

MOUNT BARKER CENTRE MASTERPLAN

July 2026



MOUNT BARKER
DISTRICT COUNCIL

Prepared on behalf of Mount Barker District Council by:

HOLMES DYER

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Acknowledgement of Country

Council acknowledges the traditional owners and Custodians of the lands of the Mount Barker District. We respect the First Nations people and their spiritual relationship with their country and their cultural and heritage beliefs.

Our 2044 vision To be the most liveable region in South Australia.

Which means...

“A liveable place is somewhere that is: safe, attractive, inclusive, and environmentally sustainable; with affordable and diverse types of housing, public open space, local shops, health and community services, leisure and cultural opportunities; with opportunities for employment and education all accessible by convenient public transport, walking and cycling.”

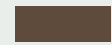
— Australian Urban Observatory, 2024

Our 5 pillars to achieve this are...

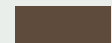


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INTRODUCTION



Introduction

Mount Barker is one of South Australia’s fastest growing regions and an increasingly significant regional centre within the Adelaide Hills. Positioned strategically along the South Eastern Freeway and within close proximity to metropolitan Adelaide, the district has undergone sustained population and economic growth over the past two decades, transforming from a township into a rapidly evolving regional city.

This growth trajectory has been well anticipated in strategic planning. The Mount Barker Town Centre Strategy (2012) established a long-term, 30-year vision to guide the evolution of the town centre into a vibrant regional hub, balancing economic development, accessibility, and quality of place. The Strategy recognised Mount Barker’s emerging role as a regional activity centre for the Adelaide Hills, identifying the need to accommodate increased retail, commercial, community, and cultural functions while responding to population growth pressures and preserving local character.

At the time, the district was already experiencing strong growth, with projections that the centre would need to support a population approaching 60,000 people and significantly expand its economic and service capacity. The 2012 Strategy provided a framework to guide this transformation through coordinated planning, infrastructure investment, and staged development over time.

Since then, Mount Barker has entered a new phase of maturity and growth. The district has continued to expand at a rate exceeding the broader Greater Adelaide region, reinforcing its position as a key service hub and one of the fastest-growing communities in South Australia. Current projections indicate the Local Government Area population will reach approximately 63,321 people by 2044, supported by sustained residential development and steady inward migration.

This population growth is accompanied by increasing economic activity and diversification. The district now supports a growing number of businesses and employment opportunities, contributing to a rising Gross Regional Product and strengthening local self-sufficiency. A significant proportion of residents both live and work locally, reinforcing the importance of Mount Barker as an integrated, functioning regional economy.

The pace and scale of this growth have also introduced new challenges and opportunities. Infrastructure demand has intensified, expectations around urban amenity have evolved, and the town centre’s role has expanded beyond its traditional function as a local main street into that of a broader city centre serving a regional catchment. As identified in Council’s strategic planning framework, ongoing population growth will continue to place pressure on transport networks, open space, community facilities, and the public realm, requiring coordinated and forward-looking planning responses.

In parallel, Council has adopted an aspirational long-term vision through the Community Plan 2044 to position Mount Barker as “the most liveable region in South Australia”, underpinned by the pillars of People, Economy, Place, Environment and Leadership. This vision reflects a shift from managing growth to actively shaping a high-quality, sustainable and liveable regional city.

The preparation of the Mount Barker Centre Masterplan 2026 represents the next evolution of this strategic journey. Building on the foundations established in 2012, this Masterplan responds to the significant demographic, economic and spatial changes that have occurred over the past decade. It recognises that the centre must now function not only as a focal point for the local community, but as a dynamic and resilient city centre that supports continued growth, fosters economic development, and enhances the overall liveability of the district.

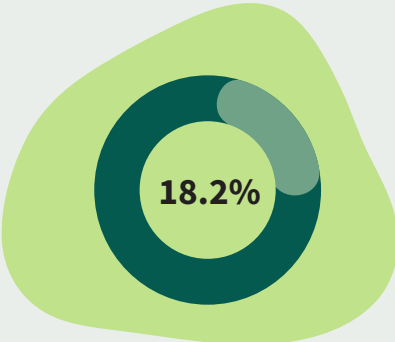
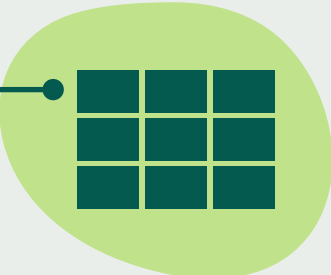


Population growth

It’s forecast that for the next 20 years (2024-2044) we will welcome on average a total of 927 people per year. Growing from a 2024 population of 44,722 to 63,321 people by 2044.

8 new homes a week

To keep pace with population growth 8 new homes a week need to be built. Growing from 17,562 homes in 2025 to 25,743 homes by 2044.



More parents and homebuilders

The dominant age group is forecast to be 35-49-year-olds at over 18% of the total population.

GRP for 2025 is estimated at \$2.302 billion

Since 2016, Mount Barker’s economy has steadily grown by about 3% each year, adding up to a total increase of roughly \$527 million in economic output.



Role of the Centre Masterplan

The Mount Barker Centre Masterplan establishes a long-term vision to guide the growth and evolution of the Centre. It provides strategic direction for land use, movement, public spaces, and the distribution of key community infrastructure, supporting the Community Plan 2044 and reinforcing the Centre’s role as a regional hub.

Rather than delivering projects directly, the Masterplan guides future planning, investment, and decision-making through a clear and coordinated framework. It aligns with the five pillars of the Community Plan; Environment, People, Place, Economy, and Leadership, to support a healthy, inclusive, and sustainable Centre.

The document also consolidates a wide range of existing Council strategies and studies, building on the 2012 Mount Barker Town Centre Strategy, whose key directions remain relevant as the region continues to grow.



To provide clarity and structure, the Masterplan adopts a thematic approach that organises strategies into key focus areas.

Each theme defines its role and purpose, outlines strategic objectives, and is supported by evidence-based analysis of opportunities and constraints. Action tables draw from existing work to maintain consistency while incorporating new and evolving initiatives, ensuring a coordinated and practical approach to implementation.

Complementing this framework, the Masterplan identifies and refines key actions most relevant to the Centre and translates them into a series of precinct plans.

The Centre is divided into 14 distinct yet interconnected precincts, each offering detailed, non-statutory guidance on character, land use, and development outcomes to inform future planning controls and decision-making.

To support delivery, implementation plans have been developed as practical tools that convert precinct strategies into actionable steps. These include staging, development triggers, and targeted investigations. In the first phase, implementation plans have been prepared for the Dunn and Bickle and Mann Street precincts, outlining a clear pathway for their realisation, with remaining precincts to be progressed over time based on strategic priorities.



Masterplan Study Area

The Masterplan focuses on Mount Barker’s central business district, referred to as the centre and bounded by the Dunn and Bickle recreation land to the north, the railway line to the east, Hampden Road to the south, and the Dumas Street park ‘n’ ride to the west.

The Masterplan study area was initially defined using the general boundaries of the 2012 Town Centre Strategy Masterplan, with further consideration given to logical growth patterns that incorporate additional land, sites, and activities into the centre and align with the spatial characteristics of the Planning and Design Code zones.

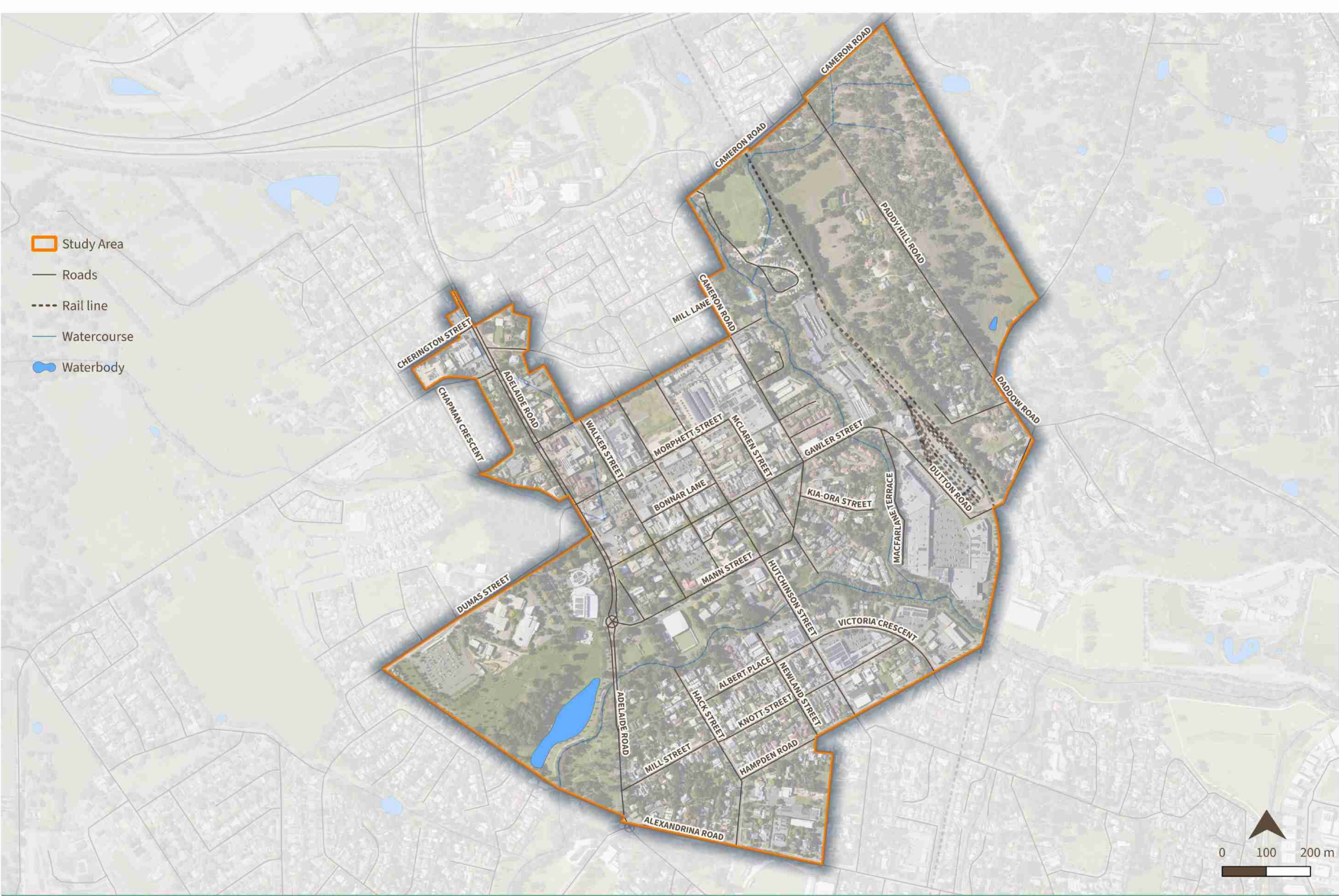
What is the difference between the Centre Masterplan and City Centre Project?

The Mount Barker Centre Masterplan and the Mount Barker City Centre Project serve distinct but complementary roles within Council’s strategic planning framework.

In contrast to the Centre Masterplan, the Mount Barker City Centre Project is a defined, site-specific development that implements elements of this broader vision.

Located on a key infill site bounded by Hutchinson Street, Morphet Street, Stephen Street and Druids Avenue, the project is being delivered through a partnership between Council and a private developer. It will provide a mix of civic, commercial and community infrastructure, including a town square, retail and dining spaces, office accommodation, and associated public realm improvements.

Accordingly, the Masterplan provides the overarching strategic context for the evolution of the Mount Barker centre, while the City Centre Project represents a key catalyst development that contributes to, and helps realise, that vision through the delivery of tangible built form and public space outcomes.



Map 1 Study Area

Challenges Facing the Mount Barker Centre

Mount Barker is undergoing a significant transition in both scale and function, presenting a range of interrelated challenges that the Masterplan seeks to address. These challenges stem from rapid population growth, increasing expectations of the Centre’s regional role, infrastructure constraints, and a physically constrained urban footprint.

Evolving Role as a Regional Activity Centre

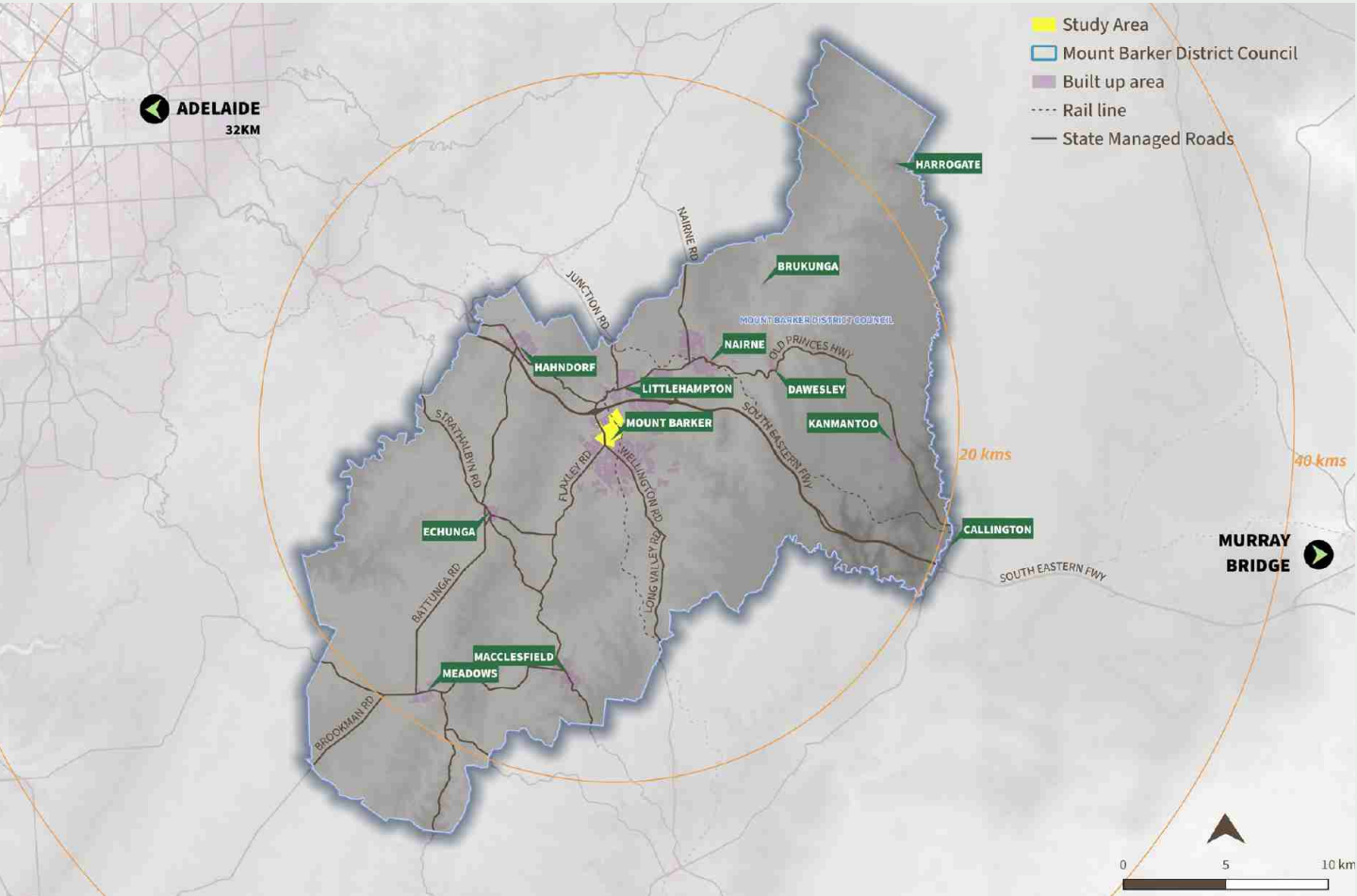
The Greater Adelaide Regional Plan identifies Mount Barker as a Regional Activity Centre, intended to serve a catchment of up to 150,000 people. In this role, the Centre is expected to function as a major hub for economic, social, and civic activity, providing a diverse mix of retail, commercial, cultural, and community uses.

Historically, Mount Barker has primarily served local and district needs, offering convenience retail, essential services, and community facilities to the surrounding urban built up area. However, continued population growth across the region is reshaping expectations.

