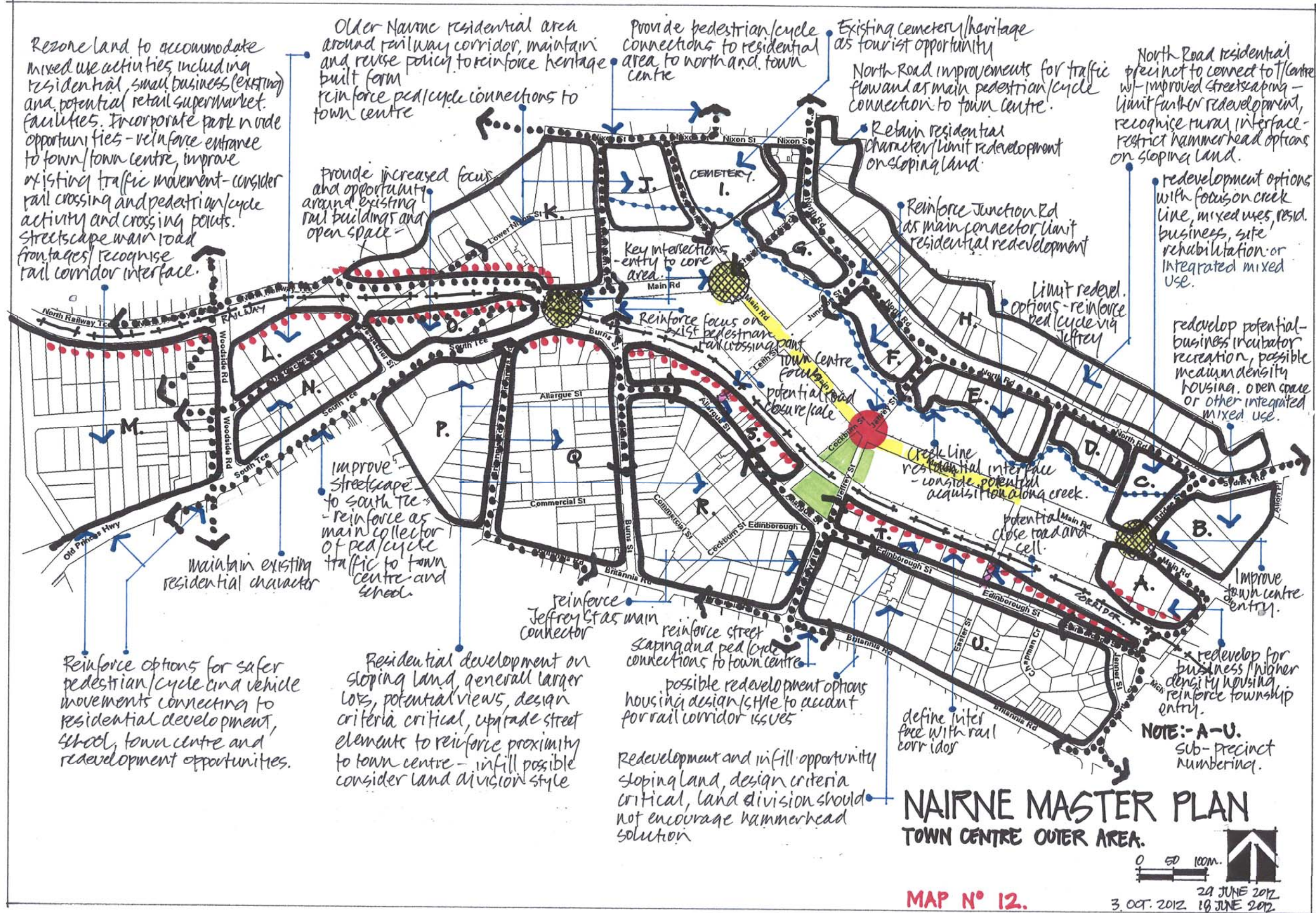
29 JUNE 2012 3. OCTOBER 2012
18 JUNE 2012