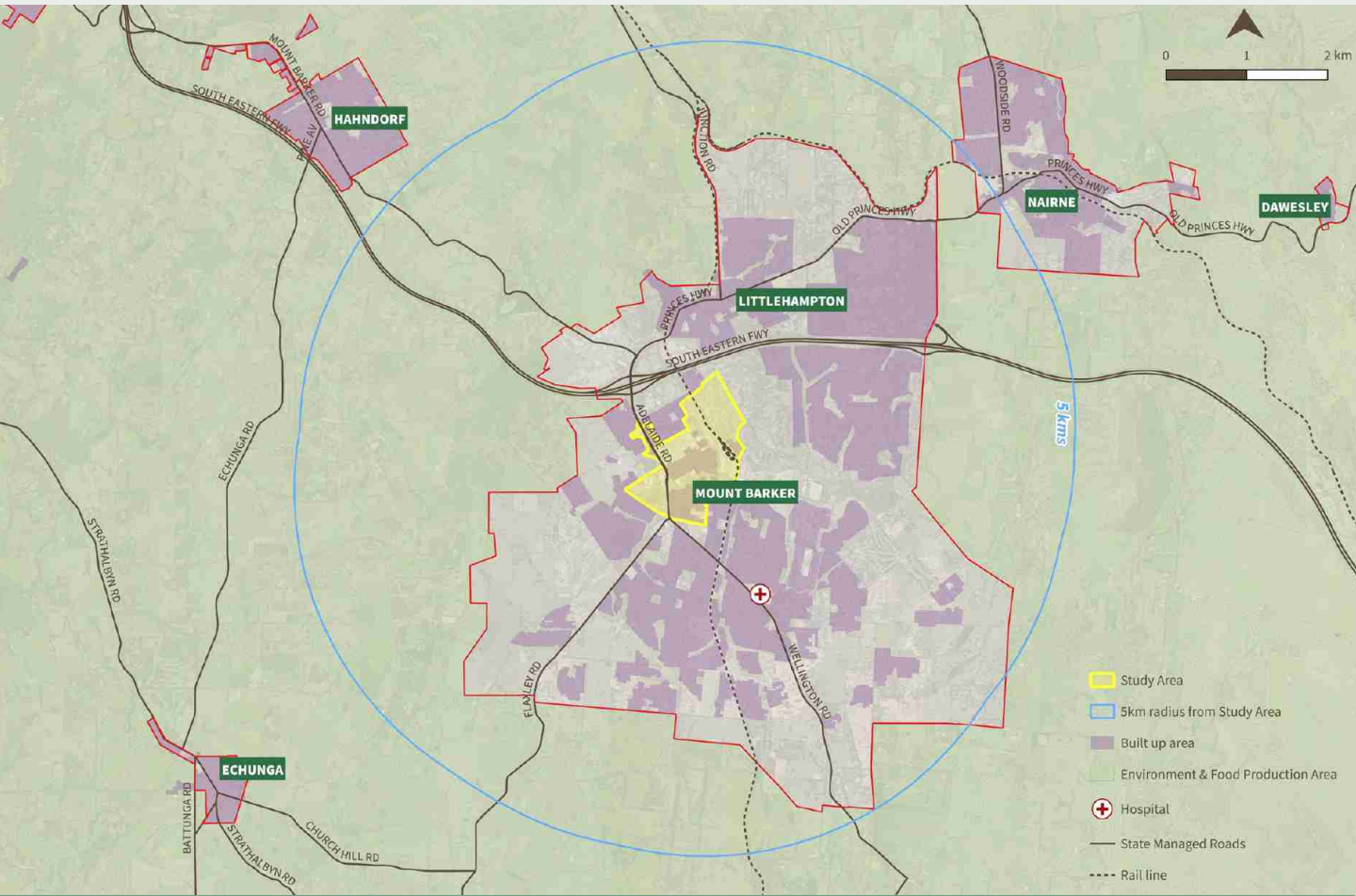
The Centre is required to accommodate a broader range of higher-order functions, including commercial and professional services, advanced health and education facilities, cultural and entertainment uses, and higher-density mixed-use development, reflecting its role within the regional Adelaide Hills context.

This transition represents a fundamental shift in the Centre’s function and form. To meet these expectations, MountBarkermustevolvefromalow-scale,convenience-based centre into a more densely developed, mixed-use environment. This change is critical to improving local access to jobs and services, reducing the need for travel outside the region, and maintaining overall liveability.

Category	Regional Activity Centre Targets
Catchment Size	Serves regional catchments up to ~150,000 people
Role & Function Employment	Comprehensive mix of retail, commercial, cultural, and civic facilities
Employment	Significant employment node with diverse job opportunities
Housing	Integrated, higher-density housing options
Built Form	Taller building forms, higher intensity, mixed-use
Floor Space	80,000 m ² to 125,000 m ² for retail, commercial, and civic uses
T r a n s p o r t Connectivity	High-frequency public transport, active travel networks, major road corridors
Public Realm	High-quality, vibrant, and attractive public spaces
Government & Civic Role	Focal point for local and state government services



Map 2 Mount Barker District Council Regional Context



Map 3 Mount Barker Centre District Service Role and Context

Spatial Constraints and Urban Form

The physical extent and structure of the Centre present another significant challenge. The study area is constrained by a combination of key arterial roads, the rail corridor, natural features such as creek lines and topography, and established residential areas. These elements limit opportunities for outward expansion and reinforce a relatively contained urban footprint.

As a result, future growth within the Centre must be accommodated through more efficient use of land. This includes the redevelopment of underutilised sites, increased densities, and, where appropriate, greater building heights. This approach represents a shift from traditional development patterns and will require careful design and planning to ensure compatibility with surrounding areas and the Centre's evolving character. Despite these constraints, the Centre remains strongly connected to its broader context. The Masterplan considers how it interfaces with surrounding residential neighbourhoods, environmental assets, and commercial areas, ensuring that growth supports an integrated and cohesive urban structure.

To support this, the Centre has been organised into a series of distinct yet connected precincts. This framework recognises the unique characteristics and roles of different areas, while enabling tailored strategies for land use, built form, and public realm improvements. At the same time, it ensures that all precincts contribute to a unified vision of a vibrant, accessible, and resilient regional hub.

Infrastructure and Transport Constraints

A key challenge facing the Centre is the capacity and performance of the transport network. Community feedback has consistently identified traffic congestion as a major concern, with a strong expectation that infrastructure issues, particularly road capacity, should be addressed as a priority.

Traffic modelling undertaken by SMEC confirms that the current network is fundamentally constrained by limited connections across the South Eastern Freeway, particularly at Adelaide Road and Bald Hills Road. As growth continues, these constraints are projected to intensify, leading to increased congestion and reduced network efficiency.

Adelaide Road has been identified as the most critical point in the network, with modelling indicating that, without significant intervention, conditions will continue to deteriorate over time. While proposed upgrades to key routes are expected to provide short-term improvements, they do not resolve the underlying structural issue, instead redistributing congestion within the network.

The modelling also highlights the impact of Mount Barker's spatial structure, particularly the separation of residential growth areas to the south and west from major employment lands in Totness to the north. This pattern reinforces cross-freeway travel demand and places additional pressure on existing connections.

Longer-term solutions, such as an additional freeway interchange, may be required to address these constraints. However, the planning and delivery of such infrastructure is largely outside Council's direct control and relies on State Government leadership. In this context, Council continues to advocate for investment, supported by ongoing modelling and scenario testing.

Responding to Change

Together, these challenges highlight the complexity of planning for Mount Barker's future. The Centre must accommodate significant growth, evolve to fulfil a substantially expanded regional role, respond to infrastructure limitations, and operate within a constrained physical footprint.

The Masterplan responds by providing a coordinated framework that acknowledges these constraints while identifying opportunities for change. It balances immediate community concerns, particularly around traffic and infrastructure, with the need to plan proactively for long-term growth, ensuring that the Centre can continue to develop as a key regional destination for living, working, and investment.



The Masterplan

Map 4 has been developed in response to the significant growth and evolving role of Mount Barker as a regional activity centre. It reflects the need to accommodate increased population and economic activity within a constrained urban footprint. Key focuses include:

- Focusing growth within the Centre through intensification and redevelopment of underutilised land.
- Strengthening connections between precincts and surrounding neighbourhoods, improving integration and accessibility.
- Supporting a transition toward a more compact, mixed-use and walkable centre, reducing pressure on transport infrastructure and enhancing liveability.

Map 4 acts as the central reference point for the Masterplan. It provides a high-level spatial representation of the vision and establishes the framework that underpins all subsequent maps, precinct plans and implementation actions.

It should be read in conjunction with the thematic maps and detailed precinct plans, which provide further guidance on specific elements such as land use, transport, public realm and infrastructure.

- 1

Consider design interventions to enhance the Mount Barker entry statement.
- 2

Continue Council’s advocacy efforts with the State Government for delivery of the \$80 million Adelaide Road upgrades, along with other identified road network improvements.
- 3

Review opportunities to commercialise following the Hawthorn Adelaide Road intersection upgrade.
- 4

Investigate the long-term development potential of the Dumas Street Park ‘n’ Ride site.
- 5

Investigate the potential relocation and expansion of the library and community centre to support the growth of TAFE.
- 6

Reinforce the Dumas Street Precinct as a location for tourist, entertainment and education.
- 7

Progress the renewal of the Keith Stephenson Park Masterplan.
- 8

Advance detailed design for the Arboretum Amenity Project.
- 9

Recognise key landmark sites and require high-quality architectural design outcomes.
- 10

Prioritise the preparation of the Retail Core Precinct Plan and strengthen the role of the area as the primary retail and commercial heart.
- 11

Implement the City Centre Precinct Project.
- 12

Identify long-term opportunities for multi-storey development that expands ground-floor commercial and retail activation, with parking provided above ground or at podium level.
- 13

Review the long-term suitability of the Urban Neighbourhood Zone in supporting mixed-use development and increased density.
- 14

Prioritise the preparation of the Gawler Street Precinct Plan and reinforce land use and built form expectations for the Gawler Street Precinct as the premier main street.
- 15

Implement the Mann Street Civic and Cultural Precinct Plan.
- 16

Improve pedestrian connections within surrounding developments, particularly addressing level changes between Mann Street and Gawler Street.
- 17

Incentivise high-density development that delivers high-quality design and public realm outcomes.
- 18

Promote housing diversity and increased density, supported by an appropriate mix of commercial uses.
- 19

Review the long-term suitability of the Council administration offices within the Homemaker Centre, including potential relocation options.
- 20

Encourage the redevelopment of underutilised sites, including low-scale commercial areas and at-grade car parking with street frontages.
- 21

Assess the suitability of the Established Neighbourhood Zone to support co-housing models.
- 22

Review the long-term suitability of the Neighbourhood Zone.
- 23

Review the long-term suitability of the Housing Diversity Neighbourhood Zone.
- 24

Review the long-term suitability of the Employment Zone.
- 25

Explore opportunities to enhance pedestrian connectivity, particularly in response to any future upzoning.
- 26

Reinforce the function and legibility of the Ring Route.
- 27

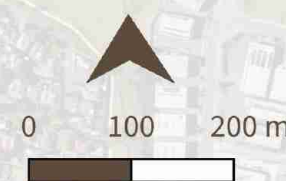
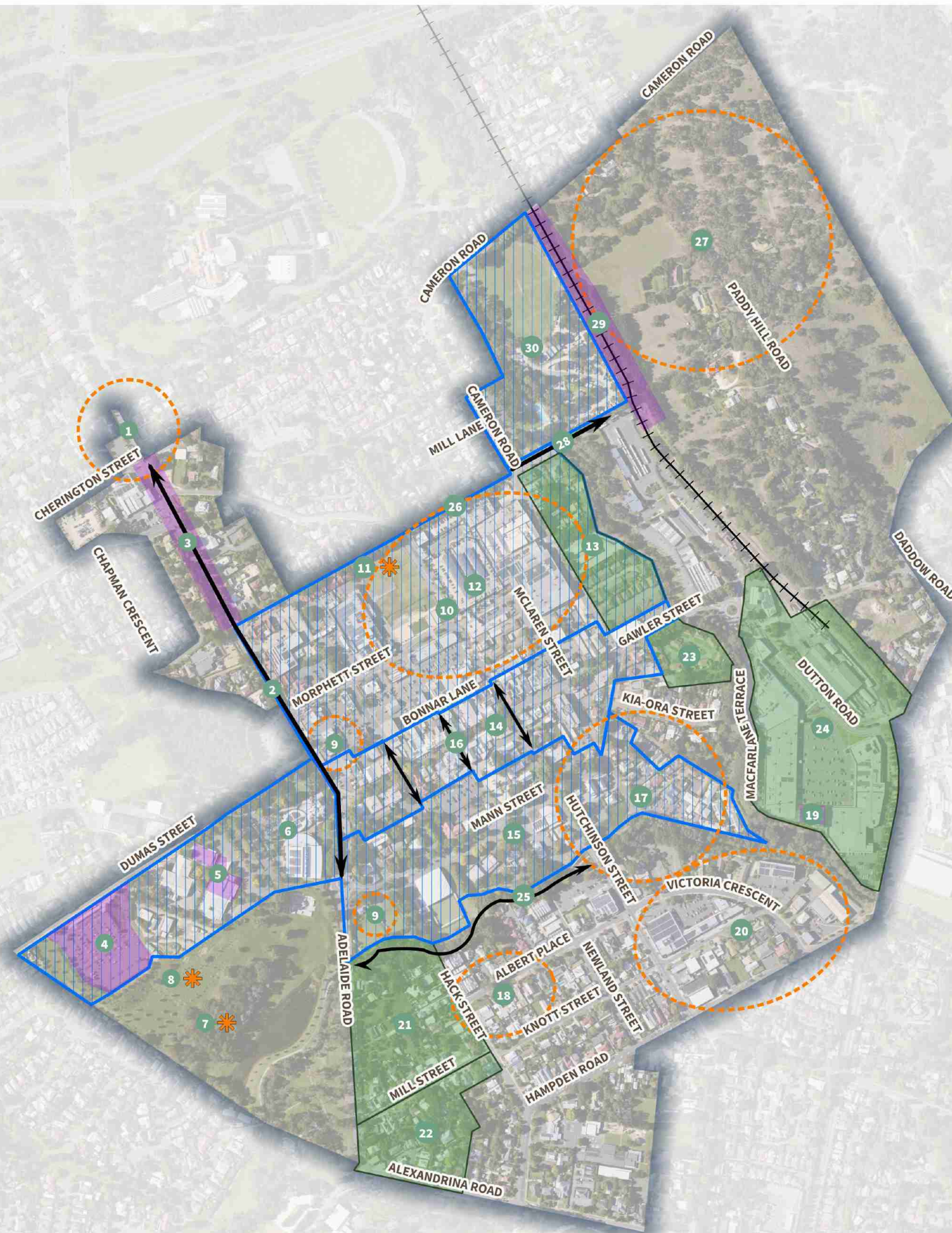
Investigate potential long term alternative land uses for Paddys Hill Road Precinct.
- 28

Improve pedestrian connectivity, including enhanced links and crossing points.
- 29

Protect and preserve the rail corridor.
- 30

Implement the Dunn and Bickle Precinct Plan.

- * Project
- Investigation
- Land use
- Precinct planning
- Zoning
- Movement



Map 4 Masterplan



MASTERPLAN THEMES

Land Use

Land use is about how different activities, such as shops, services, housing, workplaces and community uses, are arranged and how they work together. In the Mount Barker centre, land use matters because strong population growth across the district will increase demand for everyday destinations in one accessible place. A coherent mix and distribution of uses helps the centre function as a regional focus without unnecessary travel between dispersed locations. Co-location and clustering of diverse uses within activity centres deliver significant social, environmental, economic, and cultural benefits, which can only be realised through a well-integrated mix of functions. Land use also shapes when and where people travel, which links directly to public transport, active transport and parking patterns.

Early stakeholder engagement with local business groups has confirmed the importance of maintaining the primacy of the centre. We have heard that a key component of maintaining this primacy is by identifying the point of difference the centre offers from that offered at suburban centres. Building upon this point of difference can be achieved by encouraging developments within the centre that create a destination and foster an environment in which people wish to linger, something that is not as easily achieved within suburban centres.

The proposed civic building and town square, through the creation of high value employment opportunities and range of community facing ground level uses and activities, in combination with improvements to the public realm, is considered to strongly align with efforts in not only maintaining but enhancing the centres primacy.

The Mount Barker centre will function as the primary hub for high-order employment in Mount Barker and the wider Adelaide Hills region, creating a critical mass of activity to support population growth and retail demand. Having rapidly evolved from a rural and regional service centre supporting agribusiness and primary production, the Centre has become a dynamic destination offering retail, hospitality, entertainment, and professional services for a growing residential population. However, the centre continues to operate at a district scale and faces increasing competition from emerging neighbourhood centres within surrounding greenfield residential developments.

Masterplan Approach

- Support a balanced mix of activities that reinforces the centre’s role as a regional destination.
- Encourage compatible uses to sit near each other so daily trips are simpler and more convenient.
- Maintain clear transitions between more intensive and more sensitive uses to protect amenity.
- Strengthen legibility, meaning people can easily understand where different activities are located.
- Align land use expectations with servicing capacity and environmental constraints.



Place



Economy



People

Table 1. Land Use Action Table

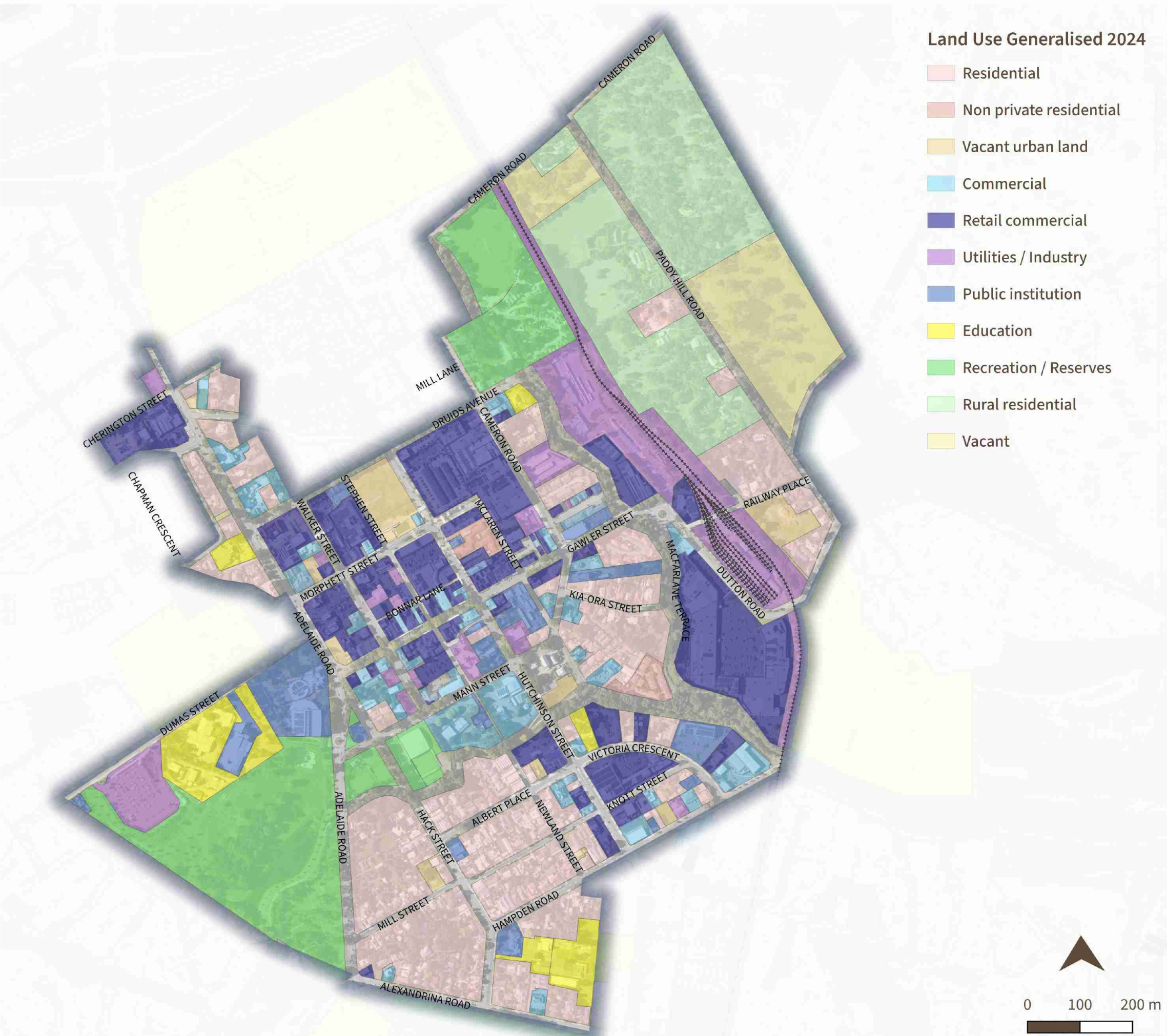
Action No.	Action	Role	Timeframe	Strategic Alignment
LU-1	Deliver a coordinated mix of commercial, civic, open space and residential land uses consistent with the proposed land use areas identified in the precinct plans.	Facilitator	Long term	
LU-2	Review the existing commercial and activity zones and overlays that apply to the Mt Barker centre, amending the layout and policy direction of these zones and overlays to better facilitate the development of land uses consistent with the intent of the Centre Masterplan.	Facilitator	Short term	Advocacy Plan 2025-2029 - Priority 06
LU-3	Review the existing zoning of land south of Mann Street to Mount Barker Creek, investigating the suitability and potential for this land to be developed for mixed uses including civic and office land uses, performing arts and mix residential uses.	Facilitator	Medium term	Centre Masterplan Mixed Use Expansion Precinct
LU-4	Develop a detailed design for the future development of the Dunn and Bickle land for recreation and community uses consistent with the Centre Masterplan Dunn and Bickle Precinct Plan.	Provider		
LU-5	Develop a detailed design for the future development of the Mann Street Precinct consistent with the Centre Masterplan Mann Street Precinct Plan.	Provider		
LU-6	Require active ground floor frontages along designated streets and laneways, incorporating publicly accessible uses and building interfaces that promote continuous pedestrian engagement.	Facilitator		
LU-7	Require appropriately scaled, self-sufficient on-site parking within key redevelopment areas to support new land uses while minimising impacts on surrounding streets.	Facilitator		
LU-8	Prepare Precinct Plans for Dumas Street and Gawler Street Precincts.	Provider		

Constraints

- o Limited land and lot fragmentation limits consolidation for larger-format or mixed-use outcomes, and can make coordinated redevelopment slow and expensive.
- o Heritage and character expectations can constrain demolition, façade changes, building height, and the intensity of new development in sensitive locations.
- o Competing land-use needs (retail, civic, housing, parking, service access) can create trade-offs on the same limited sites, particularly on key corners and along primary streets.
- o Interface constraints with established residential areas can restrict late-night activity, noise, loading, plant, and built form where commercial areas abut housing.
- o Flooding, watercourse corridors, and stormwater management needs can reduce developable area, drive floor-level requirements, and constrain basement or intensive uses in affected locations.

Opportunities

- o Concentrating growth in a walkable centre supports a stronger mix of uses close to shops, services, jobs, and public transport, improving day-to-day convenience.
 - o More diverse housing in and around the centre can increase local spending, improve passive surveillance, and better support ageing in place and smaller households.
 - o Repurposing underutilised sites and upper floors creates space for offices, health, community services, and smaller-scale visitor accommodation without relying only on greenfield growth.
 - o Strengthening the civic, cultural, and community role of the centre can broaden activity beyond retail and reinforce Mount Barker's identity as a regional centre.
- Better alignment between land use intensity and transport options can support more choice in how people travel. Better clustering of complementary uses (e.g., food and beverage, services, health, education, local enterprise) can improve resilience as retail changes over time.



Built Form

Built form defines the physical character of development, including its height, scale, footprint and relationship to streets and public spaces. In the Mount Barker centre, built form must balance growth with heritage and town identity while evolving to support its long-term role as a regional centre. The 2012 Town Centre Strategy identified that, due to limited expansion capacity, future growth would need to be accommodated through changes in built form, requiring increased building height, greater floor space and more efficient use of land within the existing centre boundary, and this is still true today.

The way buildings address streets strongly influences safety, comfort and the everyday experience for residents and visitors. Built form is closely tied to the public realm and land use, with active frontages, multiple entries and buildings orientated to streets, public spaces and creek corridors all contributing to vibrancy, passive surveillance and an engaging pedestrian environment. Urban design guidance emphasises the importance of human-scale streets, well-defined edges, articulated façades and high-quality materials to create a cohesive and attractive centre.

Although the Planning and Design Code allows building heights of 3–5 storeys across most of the study area, development remains predominantly low-rise, limiting capacity to accommodate growth. The Masterplan and supports increased height and density in appropriate locations, particularly within core business and civic precincts, where 4–5 storey development can support higher order retail, commercial and office uses. Taller buildings are typically encouraged away from heritage interfaces and set back from the street to protect character, solar access and key views, including the use of podium and upper-level setback design approaches.

A key principle is the integration of mixed-use development to create a more active and resilient centre. Combining residential, retail, commercial and civic uses within precincts increases activity throughout the day and evening, supports local business and improves walkability. Medium- to high-density housing is encouraged in and around the centre, particularly near transport, open space and services, to create a resident population that supports ongoing activation and viability.

Built form must also respond sensitively to heritage character, particularly along Gawler Street, where smaller scale, fine-grain development and traditional streetscape elements are retained and enhanced. New development in these areas should complement existing scale, form and materials while still enabling reinvestment and increased activity. Larger format development is accommodated in defined precincts, with design measures such as active edges, articulated façades and integrated smaller tenancies used to avoid blank frontages and maintain street activation.

Masterplan Approach

- Future development should respect valued heritage elements and local identity while responding to the need for greater intensity.
- A design-led, contextual approach is essential, considering visual prominence, character integrity, and desired streetscape settings.
- Built form should maintain human scale through setbacks and articulation, create comfortable streets and clear civic spaces, and reinforce a coherent centre structure with consistent street edges and building orientation.
- Development should deliver active frontages that promote vibrancy and passive surveillance, integrate landscaping and green infrastructure, and respond to environmental conditions such as flooding risk and local topography.
- Climate-responsive design and strong connections to the public realm will ensure safe, welcoming, and resilient civic spaces.

Table 2. Built Form Action Table

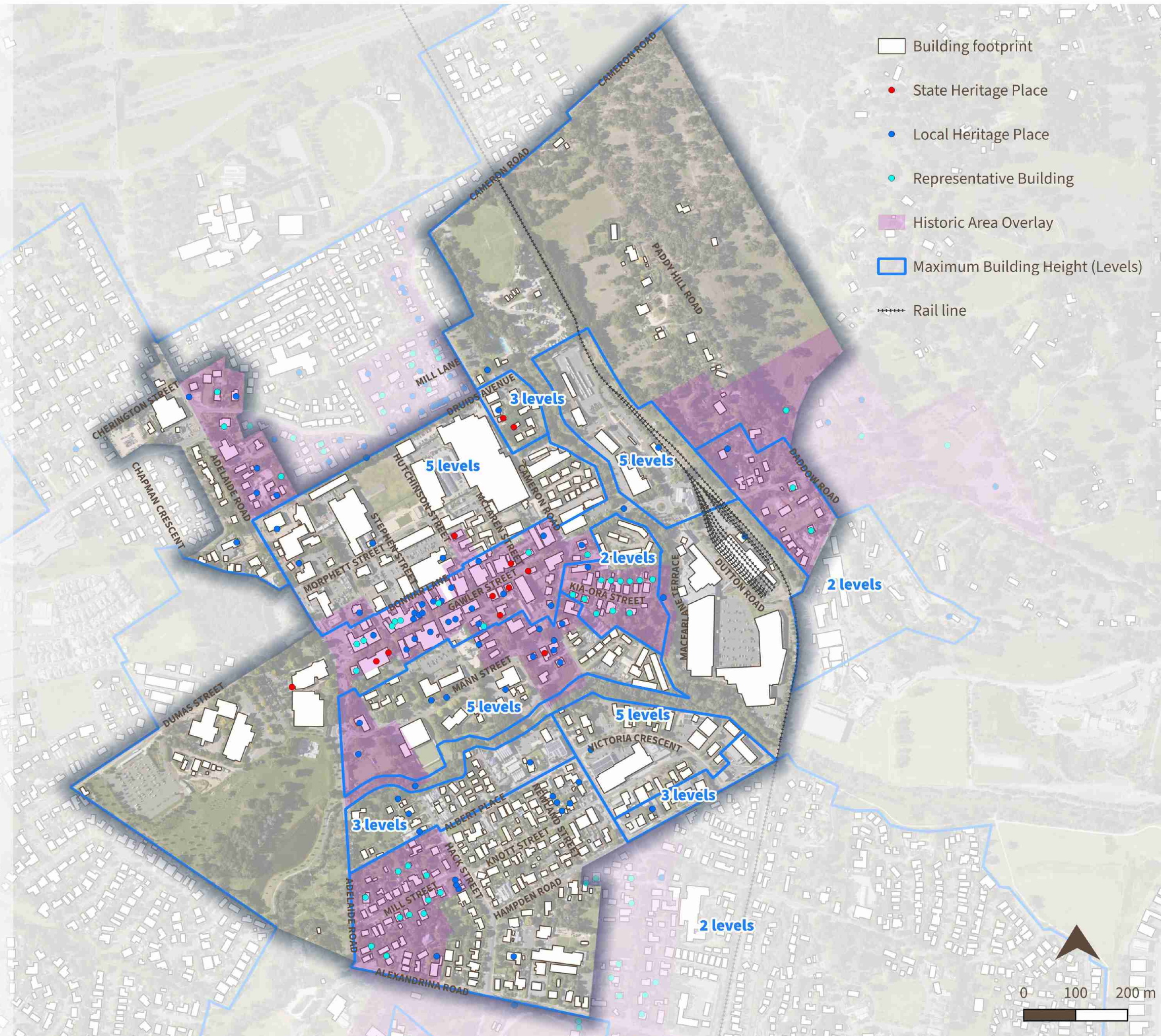
Action No.	Action	Role	Timeframe	Strategic Alignment
BF-1	Assess the extent of the Historic Area Overlay to ensure it reflects areas of genuine heritage value, particularly where land is currently vacant or underutilised.	Provider	Short term	Draft Housing Strategy Update
BF-2	Encourage the delivery of landmark developments at key intersections to reinforce identity, legibility, and a sense of arrival into the city centre.	Provider	Short term	
BF-3	Undertake a comprehensive review of the zones, overlays and TNVs applying to the Mount Barker City Centre to refine their spatial extent and policy direction, facilitating mixed-use outcomes in key centres and medium-density housing in residential zones.	Provider	Short term	
BF-4	Consider suitability of the Established Neighbourhood Zone within the City Centre for co-housing opportunities.	Provider	Medium term	Draft Housing Strategy Update

Constraints

- Established low-rise scale and small-town character expectations can limit perceived acceptability of additional height, bulk, and contemporary architectural expression.
- Heritage buildings and contributory character can constrain demolition, additions, façade treatments, and the extent of site intensification in sensitive streetscapes.
- Irregular lot patterns and narrow frontages can make efficient floorplates, lift cores, parking access, and compliant servicing difficult on many sites.
- Overshadowing and overlooking impacts can constrain building envelopes, especially near residential interfaces and key public spaces.
- Car parking and access requirements can dominate built form outcomes, reducing active frontages and making higher-quality, pedestrian-oriented design harder to achieve.
- Topography and variable levels can increase construction complexity, complicate universal access, and drive retaining, split-level solutions, and higher build costs.

Opportunities

- Sensitive 'missing middle' height and infill can add intensity and diversity while retaining a comfortable, human-scale streetscape.
- Upper-level activation (offices, apartments, short-stay, community uses) can make better use of land and support more activity beyond business hours.
- Building-to-street outcomes and active frontages can strengthen the main street experience, improve safety, and support local business visibility.
- Courtyards, mid-block links, and fine-grain permeability can create a richer network of spaces and improve walkability through larger blocks. **2 levels**
- High-quality contemporary design that responds to place can lift identity, signal investment, and complement heritage through contrast done well.
- Better integration of landscape, shade, and water-sensitive design can improve comfort, reduce heat, and enhance the centre's public realm performance.



Active Transport

Active transport refers to walking, cycling and other non-motorised travel supported by safe routes, crossings and facilities. In the Mount Barker centre, relatively short trip distances and increasing traffic pressures make alternatives to driving essential. Supporting a shift away from car dependence, particularly for local trips, requires a high-quality, connected network of footpaths, shared paths and cycling routes that link homes to shops, services, schools and public transport.

Well-designed, direct and comfortable walking and cycling connections enable access to key destinations for people of all ages and abilities. Active transport networks are most effective when they are coherent, legible and continuous, with safe crossing points and clear links between neighbourhoods, the town centre and surrounding townships. In Mount Barker, current networks are often fragmented, with gaps in footpath provision, limited crossing opportunities and poor integration between on-road and off-road routes, reducing safety, accessibility and overall usability.

The Centre Masterplan aligns with Council’s Active Transport Action Plan by reinforcing the need for a connected, integrated and prioritised walking and cycling network. It supports the spatial delivery of key routes, improved crossings, and the integration of active transport with land use, public realm and open space planning. In doing so, it helps create a centre where walking and cycling are viable, convenient and preferred options for local movement.

Masterplan Approach

- Support safe, direct and comfortable walking connections between key destinations.
- Improve cycling accessibility in a way that suits different ages and confidence levels.
- Strengthen links between active transport routes and public transport access points.
- Reduce barriers created by busy roads, large blocks or disconnected paths.
- Enhance the everyday experience of moving through the centre, in partnership with public realm quality.

Table 3. Active Transport Action Table

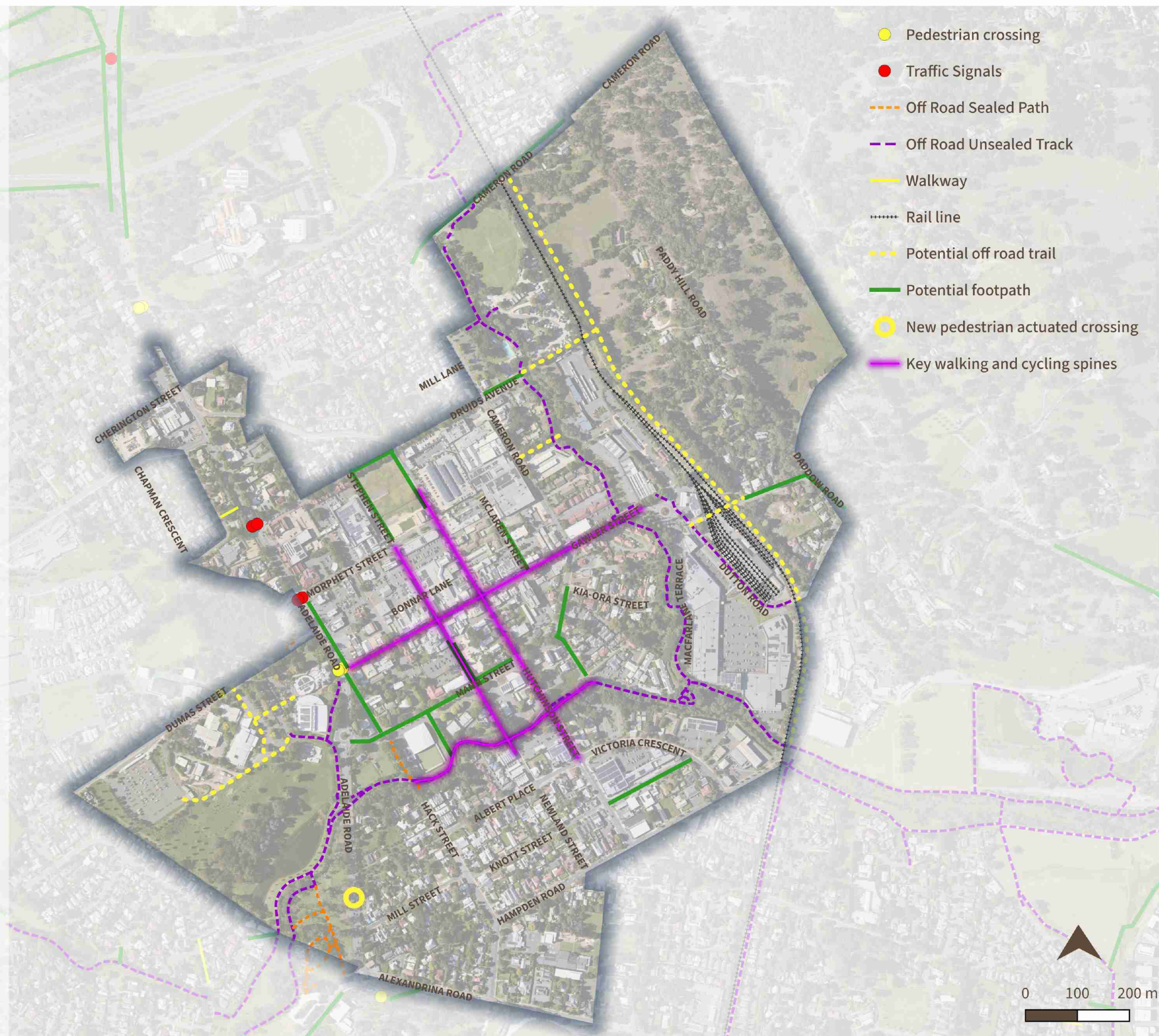
Action No.	Action	Role	Timeframe	Strategic Alignment
AT-1	As part of developing the bicycle network plans seek to implement separated facilities on key corridors for the safety of pedestrians, cyclists and vehicles. Priority corridors include Laratinga trail and Flaxley Road/Adelaide Road.	Provider, Advocate	Short term	Active Transport Action Plan AT-8
AT-2	Develop guidelines for the walking and cycling routes and infrastructure that will be used to develop the walking and cycling network plans. This includes the design formats for paths, trails and crossings.	Provider	Short term	Active Transport Action Plan AT-10
AT-3	Review Council’s policy on footpath provision in existing developed areas and residential growth subdivisions to increase the number of streets with two footpaths and ensure local network connectivity is assessed as part of determining footpath provision. Target the provision of dual footpaths in all streets, unless a single footpath does not inhibit connectivity.	Provider	Short term	Active Transport Action Plan AT-11
AT-4	As input to the development of an urban and trails bike strategy and plan, conduct an audit of existing bicycle routes and paths.	Provider	Short term	Active Transport Action Plan AT-2
AT-5	Review all existing formal crossing locations within Mount Barker District and potential crossing locations with crash records, route connections and network integration opportunities and develop a prioritised list for crossing upgrade or implementation.	Provider, Advocate	Short term	Active Transport Action Plan AT-3
AT-6	Building upon the proposed review of Council’s off-road Trails Plan, develop an integrated urban bicycle routes and trails strategy and network plan, with identified implementation priorities for each of the townships within Mount Barker District.	Provider	Short term	Active Transport Action Plan AT-4
AT-7	Develop a plan for the location and installation of end-of-trip facilities including bicycle racks, secure bicycle parking at key destinations.	Provider, Stakeholder, Advocate	Short term	Active Transport Action Plan AT-12
AT-8	Upgrade the existing trail between the lake and arboretum (500m) and deliver new trails within the arboretum area (550m), consistent with the Draft Trails Action Plan 2025–2030.	Provider	Short term	Draft Trails Action Plan 2025-2030 Action 33