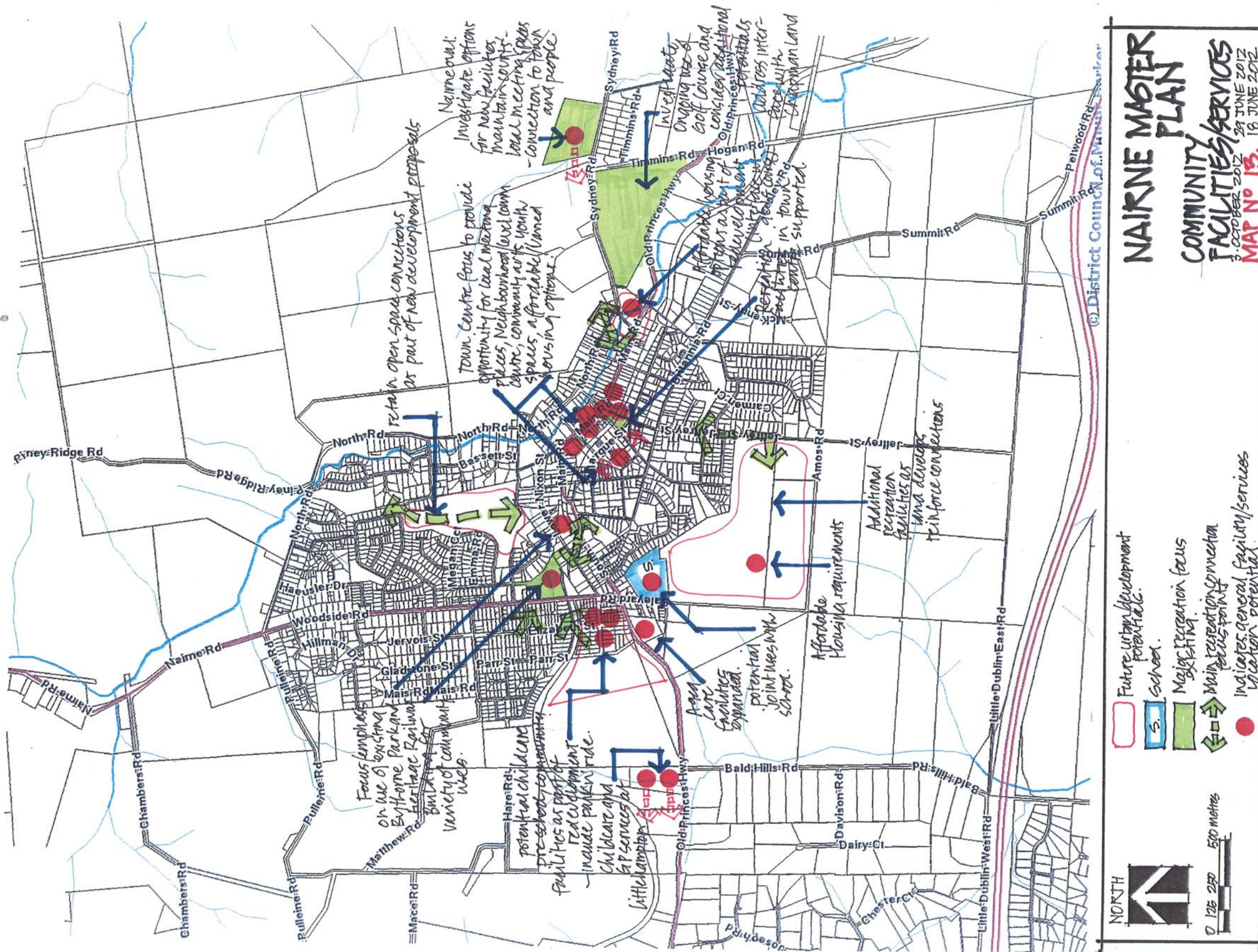




Note: I - II - sub precinct numbering.