Constraints

- o Gaps and pinch points in the footpath network reduce accessibility and make some routes uncomfortable, particularly near key crossings and bridges.
- o High-traffic streets and vehicle speeds on approach routes create real and perceived safety barriers for walking and cycling.
- o Limited safe crossing opportunities (distance between crossings, long waits, multi-lane sections) can discourage short trips on foot.
- o Narrow verges and constrained road corridors limit space to add separated cycling facilities, wider footpaths, or street trees without trade-offs.
- o Topography and steeper grades in parts of the centre can deter less confident cyclists and some pedestrians, especially in hot weather.
- o Cycling network discontinuity and low-comfort links mean riders often have to mix with traffic or use indirect routes to reach destinations.
- o End-of-trip facilities are inconsistent (secure bike parking, showers at workplaces, wayfinding), reducing the practicality of cycling for everyday trips.
- o E-bikes and e-scooters interacting with pedestrians creates shared use and safety concerns.

Opportunities

- o A compact centre with clustered destinations supports more walking for daily errands when routes are direct, safe, and shaded.
- o Creating continuous, legible walking and cycling 'spines' can connect schools, services, open spaces, and public transport stops to the heart of the centre.
- o Better crossings at desire lines can reduce detours and make walking the default choice for short trips across key streets.
- o More comfortable cycling options (low-stress routes, protected sections where feasible) can unlock uptake among families and less confident riders.
- o Greener, shaded streets and weather protection can improve comfort and increase walking in summer and shoulder seasons.
- o High-quality bicycle parking at key destinations (main street, supermarkets, civic uses) can make cycling a realistic choice for short trips.
- o Wayfinding, lighting, and passive surveillance improvements can make walking routes feel safer and more inviting, supporting activity beyond business hours.



Road Network & Road Safety

This theme addresses how streets connect, how traffic flows, and how safety is managed for all users, including pedestrians and cyclists. In the Mount Barker centre, these considerations are critical as population growth across the district will increase vehicle movements into and through the centre, while the existing street network and surrounding land uses constrain flexibility.

Road safety is fundamental for a centre that attracts families, older people, and visitors. It is shaped by factors such as speed management, visibility, and the interaction of different travel modes within shared spaces. The design and operation of the road network also influence the reliability of public transport and determine where parking demand concentrates, linking this theme directly to parking and public transport outcomes.

Significant strategic transport modelling has been undertaken by Mount Barker District Council, in collaboration with the Department for Infrastructure and Transport, to understand and plan for the impacts of rapid growth across the district.

The modelling program has progressed through two key stages:

- Stage 1 – Strategic modelling: Forecast future demand to 2041 across multiple growth scenarios, testing land use changes and a range of road network upgrade options.
- Stage 2 – Operational modelling: Developed a calibrated network model using real data to assess peak-period performance, confirming upgrade benefits and identifying key capacity constraints.

Across both stages, the work has:

- Quantified future traffic growth and network demand
- Identified key pressure points, particularly at Adelaide Road and freeway access points
- Tested the effectiveness of planned upgrades (SDCSR program)
- Assessed longer-term options to improve network capacity, connectivity and resilience
- Highlighted the role of land use patterns and public transport in shaping transport outcomes

The findings confirm that while current and planned upgrades improve performance in the short term, the network remains fundamentally constrained by limited connections to the South Eastern Freeway, and additional interventions will be required over time. The Centre Masterplan has therefore, where appropriate, reflected the findings and recommended next steps of this modelling work, without duplicating the detailed traffic modelling or analysis already undertaken.

Masterplan Approach

- Support a network that is readable, connected and appropriate for a regional centre.
- Prioritise safety for vulnerable users, including pedestrians and cyclists
- Manage traffic movement in a way that protects amenity and supports local activity.
- Reduce conflict points where different travel modes interact in close proximity.
- Support public transport reliability through a road environment that is predictable and safe.



Place



Economy

Table 4. Road Network & Road Safety Action Table

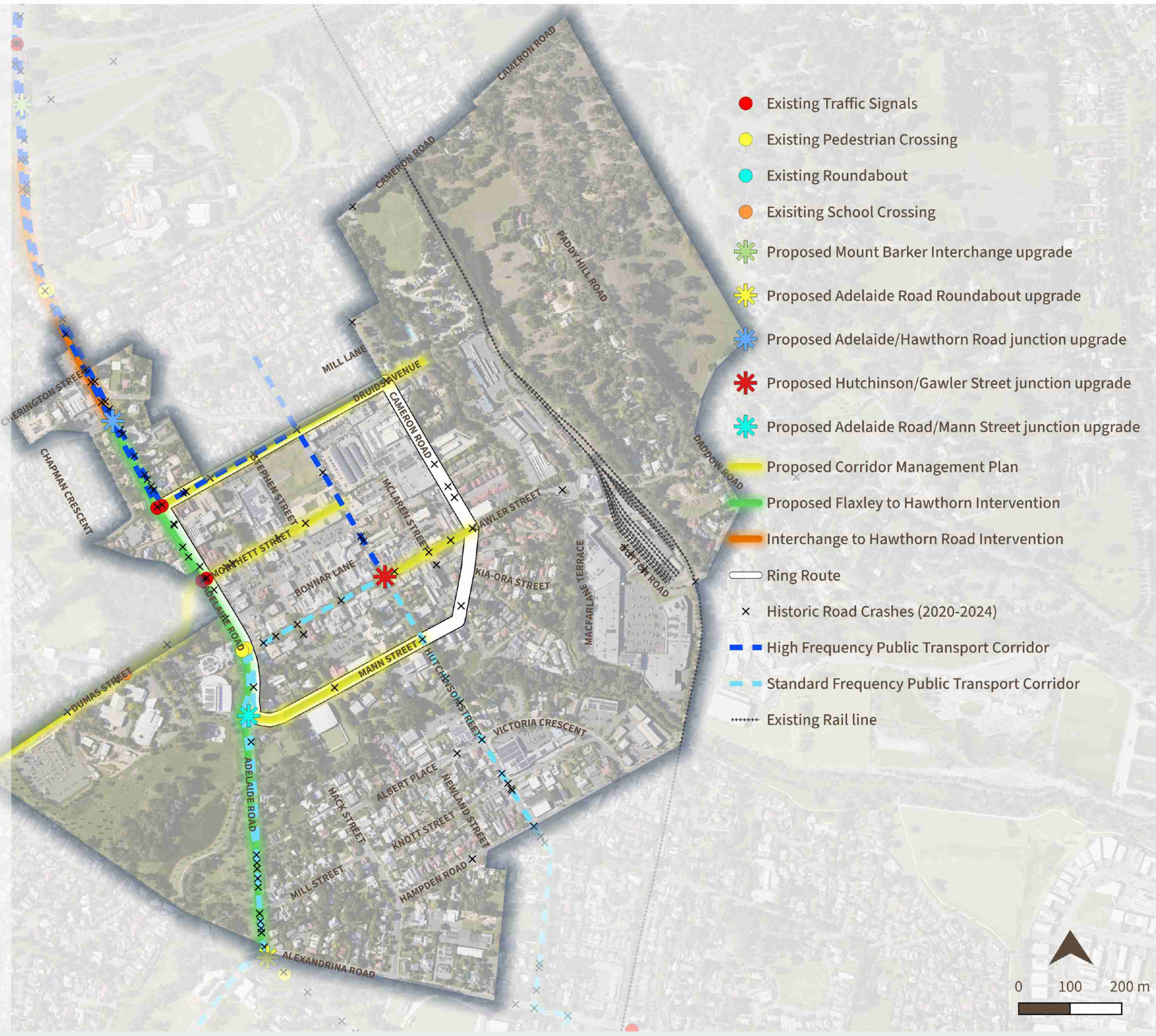
Action No.	Action	Role	Timeframe	Strategic Alignment
RN-1	Undertake a review of the current list of projects within the State Deed and Council Separate Rate with DIT and re-establish a list of priorities and anticipated timing of projects.	Facilitator	Short term	Road Network Management Action Plan – Action RN-7.1
RN-2	Advocate for DIT to undertake a program of road safety treatment implementation for Adelaide Road.	Provider	Short term	Road Network Management Action Plan – RS-2.2
RN-3	Undertake road safety audits at Dutton Road (adjacent school and home maker centre) and develop a program of works to address the high number of crashes.	Provider	Short term	Road Network Management Action Plan – RS-3.1
RN-4	Undertake a strategic/coordinated review of safety around schools with a focus on pedestrian and cycling safety and accessibility, traffic and parking arrangements.	Provider	Medium term	Road Network Management Action Plan – RS-5.1
RN-5	Undertake investigations and plan safety improvements for Pridmore Terrace.	Provider	Medium term	Road Network Management Action Plan – RS-3.1
RN-6	Develop a corridor management plan for Dumas Street to guide the safety improvements noting the various competing traffic and land use demands (TAFE, Schools, Park n Ride).	Provider	Medium term	Road Network Management Action Plan – RN-3.9
RN-7	Advocate for DIT to investigate a new freight route around Mount Barker’s built up areas.	Advocacy	Short term	Road Network Management Action Plan – RN-5.2
RN-8	Develop a corridor management plan for Druids Avenue to support its function as a key access corridor to and around the CBD, including a review of Stephen Street intersection.	Provider	Medium term	Road Network Management Action Plan – RN-8.2
RN-9	Develop a corridor management plan for Morphett Street between Adelaide Road and Hutchinson Street with consideration to public transport needs, pedestrian connectivity across Morphett Street and development of the City Centre Project.	Provider	Medium term	Road Network Management Action Plan – RN-8.3
RN-10	Develop a corridor management plan for Gawler Street between Hutchinson and Mann Street including the intersection of Gawler Street / Hutchinson Street to address safety concerns at the intersection and pedestrian access over Hutchinson Street.	Provider	Medium term	Road Network Management Action Plan – RN-8.4
RN-11	Develop a corridor management plan for Mann Street between Adelaide Road and Gawler Street with consideration to opportunities for integration of a bus route, accessibility to future parking opportunities and the proposed capacity for two lanes into and out of Mann Street at the Adelaide Road Roundabout.	Provider	Medium term	Road Network Management Action Plan – RN-8.5
RN-12	Develop a Mount Barker CBD road network strategy, using Movement and Place principles, with a focus on pedestrian, cycling and public transport connectivity. This work needs to be undertaken in conjunction with the planned review of Mount Barker Town Centre Plan. Key directions should include: • The provision of shared zones inside the core CBD area • Connectivity to future public parking availability • Current and future public transport routes • Facilitation of through traffic on boundary roads around the CBD (Druids Avenue, Mann Street and Cameron Road • Potential options for a one-way street network • Control of through traffic using Pridmore Terrace as a short cut between Adelaide Road and Druids Avenue	Provider	Medium term	Road Network Management Action Plan – RN-8.1

Constraints

- o The limited number of points to access and cross the South Eastern Freeway (Adelaide Road and Bald Hills Road) constrains the network. As Mount Barker continues to grow, the increased demand will further strain the network, resulting in heavily congested conditions throughout the township.
- o The critical point is Adelaide Road. Without significant changes to the transport network, traffic modelling indicates that Adelaide Road will have significant congestion.
- o Limited road space in constrained corridors makes it hard to balance general traffic, freight, bus movements, parking, and safe active transport.
- o Vehicle speeds on approaches and wider road sections can make crossings uncomfortable and increase crash severity risk.
- o Conflicting movements at busy intersections (turning traffic, pedestrians, cyclists, buses) can reduce safety and create delay for all users.
- o Parking search and circulation can add unnecessary vehicle kilometres within the centre, increasing conflict and reducing road efficiency.

Opportunities

- o A clearer street hierarchy can help manage through-traffic while prioritising safer, lower-speed conditions in the core of the centre.
- o Intersection upgrades targeted to safety outcomes can reduce conflict points, improve pedestrian crossing provision, and support bus reliability.
- o Lower-speed environments in the centre can improve safety and comfort, supporting more walking and cycling and reducing crash severity.
- o Safer, more direct pedestrian crossings at desire lines can reduce risk-taking and improve access between key destinations.
- o Better management of loading, servicing, and heavy vehicle access can reduce conflicts in pedestrian-focused streets.
- o Street design that improves visibility and predictability (clear sightlines, simpler movements, consistent lane widths) can reduce crash risk.
- o Using parking management to reduce circulation can improve network efficiency and safety by cutting down unnecessary vehicle movements.
- o Improve the circular flow of traffic to improve the safety and efficiency of vehicle movement



Map 8: Road Network and Road Safety

Public Transport

Public transport encompasses bus services, stops, interchange points, and the ease of transferring between travel modes. In the Mount Barker centre, it is critical to provide reliable travel choices for people who cannot drive, prefer not to, or seek to avoid congestion. A growing regional centre requires public transport that supports access to jobs, education, health services, and retail across the district, reducing reliance on parking and private vehicles.

Effective public transport depends on convenient pedestrian access and safe, comfortable waiting environments, linking this theme to active transport and the quality of the public realm. It is also closely connected to land use, as passenger demand reflects where people live, work, and visit.

The Mount Barker Public Transport Action Plan identifies that the current public transport system is not keeping pace with rapid population growth, with low usage and a heavy reliance on private vehicles. Existing services are primarily bus-based, focused on connections to Adelaide, with limited local coverage and reliability issues linked to congestion on the South Eastern Freeway.

The Plan emphasises the importance of improving public transport to manage future demand and reduce pressure on the road network. It sets a clear direction to make public transport a more attractive and viable option by increasing service frequency and reliability, redesigning the local bus network, expanding on-demand services, and improving physical infrastructure such as stops, interchanges, and connections to walking and cycling networks.

Consistent with Council’s Advocacy Plan 2025–2029, there is a strong and ongoing need for increased State and Federal Government investment to expand the public transport network. This includes the delivery of dedicated intra-town public transport services, improved connections between townships, and additional Park ‘n’ Ride facilities.

Strengthening local transit is considered essential, and non-negotiable, to keep pace with the district’s rapid growth and to ensure equitable access to services, jobs, and education. Existing initiatives such as the Keoride on-demand service demonstrate the benefits of flexible transport solutions, but require expansion and integration with a broader, more comprehensive network, particularly to better connect outer townships.

Looking ahead, the Plan also identifies longer-term opportunities, including investigation of Bus Rapid Transit and a potential passenger rail connection to Mount Barker, alongside improved rapid public transport links to the Adelaide CBD. Realising these outcomes will depend on coordinated planning and targeted investment from all levels of government, supported by Council’s ongoing commitment to complementary initiatives such as expanding the active transport network to reduce reliance on private vehicles.

Masterplan Approach

- Support a public transport system that is convenient and understandable for a wide range of users.
- Improve access to stops through safe and comfortable walking connections.
- Strengthen the role of the centre as a transit destination for the wider district.
- Support reliable travel times that are not overly affected by congestion.
- Provide for inclusive access, including for people with mobility needs and those carrying shopping.