Appendix 1 – Council Recreation Needs Analysis

Nairne

Topic	Potential Project	Related Action
Sportsgrounds	Investigate establishing a new sportsground around the Nairne township area (with a number of ovals and fields).	1.4.2
	Maintain the existing Nairne sportsground to a good condition.	1.1.1
Outdoor Courts	Maintain existing outdoor courts to a good standard.	1.7.1
	Consider connecting outdoor courts with any new sportsground (subject to demand).	1.8.3
Golf	Review the function, quality, viability and appropriate future direction of the Nairne Golf Course.	1.9.1
Recreation Parks	Continue to enhance the quality, appeal and usability of Byethorne Park.	3.3.2
	Establish an additional district recreation park in or around the Nairne township with connections to the growth areas.	3.3.2
Play	Enhance the quality and innovation of play opportunities for different age groups through existing and future District recreation parks (Byethorne Park and the proposed new district park).	3.6.2
Adventure	Consider establishing BMX / mountain bike facilities at an appropriate site linked to other recreation components in the township via shared use trails.	3.7.4
Trails	Implement the Mount Barker, Littlehampton and Nairne Trails Plan.	3.8.1
	Establish a pathway along Clezy Court Reserve in the Oakford Estate to follow desire lines.	3.8.1

Priority Projects

Whilst the development of a Works Plan is recommended, it is appropriate to highlight some of the higher priority actions and strategies that could be planned for or implemented ahead of other projects. The higher priority projects for each Theme at the time of developing the Recreation Plan are listed below. This list has been developed recognising that the Mount Barker Urban Growth Development Plan Amendment will have a significant impact upon Council's resources and priorities across the next 15 years.

Outdoor Sports (actions)	Aquatic and Indoor Sport (actions)	Informal Recreation (strategy)	Rural Activities
<p>1.2.1 Plan for ovals and fields in the detailed planning of the proposed Mount Barker Community and Sports Hub (potentially 2 ovals and 4 soccer sized fields).</p> <p>1.3.1 Upgrade the existing (Anembo Park) sports clubroom and establish a good quality multi-use facility for sports and community use.</p> <p>1.3.2 Implement plans to expand the (Anembo Park) tennis court facility to 12 courts and establish a regional tennis complex.</p> <p>1.4.1 Investigate establishing a new sportsground in the southern part of the growth towns with a number of ovals and playing fields (potentially 1-2 ovals and 2 flexible fields).</p>	<p>2.2.1 Undertake a detailed feasibility study on Future Aquatic Facility Provision to determine the options for establishing a new aquatic centre, ideally on an alternative site.</p> <p>2.2.2 Undertake a detailed review of the existing indoor sport centre and consider the requirements and opportunities for facility upgrade and expansion.</p>	<p>3.1 Further enhance Keith Stephenson Park as a central community park of regional significance in accordance with the park's Master Plan.</p> <p>3.6 Improve the quality and diversity of play opportunities across the District through innovative and adventure play elements.</p>	<p>4.1 Consider establishing an integrated Horse activity facility on public land in the Mount Barker District that has the potential to cater for a range of Horse activity groups, including Riding for the Disabled and local Pony clubs.</p>

The Action Plan should be referred to for further details relating to the above priority actions and strategies.

In general, implementation of the Recreation Plan will require a staged and targeted approach. This will involve giving consideration to the priority and timing of actions and strategies included in the Plan to guide the implementation.

Key Sporting Facilities in Townships (Council owned)