Table 5. Public Transport Action Table

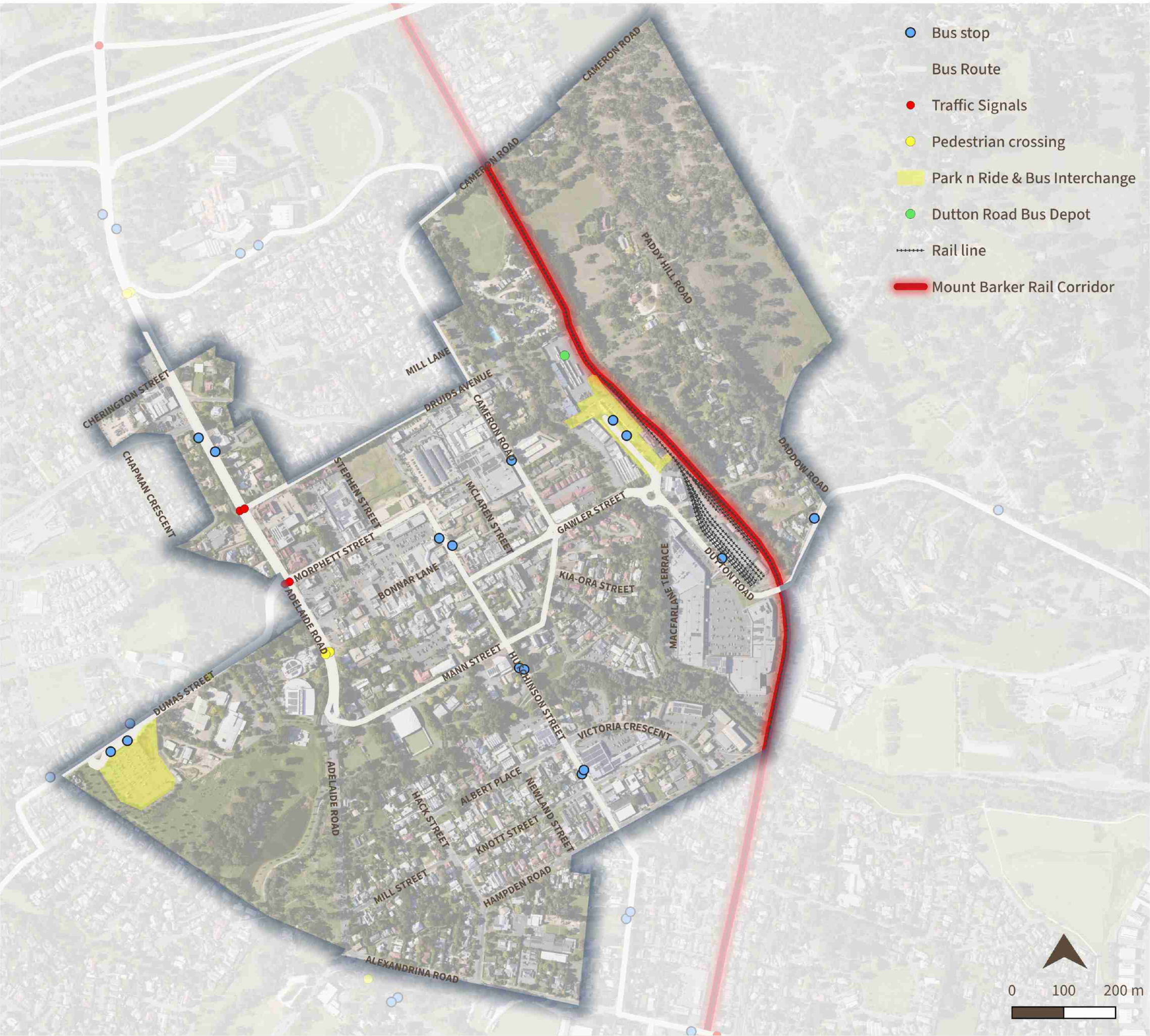
Action No.	Action	Role	Timeframe	Strategic Alignment
P-1	Liaise with DIT regarding the Bus Rapid Transit options developed in the Adelaide Hills Transport study.	Stakeholder	Short term	Public Transport Action Plan PT-13
P-2	Advocate for additional Keoride bus fleet and drivers to accommodate the higher demand for local trips to Mount Barker town centre, schools and the Park and Ride facilities for connections with the express bus services to Adelaide.	Advocacy	Short term	Public Transport Action Plan PT-2
P-3	Advocate to DIT to conduct a rail corridor preservation planning study and plan to future proof and secure the land for a future rail corridor with station locations to Mount Barker	Advocacy	Short term	Public Transport Action Plan PT-16
P-4	Advocate for a future bus depot planning study to determine a suitable location for a new bus depot in Mount Barker with the capacity reached at the existing Dutton Road facility	Advocacy	Short term	Public Transport Action Plan PT-10
P-5	Conduct a Park n Ride site location planning and policy study that reviews the locations of the Dutton Road and Dumas Street Park and Ride facilities and investigates a wide range of alter-native or additional sites	Stakeholder	Short term	Public Transport Action Plan PT-11
P-6	Council to conduct a comprehensive public transport network and services audit to provide an evidence-based report to South Australian Public Transport Authority (SAPTA) on the need for improved local bus routes	Facilitator	Short term	Public Transport Action Plan PT-12
P-7	Review existing facilities at bus stops and program upgrade of all facilities including provision of real time information signage, shelters, disability access compliance, and footpath connectivity	Facilitator	Medium term	Public Transport Action Plan PT-12
P-8	Support the expansion of public transport on demand services	Advocacy	Ongoing	Technology and Innovation Action Plan T-4.2

Constraints

- o The Mount Barker bus network does not provide adequate services for an urban area with high population growth and this encourages private car use for trips to the centre.
- o Traffic congestion on the South Eastern Freeway and on Glen Osmond Road affects bus service reliability and travel times to the Adelaide CBD.
- o The impact of congestion on bus travel times will be further exacerbated as traffic volumes increase as population grows in Mount Barker.
- o Mount Barker has a discontinued railway line which does not provide for train services.
- o School bus services are not integrated with Adelaide Metro services.
- o The Park and Ride sites in the centre are not located for efficient bus operations and do not service the southern parts of Mount Barker.
- o The bus depot at Dutton Road is at capacity with no space for expansion to accommodate an increased bus fleet or electric bus conversion.

Opportunities

- o A stronger, more visible town centre interchange role can make the centre the natural transfer point for the region and support all-day activity.
- o Improving stop placement and access to key anchors (main street, civic uses, health, education, retail) can lift patronage and convenience.
- o Better passenger amenity at stops (shelter, seating, lighting, information) can improve comfort and perceived safety.
- o Bus priority in targeted locations can improve travel time and reliability without needing large-scale road changes everywhere.
- o Clearer wayfinding and integrated information can make routes easier to understand for new users and visitors.
- o Stronger links to walking and cycling networks can expand catchments and reduce car dependence for access to services.
- o Land use intensity around key stops can support more frequent services over time by building a larger base of daily riders.



Parking

Parking relates to the supply, location, and function of spaces for cars, motorcycles, and bicycles, and how these facilities interact with streets and public spaces. In the Mount Barker centre, parking is significant because many visitors arrive by car, yet land availability is limited and ownership patterns influence how parking is distributed and accessed.

The experience of parking affects perceptions of convenience and can determine whether the centre feels people-focused or car-dominated. Parking patterns also influence traffic circulation and safety, particularly where vehicles and pedestrians share space. This theme is closely linked to land use and public transport, as the mix of uses and available travel choices shape demand, timing, and duration of parking stays.

Council’s Transport Lead Strategy provides the overarching direction for transport and traffic management across the Mount Barker District. A key component of this strategy is the Parking Action Plan, which identifies district-wide issues such as the need for additional parking in Hahndorf and the Mount Barker town centre, congestion caused by parking on narrow streets in new subdivisions, potential expansion of park-and-ride facilities, and improved wayfinding through real-time signage.

These issues reinforce the need for a more coordinated and strategic approach to parking. Within the town centre, the current extent of off-street, at-grade parking has led to inefficient land use and increased circulating traffic, constraining opportunities for redevelopment and higher-value activities. There is clear potential to reorganise parking within the centre by transitioning from dispersed at-grade lots to a more centralised parking model, thereby freeing substantial areas of CBD land for more productive and place-enhancing uses.

To support a more efficient parking network, Council is delivering a two-storey, multi-deck car park as part of the City Centre Project, providing 187 spaces plus 30 short-stay spaces in the Town Square and shared-use laneway. While primarily serving the City Centre Precinct, the facility will strengthen parking provision across the retail district and is designed to allow future paid parking.

Table 6. Parking Action Table

Action No.	Action	Role	Timeframe	Strategic Alignment
PA-1	Undertake an audit of off-street parking in Mount Barker CBD (Council and private ownership) to identify current parking supply (on and off street)	Provider	Short term	Parking Action Plan P-1.1
PA-2	Review on-street parking arrangements and the allocation of all space types (short/long term, DDA, loading zones, bus and taxi zones) in Mount Barker CBD	Provider	Short term	Parking Action Plan P-1.3
PA-3	Specifically review the allocation and standard of spaces allocated for disability users (widths, grades, signage and associated infrastructure) in Mount Barker CBD	Provider	Short term	Parking Action Plan P-1.4
PA-4	Review signage and wayfinding in Mount Barker CBD (including web based information) to existing on and off street parking - Update signage as needed; and - Develop web based information on the locations of different parking opportunities.	Provider	Short term	Parking Action Plan P-1.5
PA-5	Review parking provisions as part of development approval processes with consideration to additional indented car parking particularly in narrow streets.	Provider	Short term	Parking Action Plan P-7.1
PA-6	In partnership with private developers, consider opportunities to amalgamate adjacent private parking areas to maximise the efficiency, legibility and availability of off street parking in Mount Barker City Centre.	Provider, Facilitator	Short term	Parking Action Plan P-1.7
PA-7	Encourage new parking technologies with digital information signage to manage the parking demand at shopping centres and busy car parking sites with high turnover throughout the day.	Facilitator	Short term	Technology and Innovation Action Plan T-2.1
PA-8	Develop a longer term Town Centre Parking Strategy to address: - Modelling and justification for additional parking supply (e.g. parking station); - Consolidation / integration of parking as part of future developments; - Possible introduction of parking fees; - Provision of longer term parking around the edges of the town centre (walkability within the centre); and - Opportunities for smart parking options.	Provider	Medium term	Parking Action Plan P-1.9
PA-9	Review parking provisions for larger vehicles including recreational vehicles and caravans in main street centres and areas of tourism, including the need for path connections.	Provider	Medium term	Parking Action Plan P-8.1
PA-10	Undertake an investigation into the location, feasibility and delivery mechanisms for multi-deck off-street parking facilities within the Mount Barker City Centre, focusing on key destination sites.			



Place



Economy

Masterplan Approach

- Support parking availability that meets the needs of different users and visit types, and recognises the opportunities for complimentary car parking, where one car park services multiple land uses.
- Encourage a parking environment that is safe and legible for drivers and pedestrians.

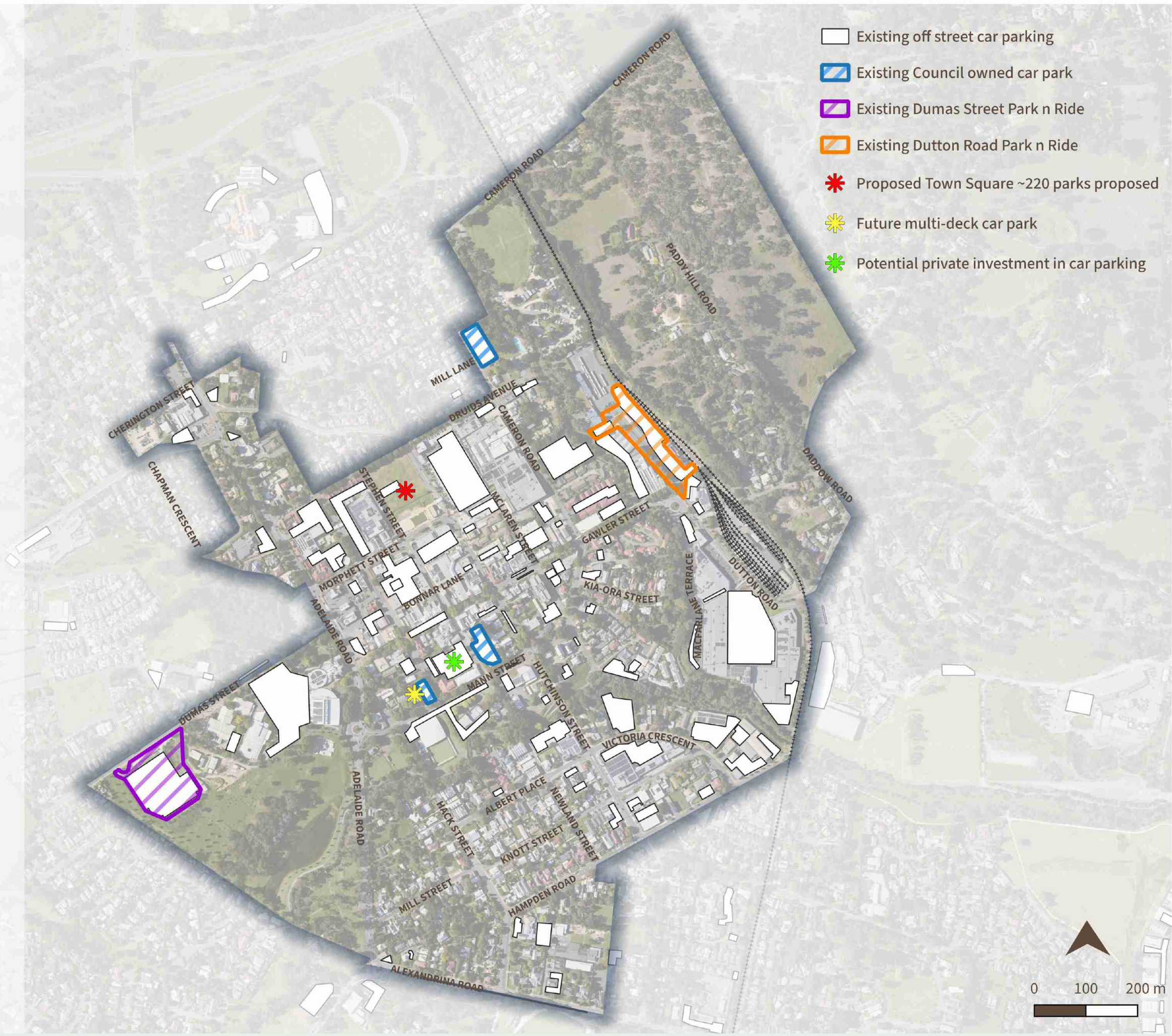
- Reduce unnecessary traffic circulation generated by searching for spaces.
- Balance parking function with centre amenity and walkability.
- Recognise the relationship between parking demand, land use intensity and public transport access.

Constraints

- o There is limited general community off street parking provided to supplement private parking.
- o The available public and private off-street parking is not consistently signposted or coordinated, and there are few formal opportunities of shared parking
- o There is a lack of information documenting current parking arrangements
- o There is also little information on how current car parks are used
- o While there are some calls for additional parking to be available, from casual observations, the total availability of parking rarely reaches capacity
- o The amount of current off street parking throughout the town centre has resulted in inefficient land use, where large amounts of the land are currently allocated to parked cars

Opportunities

- o Better manage available car parks and understand the priority of users in different areas
- o Reduce demand for parking by promoting alternative transport modes
- o A simpler solution for on-street parking with fewer time zones
- o Improved enforcement to ensure turnover of short term parking
- o Introduce parking charges in the future
- o Review demand for additional (multi-deck) off-street parking
- o Identify potential recreation vehicle (RV) parking sites



Open Space

Open space includes parks, green corridors, plazas and other publicly accessible areas that support recreation, rest, gathering and environmental functions. It should be acknowledged that open space can perform multiple functions, from passive use and visual amenity to active sports and community use.

Open space within the Mount Barker centre is essential to supporting a growing population by providing accessible places for social interaction, rest and physical activity in proximity to key services and destinations. The open space network should be enhanced through improved linkages that strengthen connectivity between places, including the formation of connected green corridors that support both movement and biodiversity. High-quality, safe and inclusive open spaces should be delivered to encourage use by all members of the community.

Consistent with Council’s Environment and Sustainability Strategy, open space also plays a critical role in delivering broader environmental outcomes. This includes contributing to urban greening through increased tree canopy, providing habitat and strengthening biodiversity connections, and supporting climate resilience through cooling, shade and improved air quality. Open space also contributes to flood resilience and integrated water management by accommodating and slowing stormwater, with water-sensitive urban design (WSUD) forming an important part of future open space planning.

The quality and distribution of open space influence the overall attractiveness and liveability of the centre and help reinforce local identity. Its performance is closely linked to surrounding infrastructure and built form, including drainage, vegetation and active frontages, and should support a cohesive, green and resilient urban environment.

Council is advancing the draft Open Space Strategy 2025, and the Centre Masterplan aligns with its principles, including adopted hierarchy levels for Dunn and Bickle Reserve and Keith Stephenson Park.

The Strategy outlines a vision for accessible, sustainable and connected open spaces that meet growing expectations for high-quality parks, trails and recreation facilities. It identifies strong demand for family-focused and youth spaces, inclusive design, and green corridors that support biodiversity and connectivity, consistent with broader township greening and habitat protection objectives.

Action Plans provide the implementation framework, setting hierarchy classifications, service levels and capital priorities. Key challenges include uneven distribution of open space, limited expansion opportunities in high-growth areas such as the city centre, and ageing facilities that require upgrading to meet modern accessibility and inclusivity standards.

Masterplan Approach

- Support open spaces that are welcoming, usable and accessible for everyday life.
- Improve accessibility to open spaces and define trails and linkages within open areas.
- Increase canopy cover within parks, streets and plazas and encourage private adoption of vegetation outcomes.
- Encourage resilience in species selection.
- Maintain community accessibility while recognising the legitimacy of dedicated club or functional uses that support segments of the community to visit and use open space.
- Strengthen the environmental role of green space, including shade and stormwater function.
- Provide for a range of open space experiences, from quiet respite to social gathering.
- Maintain clear connections between open spaces and key centre destinations.
- Ensure open space quality complements the public realm and supports centre identity.

Table 7. Open Space Action Table

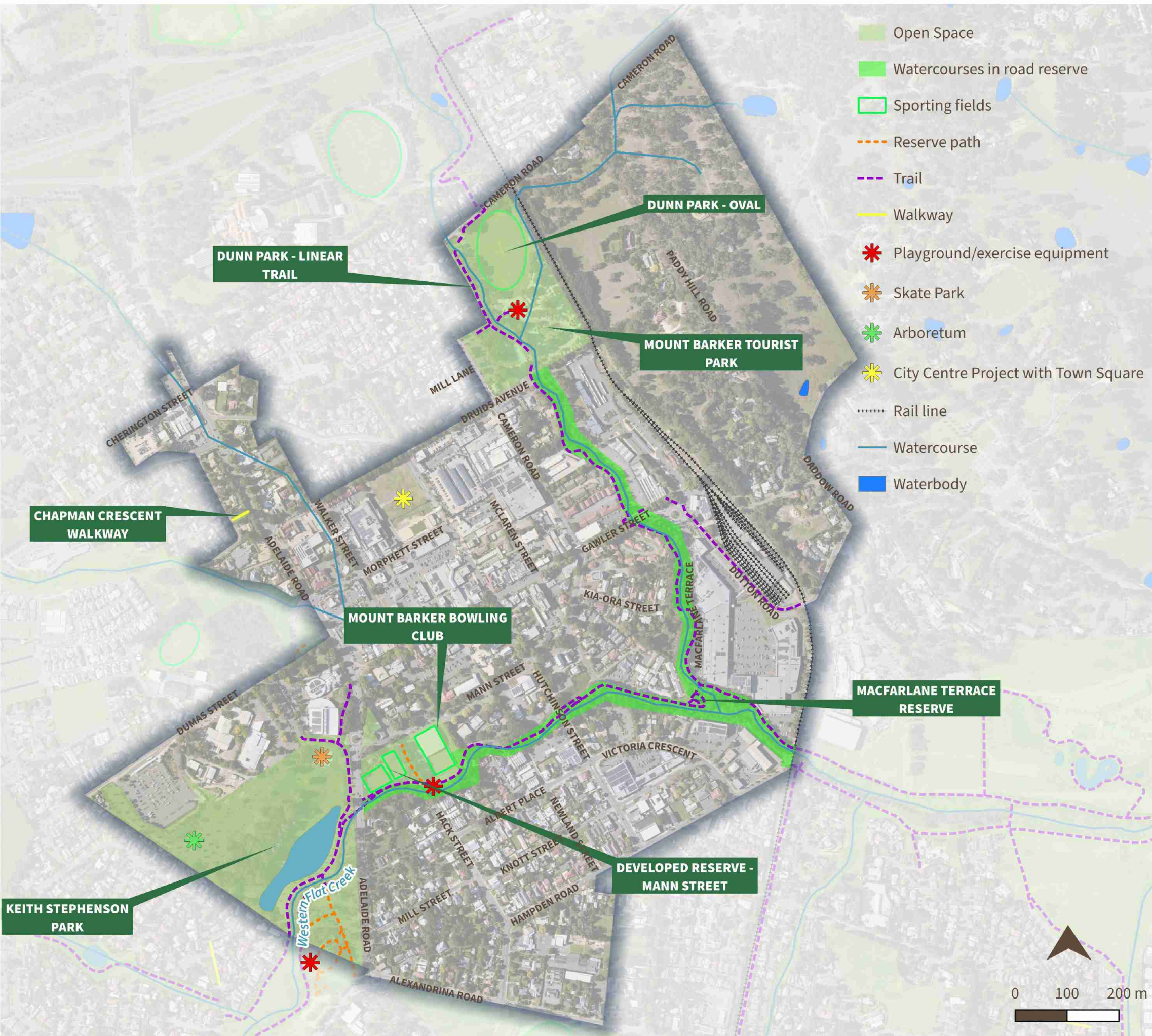
Action No.	Action	Role	Timeframe	Strategic Alignment
OS-1	Provide a range of open space areas that cater to casual users, visitors and nearby residents, including pocket parks, civic spaces and functional recreation areas.	Provider		
OS-2	Deliver a flexible town square adjoining Morphett and Stephen Streets that supports a mix of organised events and informal passive recreation for visitors and users of the city centre.	Provider	Short-term	
OS-3	Enhance Keith Stephenson Park by delivering a broader range of high-quality recreation and community facilities, consistent with the Draft Parks and Reserves and Sport and Recreation Action Plans, to support passive and organised activities.	Provider	Long term	
OS-4	Develop a detailed design for the arboretum as a key component of the Keith Stephenson Precinct, ensuring integration with future precinct planning and alignment with the initiatives identified in the Draft Trails and Parks and Reserves Action Plans.	Provider		
OS-5	Facilitate improved pedestrian access to Keith Stephenson Park and the Dunn and Bickle open space through the provision of safe, direct and accessible links along Hutchinson Street, Druids Avenue, Cameron Road, Gawler Street and Adelaide Road, consistent with the Active Transport Action Plan.	Provider		
OS-6	Enable the Dunn and Bickle land to function as a versatile recreation space by implementing the Dunn and Bickle Precinct Plan	Provider	Short term	Centre Masterplan - Dunn and Bickle Precinct
OS-7	Prepare a concept to redevelop the skate park at Keith Stephenson Park into a regional facility subject to location analysis	Provider	Short term	Draft Sport and Recreation Action Plan 2025 – 2035 – Action 46, 47 & 48

Constraints

- o Limited land availability in the core makes it hard to secure new open space without competing directly with other centre needs.
- o Disconnected or hard-to-find spaces can reduce everyday use, especially where links are indirect or crossings are uncomfortable.
- o Variable quality and amenity (shade, seating, lighting, play, toilets) can limit dwell time and the range of users a space supports.
- o Interfaces with traffic can reduce comfort through noise and safety concerns, particularly for families and older people.
- o Waterway and stormwater functions can constrain the type of activities possible in some corridors and increase maintenance complexity.
- o Heat and limited tree canopy can make spaces uncomfortable in warmer months, reducing daytime use.
- o Ongoing maintenance and activation costs can be a constraint, particularly for smaller spaces that need regular upkeep to stay inviting.

Opportunities

- o A connected network of parks, squares, and green links can support comfortable walking routes and create a stronger “centre experience”.
- o Better integration with waterways and linear corridors can provide attractive recreation routes and a distinctive landscape identity.
- o More shade, canopy, and climate-responsive design can make open spaces usable year-round and improve comfort in heat.
- o Small public spaces and pocket parks can add relief in built-up areas and support informal meeting and resting places.
- o Spaces that support a range of ages and needs (quiet areas, play, accessible seating) can broaden who uses the centre and when.
- o Improved edges and activation from nearby shops, cafés, and community uses can increase safety and vibrancy through passive surveillance.
- o Multi-functional spaces can support everyday relaxation as well as occasional community events without relying on a single “big park”.



Community Infrastructure

Community infrastructure comprises the facilities and services that support daily life, including education, healthcare, libraries, cultural venues and community services. Within the Mount Barker centre, these functions are particularly important as population growth will increase demand, and the centre serves a wider regional catchment.

Well-located and accessible community infrastructure supports social inclusion, wellbeing and participation by enabling people to access services close to other daily needs. It also contributes to economic activity by generating regular visitation. Its effectiveness is closely linked to land use and transport outcomes, as accessibility, particularly for those without access to a car, is critical to equitable service provision.

Population growth and changing demographics are increasing the need for contemporary, flexible and inclusive facilities. Existing infrastructure is often undersized and ageing, while demand continues to rise for services such as youth engagement, cultural activity and integrated community support.

Investment in community infrastructure provides broad benefits, including improved wellbeing outcomes, support for local economic activity, and compliance with accessibility and equity standards.

Council investigations consistently identify a shortfall in community facility provision within the centre and highlight the need for modern, multi-purpose and scalable facilities. Key priorities include delivery of a district-level community hub, expansion of library services to meet future demand, improved accessibility through universal design, provision of dedicated youth spaces, and increased integration of arts and culture within the public realm. There is also a strong emphasis on co-location of services and partnership-based delivery models.

The studies and strategies are summarised below:

Study / Strategy	Key Finding
Community Facilities Study & Delivery Strategy (2017)	Mount Barker centre is under-supplied with community facility space, and existing assets are ageing, inflexible, and not fit-for-purpose.
	Recommended creation of a District Community Hub in the town centre and a network of multi-purpose, scalable community centres in growth sectors.
Mount Barker Library Needs Analysis (2024)	Current library is too small, under-stocked, and under-staffed, performing below national standards for collections and staffing.
	Future floorspace requirement estimated at 2,750–3,250 sqm by 2039, with expanded services including co-working, digital resources, and community programs.
Disability Access and Inclusion Plan (2026–2030)	There are more than 1,800 NDIS participants in the Adelaide Hills region, and projected to increase significantly with population growth.
	Key priorities include universal design in all new and upgraded facilities, accessible information, and improved transport and public realm compliance with DDA standards.
Child & Youth Action Plan (2024–2028)	Child and youth population will grow by 38.8% by 2035, creating demand for safe spaces, recreation, and engagement opportunities.
	Actions include exploring a Youth Hub, improving township play spaces, and enhancing active transport and public transport connectivity.
Mount Barker District Council Arts Plan 2022–2027	Lack of dedicated arts spaces and need for venue upgrades.
	Integrate arts into urban design and public spaces, enhancing the district's identity and liveability.
Other Strategic Work	Council has consistently identified social infrastructure as critical to community wellbeing, advocating for early provision and co-location of services.
	Emphasis on integrated planning and partnerships to deliver inclusive, multi-purpose facilities and programs across the district.

The Centre Masterplan builds on this established evidence base, focussing on the spatial distribution and integration of community infrastructure within the centre. It considers how key facilities can be located to support civic activity, accessibility and population growth, without duplicating the detailed planning and analysis already undertaken by Council.



People



Economy

Masterplan Approach

- Support equitable access to essential community services for a growing and diverse population.
- Strengthen the centre’s role as a hub for learning, health, the arts, and community connection.
- Encourage co-location benefits, meaning services are near other daily destinations where practical.
- Support inclusive access for people of different ages, abilities and circumstances.
- Recognise links between social infrastructure demand, land use change and transport accessibility.
- Ensure there are suitable places and spaces where community can engage with arts activities.

Table 8. Community Infrastructure Action Table

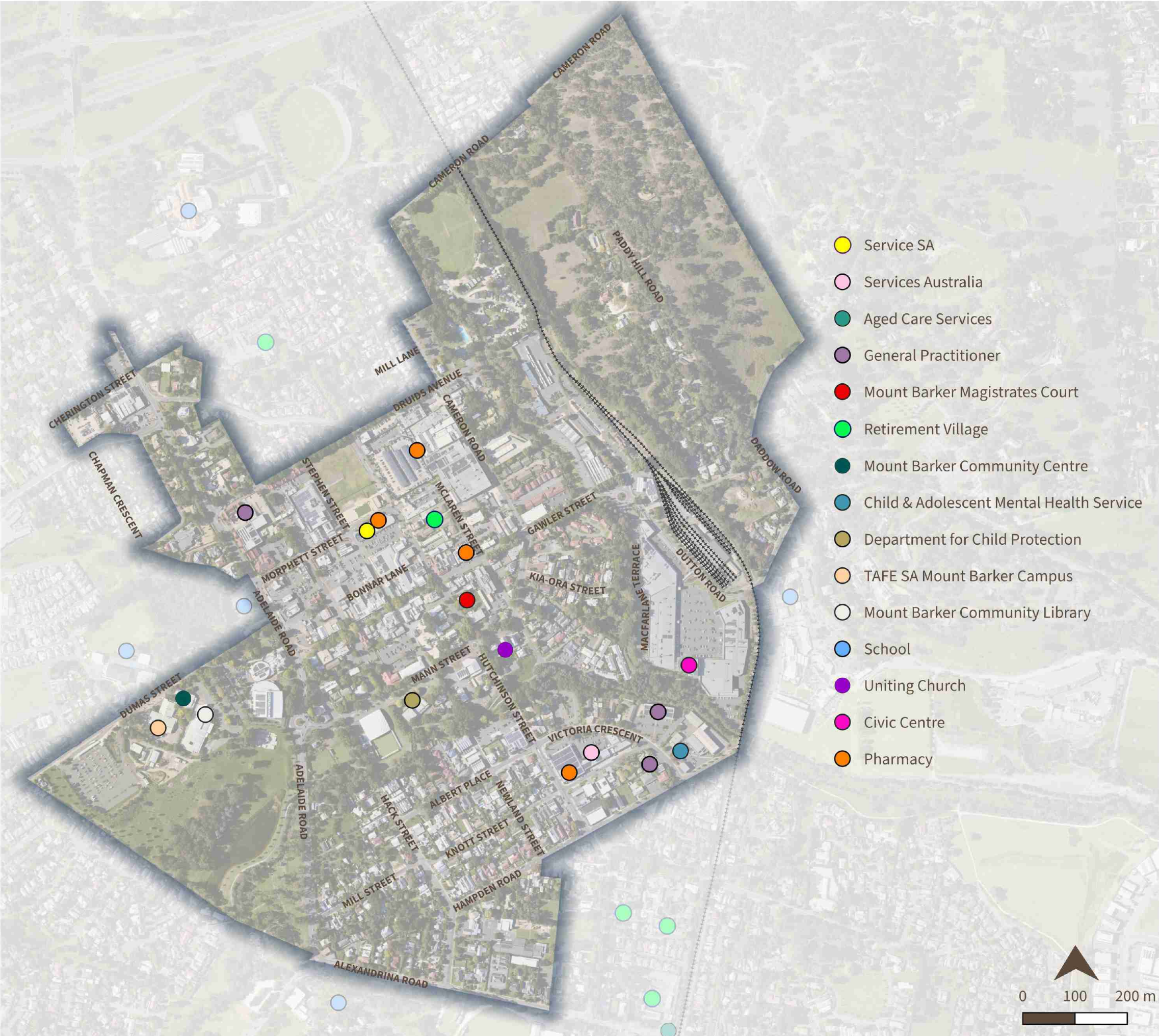
Action No.	Action	Role	Timeframe	Strategic Alignment
CI-1	Deliver a centrally located multi-purpose facility within the Mann Street precinct that integrates civic, library and community functions.	Provider	Medium term	Centre Masterplan - Mann Street Civic and Cultural Precinct
CI-2	Work in partnership with homelessness support agencies and emergency accommodation providers to deliver an emergency housing and support facility at the Walker Street/Mann Street intersection.	Facilitator	Medium term	Draft Housing Strategy Update
CI-3	Support the creation of a youth hub and outreach facility that enhances access to services, programs and safe gathering spaces for young people across the centre.	Facilitator	Medium term	Child and Youth Action Plan 2024–2028: Key Action 1
CI-4	Plan for a permanent multi-arts hub suitable for the creation and presentation of a range of art forms in the Mann Street Precinct.	Provider	Long term	Arts Plan 2022–2027 – Action G29
CI-5	Engage with government agencies and service providers to explore interest in co-locating services within a shared facility integrated with Council’s civic and administrative functions along Mann Street.	Advocacy	Short term	Centre Masterplan - Mann Street Civic and Cultural Precinct
CI-6	Support the establishment of a tertiary education facility.	Advocacy	Medium term	EDS 2 & 4 (Education 1)
CI-7	Review the current building asset register, hierarchy and prioritisation to assist with the development of suitable levels of service and investment as outlined in the Property Lead Strategy action plan.	Provider	Short term	Asset Management Plan - Buildings Action 3

Constraints

- o Growing demand outpacing capacity can strain libraries, community facilities, health services, and youth and family supports as the population increases.
- o Limited and fragmented sites for new or expanded facilities makes it difficult to deliver larger, flexible, multi-purpose spaces in central locations.
- o Older buildings with functional constraints (accessibility, acoustics, back-of-house, digital capability) can limit how well facilities serve contemporary needs.
- o Co-location is not always easy where land uses compete, hours of operation differ, or servicing and security requirements conflict.
- o Access barriers for some groups can persist where walking routes are indirect, crossings are difficult, or public transport is inconvenient.
- o Operating funding and staffing constraints can limit opening hours, program diversity, and the ability to respond to changing community needs.
- o Equity and inclusion challenges can arise if facilities are not culturally safe, youth-friendly, or designed to support a broad range of abilities.

Opportunities

- o A strong town centre location supports equitable access by walking, cycling, and public transport, particularly for people without a car.
- o Multi-use and adaptable community facilities can serve more users across the day and week and respond to changing needs over time.
- o Co-locating complementary services (library, community services, health, education support) can improve convenience and create “one-stop” outcomes.
- o Partnership delivery models (Council, State, not-for-profits, education and health providers) can share costs and expand programming reach.
- o Better integration with public realm and open space can support events, informal recreation, and community connection without always needing indoor space.
- o Designing for inclusion (universal access, welcoming spaces, culturally safe design) can broaden participation and strengthen social cohesion.



Map 12: Social Infrastructure

Public Realm

The public realm comprises streets, footpaths and civic spaces accessible to all, shaping the centre’s daily character and experience. In the Mount Barker centre, its quality is critical to encouraging people to spend time in the area rather than simply pass through. A safe, comfortable and attractive public realm supports social interaction, reinforces local identity and strengthens economic activity by enabling movement between destinations and encouraging people to linger.