Township	Ovals	Other Playing Fields	Outdoor Courts	Indoor Facilities	Other Facilities
Callington	1 oval (sports ground) 1 oval undeveloped		2 tennis courts (overlaid with 1 netball and 1 basketball, in poor condition)		2 cricket nets
Echunga	1 oval senior size 1 oval junior size		6 tennis courts (overlaid with 3 netball courts) 1 basketball court		Public golf course (18 hole) 2 cricket nets BMX Track
Flaxley			3 tennis courts		
Hahndorf	1 oval (sportsground)	1 soccer field	8 tennis courts (overlaid with 2 netball courts)		Lawn bowling club (2 greens) 3 cricket nets
Harrogate			3 tennis courts		
Littlehampton		4 softball diamonds 2 soccer fields (overlying softball) 1 hockey field	6 tennis courts (Anembo Park) 4 tennis courts (Miles Park overlaid with 1 netball court)		Model car racetrack BMX (Four Cross) Track
Macclesfield	1 oval senior size		5 tennis courts (overlaid with 3 netball courts)		BMX Track 2 cricket nets
Meadows	1 oval senior - undersized 1 oval junior size		8 tennis courts (overlaid with 6 netball courts)		Lawn bowling club (2 greens) 2 cricket nets BMX Track
Mount Barker	1 oval senior size (Showgrounds) 1 oval junior size (Dunn Oval)		6 tennis courts (overlaid with 4 netball courts)	3 indoor courts 2 squash courts	Lawn bowling club (2 greens) Croquet club (2 greens) Skate Park 2 Cricket Nets
Nairne	1 oval (sports ground)		4 tennis courts (overlaid with 4 netball courts) (sports ground) 2 tennis courts (overlaid with 1 netball court) (Jeffery St)		Public golf course (9 hole) 2 cricket nets BMX Track (Matthew Road) Skate (Jeffery St)
Prospect Hill			4 tennis courts		
TOTAL	7 senior ovals 3 junior 1 undeveloped ovals	3 soccer fields 4 softball diamonds 1 hockey field (crushed rubble)	61 tennis courts overlaid with 25 netball courts and 1 basketball court 1 basketball court	3 indoor courts 2 squash courts	2 golf courses 3 lawn bowls clubs (6 greens) 1 croquet club (2 greens) 15 cricket nets 4 BMX tracks 1 skate park

Note: All BMX tracks except Anembo Park are in relatively poor condition

Key Sporting Facilities in Townships (School and non Council Facilities)

Township	Ovals	Other Playing Fields	Outdoor Courts	Indoor Facilities	Other Facilities
Hahndorf	2 ovals (junior sized) (Hahndorf & St Michael's PS)		1 tennis court (overlaid with 1 netball court) (Hahndorf PS)	1 Indoor court (St Michael's PS)	
Littlehampton	1 oval (junior sized)			1 synthetic multi use court/pitch	
Mount Barker	1 oval senior size (Cornerstone) 4 oval junior size (Mt Barker PS, St, Mt Barker South PS, Waldorf School, Mt Barker HS) 1 oval undeveloped (St Francis de Sales)	1 multi-use field (Mt Barker High) Athletics field (overlying Mt Barker South Oval)	4 tennis courts (Mt Barker High) 1 tennis court – (1 overlaid netball court) (Waldorf)	4 indoor courts (Cornerstone (2), Waldorf, Mt Barker High)	Private golf course (18 Hole)
Nairne	1 oval (junior sized)			1 indoor court (junior size) (Nairne PS)	
Wistow	1 oval				2 cricket nets
TOTAL	2 senior ovals 8 junior ovals 1 undeveloped ovals	1 synthetic multi use court/pitch 1 multi-use field (Mt Barker High)	6 tennis courts -2 Netball overlaid	6 indoor courts	Private golf course (18 Hole) 2 cricket nets

Appendix 2 – Council Community Needs Analysis

Summary - Community Facilities and Human Services requirements for Nairne

Facility/Service type	Requirements in Nairne	Comments
Library	District level Library is available in Mount Barker. There is potential for Branch Library or a visiting library service in Nairne	Provide through Community Centre or school Potential for joint use school/community library
Arts and Cultural facilities	Space for community level arts and cultural activity.	Accommodate arts and cultural activity with meeting rooms, halls and events spaces Consider negotiating joint use facilities with school. Potential for reuse of Nairne Institute for community gallery or museum
Youth facility	1 local level youth space and programming	Provide for dedicated space for youth activities and programs in planning of multi use community facilities
Local level meeting spaces	There is adequate provision of local level meeting space. Upgrades/improvements may be required	Consider upgrades in relation to development of possible Neighbourhood level Community Centre and improvements to sports facility clubrooms
Neighbourhood level Community Centre/ Meeting Hall	1 Neighbourhood level Community Centre	Upgrade and extend an existing facility (such as Soldiers Memorial Hall) to meet the need for larger events, more meeting and program /activity spaces
Child Care Centre	There is likely to be demand for 1 Child Care Centre, though existing services in Littlehampton may expand	A Child Care Centre in Nairne may be viable as growth area demands increase and Littlehampton centres fill.
Preschool	Additional Pre School places through expansion of existing Pre School	Independent preschool provision is also possible
Primary school	Additional primary school places. Through expansion of existing Nairne Primary School or new independent school (possible)	Schools in Mount barker may also meet this need. Possible location for an independent Primary School servicing nearby towns as well as Nairne population growth