Public realm quality is influenced by factors such as shade, lighting, seating, noise management and clear spatial organisation. In line with Council’s township greening priorities, trees and vegetation should be considered essential infrastructure within streets and public spaces, providing shade, cooling and improved comfort while supporting biodiversity and contributing to the centre’s character. Streets and civic spaces should be designed to increase canopy cover, integrate water-sensitive design and embed greening into all stages of development and renewal to improve long-term resilience and usability.

The public realm is closely linked to built form, land use and active transport, with building interfaces, crossings and pedestrian routes collectively influencing safety, accessibility and activity levels. It also plays a key role in supporting economic outcomes, with high-quality streets and public spaces contributing to city centre vibrancy, increasing visitation, and supporting local businesses, tourism and events. Enhancements should include coordinated streetscape upgrades, CPTED principles, activation of frontages, and integration of spaces for events, culture and community gathering

Pedestrian connectivity and public realm quality are also influenced by topography. Land south of Gawler Street falls sharply toward the creek corridor, limiting permeability and weakening connections between Mann Street and the retail core.

However, this condition also presents an opportunity to create layered and distinctive public spaces that respond to level changes through terraces, ramps and vertical connections, improving accessibility, legibility and integration between precincts.

Currently, the retail and commercial core is dominated by at-grade car parking, which fragments the urban fabric and limits public life. Large surface lots reduce activation, weaken pedestrian connections and create safety concerns. Addressing these conditions, through infill development, structured parking and reallocation of space toward people-focused streets and civic areas, is essential to deliver a cohesive, vibrant and resilient public realm that supports both community life and economic activity.

Masterplan Approach

- Support a public realm that is safe, comfortable and welcoming for everyday use.
- Strengthen local identity through spaces that feel distinctive and consistent with town character.
- Improve legibility, meaning people can easily navigate and understand where they are.
- Support inclusive access, including for children, older people and people with disability.
- Recognise the interdependence between public realm quality, built form and active transport uptake.
- Accelerate council planting and tree management program.
- Accelerate street tree planting, improve ongoing maintenance and managing trees as assets.
- Retain 95% mature trees in precinct plan developments.
- Increase tree canopy in all townships to support the State Government’s target of 30% cover by 2055.

Table 9. Public Realm Actions

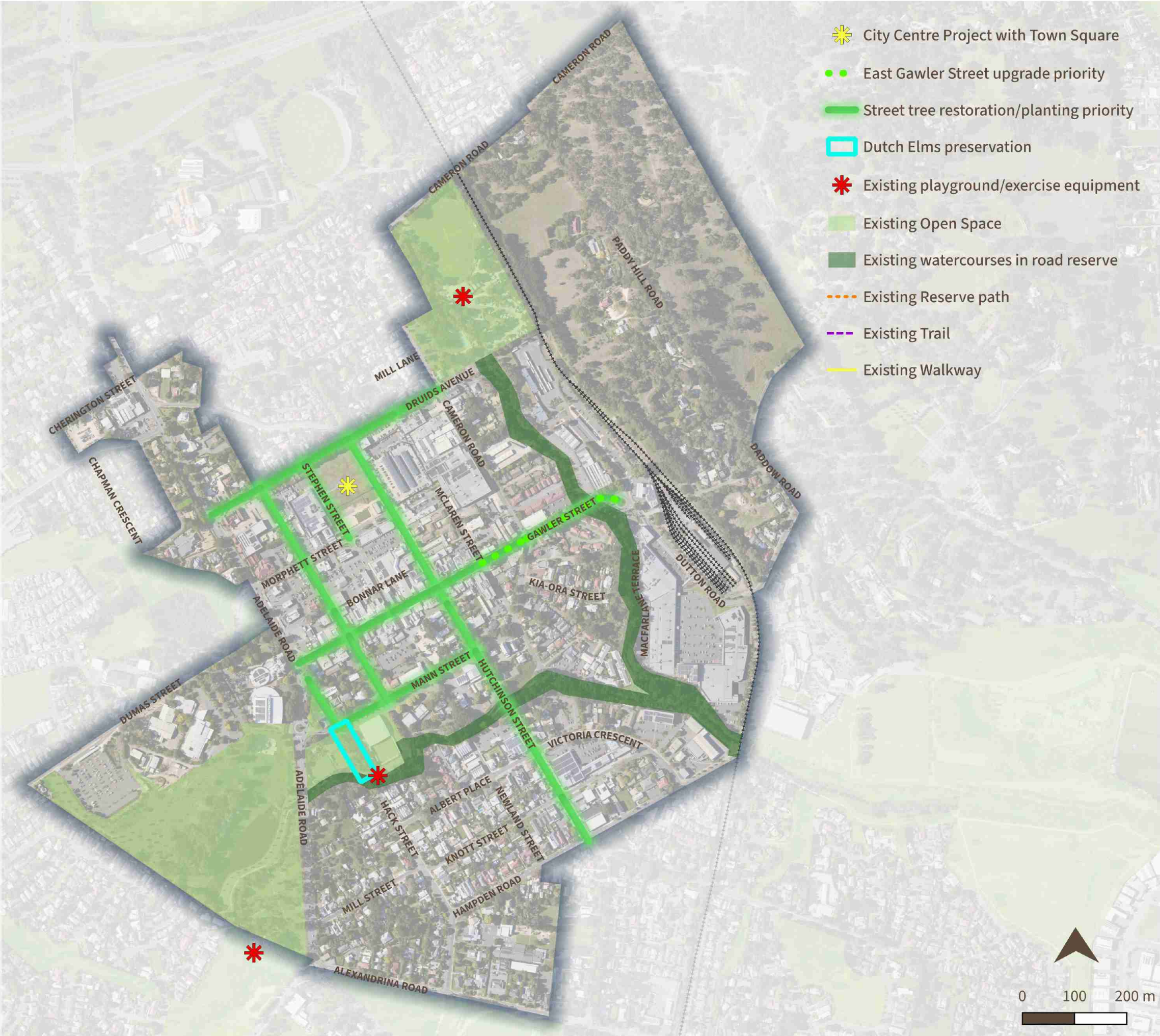
Action No.	Action	Role	Timeframe	Strategic Alignment
PR-1	Implement the City Centre Project to deliver a town square, retail and dining spaces, offices, a civic and co-working hub, parking, and accommodation.	Provider	Short term	City Centre Project & Community Development Lead Strategy (Place, Prosperity)
PR-2	Develop and implement an events plan and live music strategy.	Provider	Short term	Economic Development Strategy 2022-2027
PR-3	Improve pedestrian experience across the centre by delivering accessible and compliant footpaths and crossing points along key route including Gawler Street (western end and east of Hutchinson), Hutchinson Street and McLaren Street.	Provider	Short-medium term	Integrated Transport Plan (Active Transport)
PR-4	Extend the public realm treatment of Gawler Street past the Gawler Street and Hutchinson Street intersection.	Provider	Medium term	Gawler Street Mainstreet Strategy
PR-5	Complete upgrades to the Gawler Street in line with the Gawler Street Main Street Strategy to improve public realm and visitor experience in the street.	Provider	Medium term	Gawler Street Mainstreet Strategy
PR-6	Deliver a coordinated wayfinding signage system across the city centre to guide people to key destinations, public spaces and precincts.	Provider and facilitator	Short-medium term	Integrated Transport Plan & Community Development Lead Strategy
PR-7	Identify locations suitable for permanent art installations and pop up art installations and events could occur			
PR-8	Enhance pedestrian comfort by delivering consistent shade and shelter along key routes, including the restoration of street trees on Gawler Street, Druids Avenue, Hack Street and Walker Street.			
PR-9	Develop guidelines to achieve equitable canopy, increased habitat and ecological function, safe streetscapes and plantings suited to each township’s character.			Township Greening Action Plan 2026-2030 Action G1
PR-10	Prepare and deliver a comprehensive wayfinding audit, strategy and design toolkit for the Centre, informed by best-practice principles and aligned with the objectives of Council Lead Strategies and Community Plan 2044.			

Constraints

- o Competing demands in limited street space can make it hard to balance footpaths, trees, outdoor dining, parking, cycling, bus stops, and loading.
- o Inconsistent street quality and gaps in comfort (uneven paving, limited shade, cluttered verges) can reduce walkability and the centre's appeal.
- o Traffic impacts on amenity (noise, speed, turning movements) can make key streets feel less safe and less pleasant to spend time in.
- o Poor permeability through larger blocks can limit route choice and reduce the sense of a connected, walkable centre.
- o Weak wayfinding and legibility can make it harder for visitors to navigate between anchors, parks, and parking areas.
- o Heat and limited canopy cover can reduce comfort in warmer months, lowering daytime use and dwell time.
- o Maintenance, compliance, and activation costs can constrain upgrades and ongoing quality, especially for furniture, lighting, and landscaping.

Opportunities

- o A more coherent identity can lift the centre's attractiveness, support local business, and strengthen Mount Barker's sense of place.
- o More shade, greenery, and water-sensitive design can improve comfort, reduce heat, and make streets and spaces more resilient as per the Mount Barker Township Greening Action Plan 2026–2030.
- o Creating inviting places to pause (seating, pocket spaces, edges for casual gathering) can increase dwell time and support street life.
- o Better mid-block links and finer-grain connections can improve walkability and make it easier to move between destinations without detours.
- o Improved lighting, visibility, and passive surveillance can lift perceived safety and support activity beyond business hours.
- o Stronger wayfinding and arrival cues can help people find key destinations and understand how the town centre fits together.
- o Public art, storytelling, and landscape character can express local identity and create memorable, distinctive spaces that encourage repeat visits.



Service Infrastructure

Service infrastructure comprises the essential networks that support daily life and enable centre growth, including stormwater drainage, wastewater systems, electricity supply, potable water and recycled water. In the Mount Barker centre, this theme is critical as rapid population growth is increasing demand on infrastructure networks, many of which are already experiencing capacity pressures and require ongoing upgrades and expansion to maintain service levels.

Servicing constraints directly influence the feasibility, timing and form of development. Population growth, fragmented land ownership and incremental development patterns have resulted in infrastructure delivery that has not always been staged in a coordinated manner, increasing pressure on existing networks and requiring significant investment in upgrades and new assets. As development progresses, additional infrastructure is often provided through developer-delivered works and subsequently transferred to Council, increasing the overall asset base and long-term maintenance responsibilities.

Stormwater management is a key consideration due to local flood risks and increased runoff associated with urbanisation. Higher density development and greater impervious surface coverage place additional demand on drainage systems, affecting their capacity and performance during storm events. The Stormwater Asset Management Plan identifies the need for continued investment in drainage networks, flood mitigation works, and targeted upgrades informed by stormwater management plans and drainage studies. The integration of water-sensitive urban design (WSUD) is also emphasised to manage runoff, improve water quality and support more resilient urban environments

Council’s Strategic Asset Management Plan and associated infrastructure plans establish a framework for coordinated, data-driven decision-making across the lifecycle of assets, including planning, delivery, operation, maintenance, renewal and replacement. These plans emphasise the need to align infrastructure investment with growth, balance technical and financial considerations, and manage risks associated with ageing assets, climate change and evolving community expectations.

This theme is closely linked to land use, built form and open space, as different development types generate varying infrastructure demands. Coordinated planning of infrastructure with urban development, green spaces and water management systems will be essential to ensure the centre can function efficiently, respond to climate pressures and support long-term, sustainable growth.

Table 10. Service Infrastructure Actions

Action No.	Action	Role	Timeframe	Strategic Alignment
SI-1	Update stormwater management plans for Mount Barker, Totness and Littlehampton (followed by smaller townships) to incorporate climate change scenarios, township-scale studies and Integrated Water Management opportunities.	Provider	Short term	Integrated Water Action Plan
SI-2	Deliver priority stormwater infrastructure and on-ground projects identified through updated stormwater management plans, subject to feasibility, funding and detailed design.	Provider	Short term	Integrated Water Action Plan
SI-3	Develop a Business Case for that considers the economic and community benefits of implementing works to mitigate the peak flood levels and frequency within the CBD area.	Provider	Short term	Mount Barker, Totness & Littlehampton Stormwater Management Plan
SI-4	Support GMB Water in transitioning the CBD Wastewater Network to Sewer through Advocacy for funding and co-funding.	Provider (GMB Water)	Short term	Advocacy Plan 2025-2029 - Priority 01 & Long Term Financial Plan 2026/27
SI-5	Support the extension of the recycled water network to water dependent ecosystems, irrigation of public open space, street trees and for agricultural activities within the district at locations such as Cornerstone College, Dunn Oval and Keith Stephenson Park through Advocacy for funding and co-funding.	Provider (GMB Water)	Medium term	Environment and Sustainability Strategy

Masterplan Approach

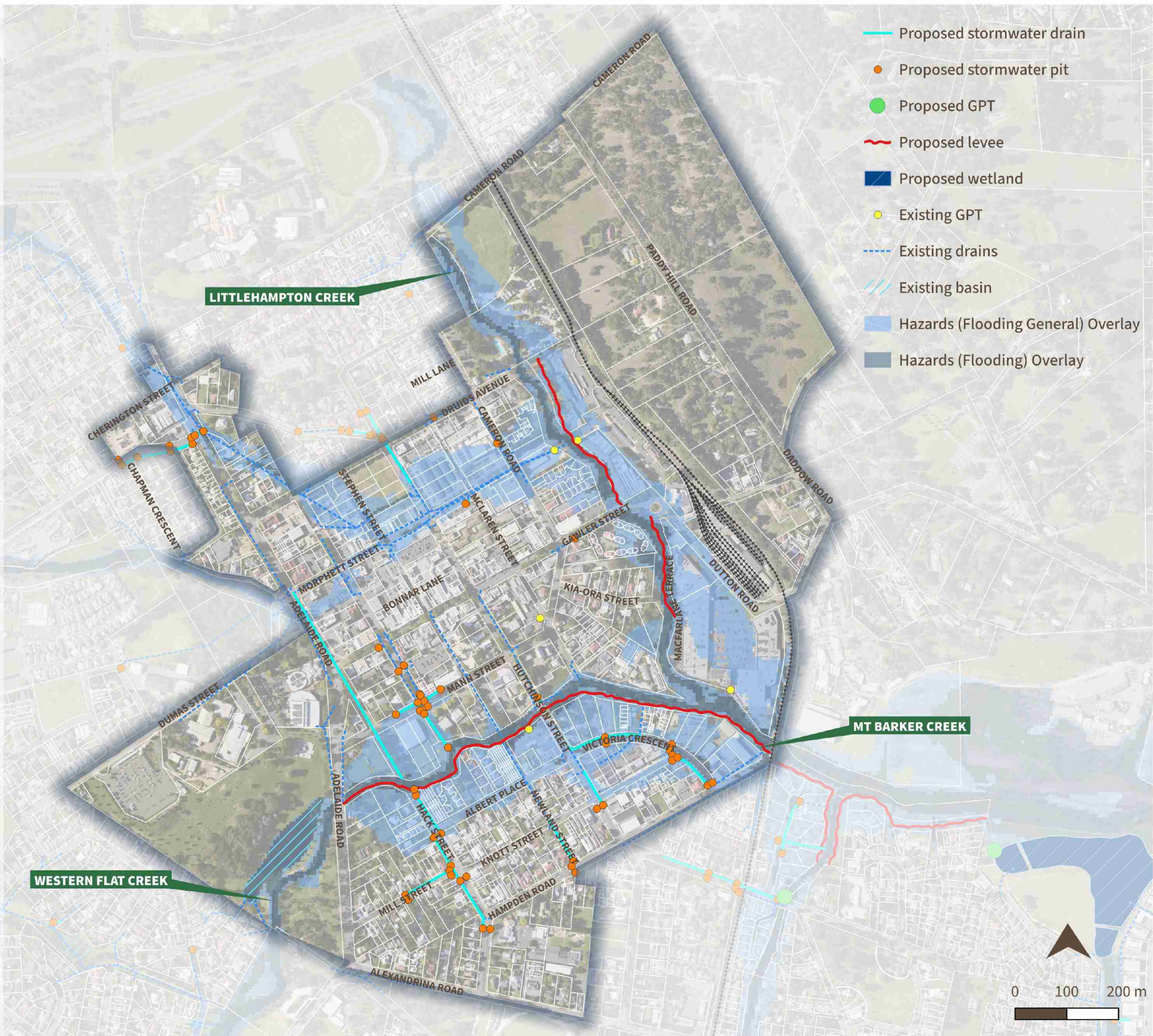
- Support infrastructure that is reliable and resilient under current and future demand.
- Recognise stormwater and flooding constraints as central considerations for centre functioning.
- Support wastewater capacity and performance appropriate to a growing regional centre.
- Support efficient use of water resources, including recycled water where available.
- Align land use expectations and public realm quality with the capabilities of servicing networks.

Constraints

- o Localised flooding risk can constrain where more intensive development can occur, particularly Western Flat Creek below Adelaide Road, Littlehampton Creek near the junction with Western Flat Creek and Mt Barker Creek near the rail line.
- o Finite capacity in parts of the existing drainage network can limit additional impervious area and intensification without upgrades or mitigation.
- o Overland flow paths through developed areas can create constraints on building footprints, basement feasibility, accessways, and landscaping.
- o Space constraints in streets and reserves can make it difficult to retrofit larger pipes, detention, or treatment measures without trade-offs.
- o High proportions of hard surfaces increase runoff volumes and peak flows, heightening flood risk and maintenance burden during heavy rainfall.
- o Constraints on detention and water quality treatment can arise where sites are small, fragmented, or already fully built-out.
- o Climate variability and more intense rainfall events can increase uncertainty in design assumptions and elevate residual risk over time.