General Practice	5 General Practitioners (Fulltime equivalent) 1 General practice	1 GP per 1200 people Services are available in Littlehampton, but a service in Nairne is more suitable
Aged care	Up to 45 care beds (high care and low care)	95 beds per 1,000 people over 70 years Aged care facilities service a District catchment and facilities may be available in Mount Barker. A local service is desirable
Community Services	Space for service delivery (using out reach model)	Plan for service delivery and programming space in community facilities or retail development
Housing	67 affordable housing units Supported housing Adaptable housing	15% affordable housing in new zone More housing for special needs (supported housing) Greater housing variety is desirable to suit changing demographics and households, including adaptable housing.
Disability Care and Support	Respite and support services for up to 200 people with a disability living in the community	3.8% of DCMB population live with a profound or severe disability, 80% of whom live in the community (not in residential care)

Community Facilities and Human Services Gap Analysis - Nairne

Facility	Existing Council owned Provision in Nairne	Non Council Facilities in Nairne	Potential Demand in Nairne 6,000 population	Potential Future Gaps in Provision 6,000 population	Desired Standard of Service and facility comments
Library/ Community Learning Centre	0	0	Access to Mount Barker Community Library is good. Potential for Branch Library in Nairne		Consider branch or visiting library service
Civic Centre N/A	-	-	-	-	Not applicable
Arts and Cultural facilities	0	0	Space for community arts activity	Space for community arts activity	Accommodate arts and cultural activity with meeting rooms, halls and events space Consider negotiating joint use facilities with school
Youth Centre facilities	0	0	1 local level youth space and programming	1 local level youth space and programming	Identify dedicated space for youth activities and programs into multi use community facilities
Local level Community meeting rooms & halls	1 hall (Nairne Institute) 1 sporting clubrooms	1 meeting space in Nairne rail station building 1 Soldiers memorial hall 2 church halls 1 school halls/gyms	2	Nil	Adequate provision of local level meeting space. Upgrades/improvements may be required to ensure compliance with DDA.
Neighbourhood level meeting rooms, halls & Community Centres	0	0	1 Neighbourhood level Community Centre	1 Neighbourhood level Community Centre	Upgrade and extend an existing facility such as Soldiers Memorial hall to meet need for higher level events, meetings and program spaces
District Level Community Centres and function rooms N/A	0	0	1	1	Not applicable

Facility	Existing Council owned Provision in Nairne	Non Council Facilities in Nairne	Potential Demand in Nairne 6,000 population	Potential Future Gaps in Provision 6,000 population	Desired Standard of Service and facility comments
Child Care Centre	0	0	1 Childcare Centre	1 Childcare Centre	2 existing services are nearby in Littlehampton 2.7% of population attends childcare A Child Care Centre in Nairne may be viable as growth area demands increase and Littlehampton centres fill. Occasional Care program should also be considered
Preschool	0	1	1 Preschool	Expansion of existing Pre School	1 Preschool per 6000 people (1.6% of population attends Preschool) Expansion of existing may be required
Primary School	0	1	1 Government primary school 1 independent school could be viable with larger catchment area	Expansion of existing Nairne Primary School 1 independent school (possible)	1 Primary school per 6,000 -7,000 people (11.6% of population attends primary school) Possible location for an independent Primary School servicing nearby towns as well as Nairne population growth
Secondary School	0	0	0	0	Secondary school in Nairne is not considered viable. Schools in Mount Barker will service Nairne population growth.
Tertiary Education N/A	0	0	0	0	Facilities in Mount Barker will service Nairne population
Hospital and Community Health facilities	0	0	0	0	Health facilities in Mount Barker service regional catchment, and many health services are accessed in Adelaide by DCMB residents Upgrade of regional services in Mount Barker will service Nairne residents
Emergency Services	0	0	0	0	Improved facilities and expanded service level for the region.
General Practice	0	0	5 General Practitioners (Fulltime equivalent) 1 General Practice	5 General Practitioners (Fulltime equivalent) 1 General Practice	1 GP per 1200 people (existing service level) General Practitioners service District catchment. Services are available in Littlehampton, but a service in Nairne is more suitable
Dentist	0	0	3 Dentists	3 Dentists	1 Dentist per 2000 people Dentists service a District catchment. Services are available in Mount Barker. Whilst convenient, a local service is unlikely to be viable.

					Increased service level at school dental service in Mount Barker is also required
Facility	Existing Council owned Provision in Nairne	Non Council Facilities in Nairne	Potential Demand in Nairne 6,000 population	Potential Future Gaps in Provision 6,000 population	Desired Standard of Service and facility comments
Residential Aged care	0	?	Up to 45 care beds (high care and low care)	Up to 45 care beds (high care and low care)	95 beds per 1,000 people over 70 years (7.5% of DCMB population is over 70 years) Aged care facilities service a District catchment and facilities may be available in Mount Barker
Retirement village	0	Eldercare on outskirts of Nairne	Up to 60 independent living units	Up to 60 independent living units	Current provision is 101 independent units per 10000 people Future provision will be determined by market demand for lifestyle village housing Retirement housing services a regional catchment and may be available in Mount Barker
Community services	0	?	Space for service delivery (using out reach model)	Space for service delivery (using out reach model)	Plan for service delivery and programming space in community facilities or retail development
Housing			Affordable housing units Supported housing Adaptable housing	67 affordable housing units (in 2010 growth area) Supported housing Adaptable housing	15% affordable housing in new growth area but additional will be required Greater housing variety is desirable to suit changing demographics and households Emergency housing also required in accessible location for Nairne residents.
Disability care and support	0	?	Respite and support services for up to 200 people with a disability living in the community	Respite and support services for up to 200 people with a disability living in the community	3.8% of DCMB population live with a profound or severe disability, 80% of whom live in the community (not in residential care)

Services

- Public transport
- HACC service packages
- No petrol station, closest in Littlehampton
- Family and youth based services/programs/activities



- LEGEND**
- SITE BOUNDARY
 - RESIDENTIAL - ONE STOREY
 - RESIDENTIAL - TWO STOREY
 - COMMUNITY
 - COMMERCIAL
 - VEHICULAR TRAFFIC - PRIMARY
 - VEHICULAR TRAFFIC - SECONDARY
 - RECREATIONAL CONNECTIVITY
 - PEDESTRIAN CONNECTIVITY
 - USAGE CONNECTIVITY

NAIRNE CREEK

- rejuvenate to create linear park throughout Nairne
- rehabilitate creek in existing enclosure beneath chapmans site
- strong linkages to trails and community hub

MAIN STREET INTERFACE

- addresses existing site, scale, mass & context
- example of corner residence

CHAPMANS SITE

- 2000sqm supermarket
- 700sqm specialty shops
- historical wall retained

RESIDENTIAL TYPOLOGIES

- single & double storey residences
- mix of affordable housing & midrange homes
- all residential models provide private open space & passive sustainable principles i.e. solar orientation, natural ventilation & lighting & thermal performance
- pedestrian friendly landscaped urban design

COMMUNITY HUB

- existing cottage restored as shared facility
- new multi purpose hall, with additional future expansion
- outdoor facilities eg. skate park
- strong linkage to commercial centre via landscape axis
- shared car parking