Opportunities

- o Water-sensitive urban design integrated into streets and public spaces can reduce runoff, improve water quality, and add landscape amenity.
- o Distributed detention for short duration storms can help manage peak flows and support change over time without relying on one large solution.
- o Using open space and corridors as multifunctional flood pathways can improve safety while also supporting recreation and biodiversity outcomes.
- o Targeted upgrades at known pinch points can deliver outsized benefits, reducing nuisance flooding and improving network resilience.
- o Incentivising or enabling more permeable surfaces and green infrastructure can moderate heat, improve streetscape comfort, and reduce runoff at source.
- o Better mapping and design guidance for flood-affected areas can provide clearer development pathways and reduce approval risk and delays.
- o Turning water management into place-making (creeks, raingardens, shaded green links) can strengthen identity and create more attractive routes through the centre.



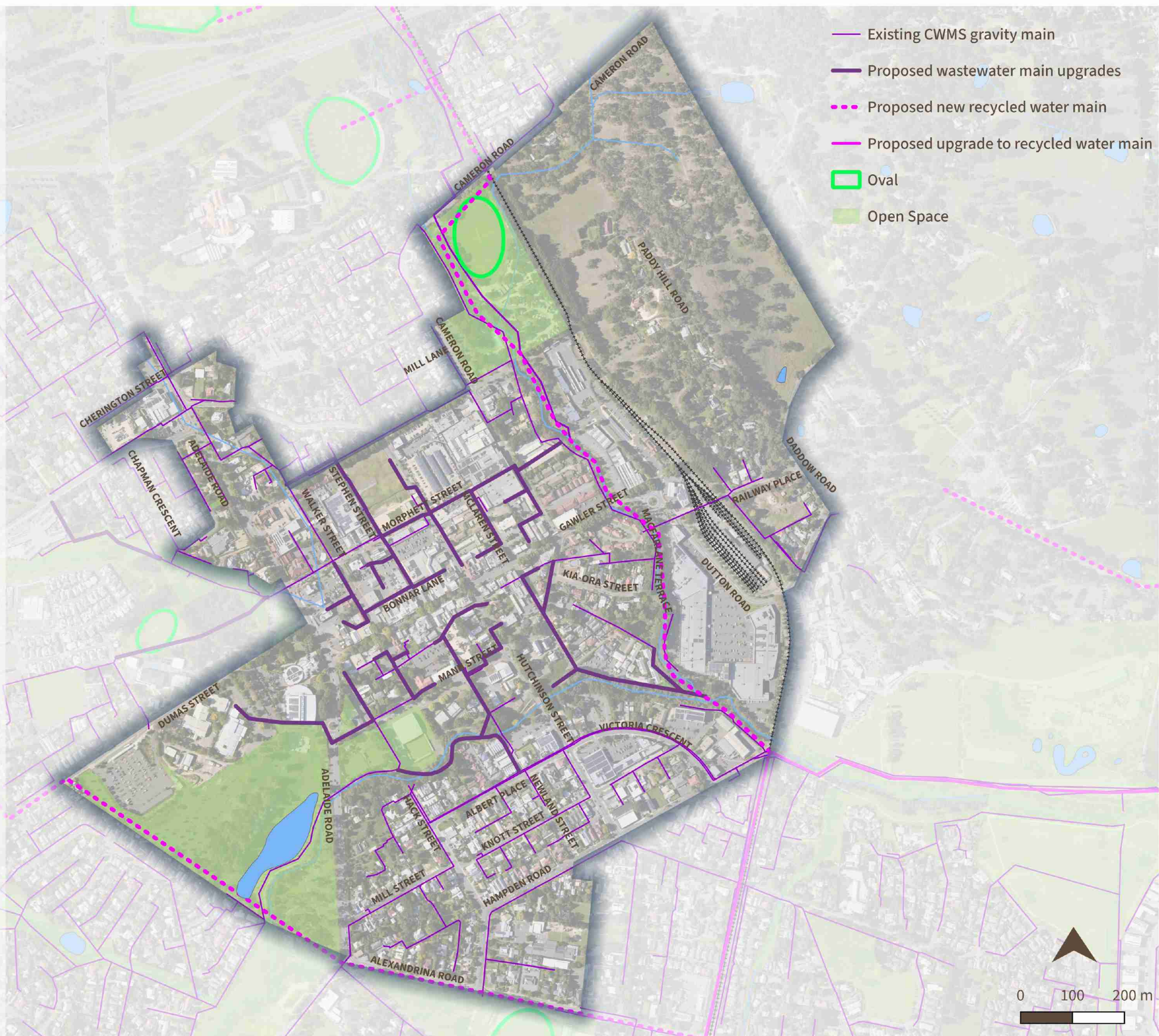
Map 14: Stormwater Infrastructure and Flood Risk

Constraints

- o The Town Centre's gravity wastewater network is largely legacy infrastructure dating to the 1970s
- o A substantial part of the catchment relies on STEDS, which depends on septic tank maintenance and creates public health and environmental risk where tanks are not maintained, noting many may be about 50 years old and beyond typical design life
- o Small-diameter STEDS pipework limits capacity and future conversion options, because STEDS has a 100 mm minimum pipe size (versus 150 mm for full sewer) and the catchment includes 7.73 km of 100 mm drains that would need upsizing if conversion occurs.
- o Multiple sub-catchments and trunk sections are identified as failing capacity or standard checks, requiring extensive replacement and upsizing (including Morphet Street trunk upgrades and several 100 mm sections needing 150 mm or 225 mm
- o There are significant areas of open space that are irrigated with potable water.

Opportunities

- o Converting the Town Centre toward full sewer supports higher density redevelopment, with new MDPA developments to be designed to collect full sewage and the CBD master planning framed around sewage rather than effluent only.
- o Adopting a minimum 150 mm diameter for upgraded pipes future-proofs the network for potential full-sewer conversion.
- o A septic tank audit can identify failing tanks and target priority conversion areas, turning maintenance risk into a staged upgrade program.
- o There is potential to extend the recycled water network to irrigate grassed areas at Cornerstone College, Dunn Oval and Keith Stephenson Park.



Map 15: Wastewater and Recycled Water

PRECINCT PLANS

Precinct Plans

The precinct plans form sub-areas within the Mount Barker Centre Masterplan, providing fine-grained detail for key locations to achieve the broader aims of the Masterplan. Each precinct is distinct yet interconnected, with its own character and recognised potential to contribute meaningfully to Mount Barker’s vision.

The key objectives of the precinct plans are:

- 1

To spatially articulate the vision, themes and desired character of the Mount Barker Centre Masterplan.
- 2

To establish a clear framework and expectations for design, development, access, open space, environmental quality, and land use within distinct precincts.
- 3

To provide certainty for the community, private sector and state government regarding the scale and quality of development and investment within the Centre.
- 4

To ensure the Centre remains flexible and adaptable in responding to the pressures associated with significant growth.

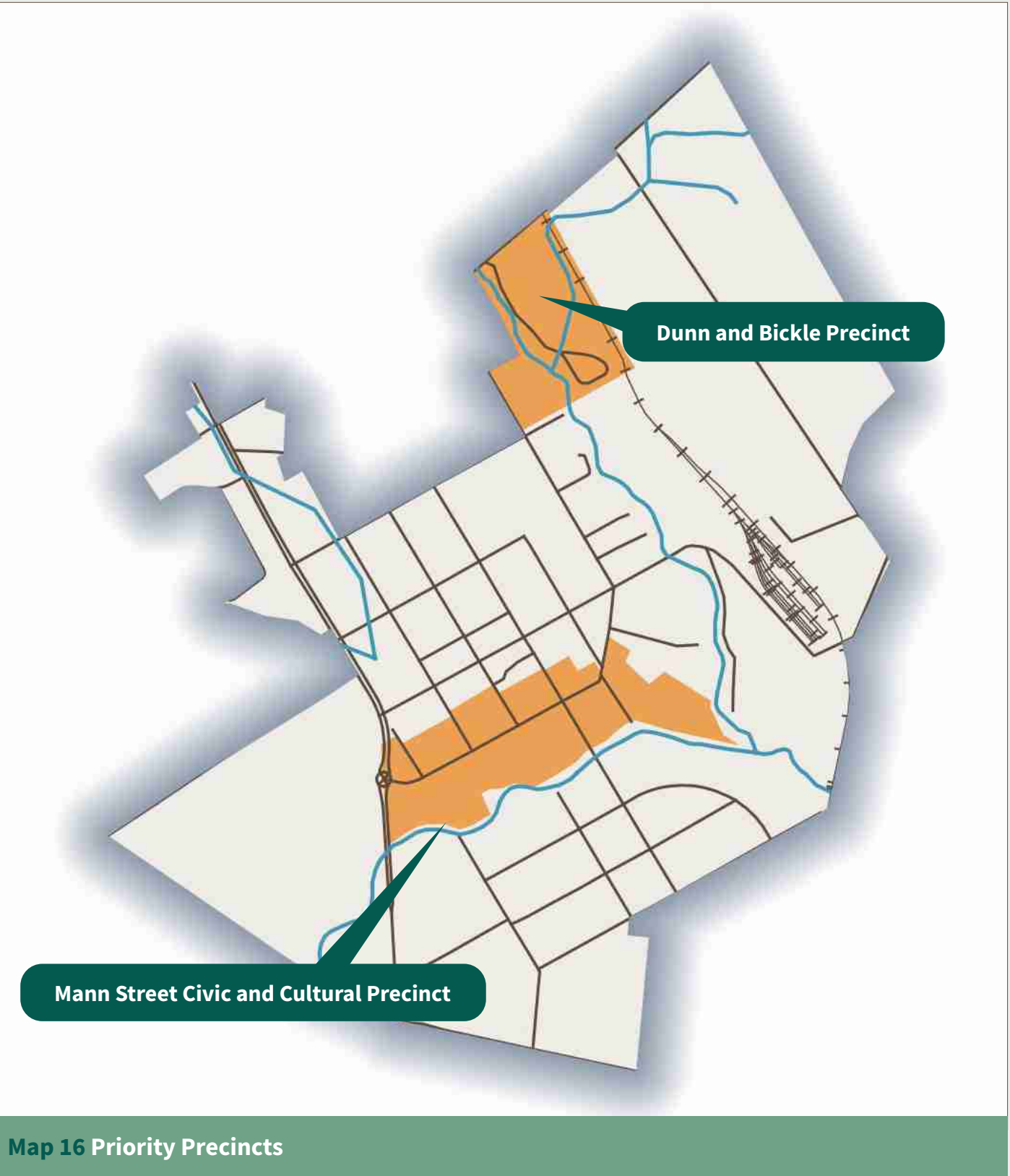
The Centre Masterplan comprises 14 precincts, each defined by its unique character and function, specific development opportunities and constraints, alignment with relevant planning zones and overlays, and diverse mixes of land use activities. The 14 precincts are as follows:

- 1. Dumas Street Precinct
- 2. Dunn and Bickle Precinct
- 3. Kia Ora Street Precinct
- 4. Transport Infrastructure Precinct
- 5. Dutton Road Employment Precinct
- 6. Mann Street Civic and Cultural Precinct
- 7. Northern Gateway Precinct
- 8. Paddys Hill Road Precinct
- 9. Mixed-use Expansion Precinct
- 10. Commercial Expansion Precinct
- 11. Gawler Street Precinct
- 12. Retail Core Precinct
- 13. Keith Stephenson Park Precinct
- 14. Mill Street Precinct

While the precinct plans are not statutory documents and do not hold legal status as planning instruments to control development within the masterplan area, their primary purpose is to inform amendments to statutory instruments such as the Planning and Design Code and provide a clear framework for future decision making.

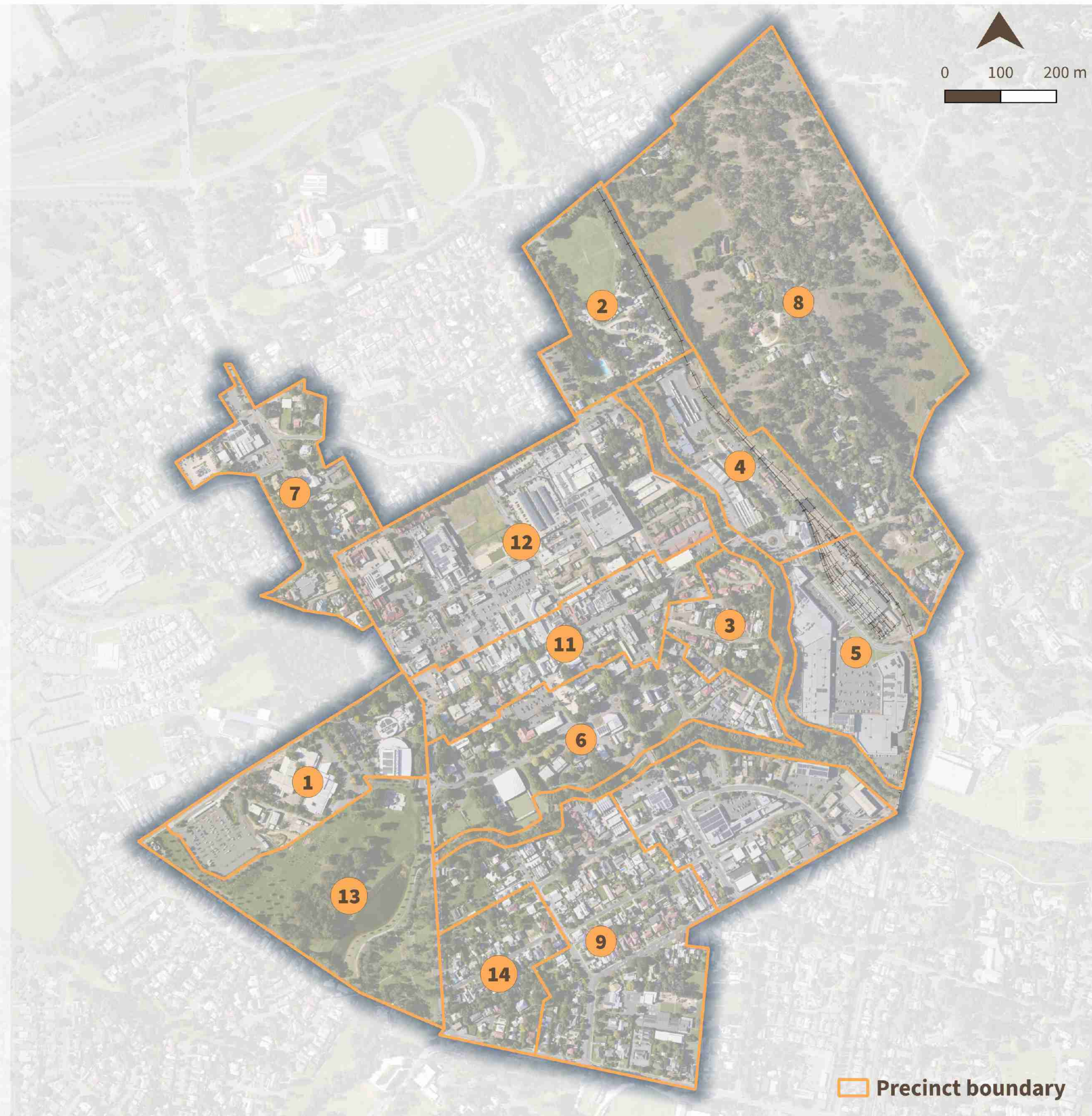
In the initial phase of the Masterplan development, two key precincts have been prioritized for early investigation; Dunn and Bickle Precinct and Mann Street Civic and Cultural Precinct.

These areas have been identified as strategic starting points due to their potential impact on the overall vision and connectivity of the Centre. The remaining precincts will be addressed sequentially, guided by assessed priority levels and emerging needs throughout the masterplans implementation process.



Precincts

- 1 Dumas Street Precinct
- 2 Dunn and Bickle Precinct
- 3 Kia-Ora Street Precinct
- 4 Transport Infrastructure Precinct
- 5 Dutton Road Employment Precinct
- 6 Mann Street Civic & Cultural Precinct
- 7 Northern Gateway Precinct
- 8 Paddys Hill Road Precinct
- 9 Mixed-use Expansion Precinct
- 10 Commercial Expansion Precinct
- 11 Gawler Street Precinct
- 12 Retail Core Precinct
- 13 Keith Stephenson Park Precinct
- 14 Mill Street Precinct



1. Dumas Street Precinct

Role and Character

The Dumas Street Precinct includes the historic Auchendarroch House, Wallis Cinemas, Mount Barker Community Centre, TAFE Mount Barker, Mount Barker Community Library and the Dumas St Park ‘n’ Ride. The Precinct also has an extensive interface and outlook to Keith Stephenson Park.

The 2026–27 State Budget of the Malinauskas Labor Government has committed \$25.5 million over four years to construct and operate a new multi-trade vocational training workshop at the TAFE SA Mount Barker campus. This investment will drive significant change within the Dumas Street Precinct.

The Precinct is separated from the balance of the Mount Barker centre by Adelaide Road and there is opportunity to improve pedestrian and cycling access. In the short term, Wallis Entertainment’s Mount Barker is proposing a major expansion, adding a multi-level games and functions venue (duckpin bowling, mini-golf, laser tag, arcade and food and beverage) alongside a proposed 100-room four-star hotel.

There is an opportunity to support the growth and functional requirements of TAFE by exploring the relocation and expansion of the library and community centre. Relocating these facilities to Mann Street, for example, would also enable the expansion of TAFE Mount Barker, including the development of new trades workshops, thereby strengthening the precinct’s educational capacity and long-term viability.

In the longer term, there may be an opportunity to redevelop the Dumas St Park ‘n’ Ride for mixed-use multi-storey development while retaining the park and ride function.

Ultimately, the precinct should reinforce the identity of the area as a entertainment and education precinct through land use, public realm and activation strategies.



Image: Mount Barker Community Library, Mount Barker District Council

2. Dunn and Bickle Precinct

Role and Character

The Dunn and Bickle Precinct is envisioned to evolve into a significant active green space that balances its historical and environmental values while addressing the current shortfall in recreation and leisure opportunities within the city centre.

Located on the north-eastern edge of Mount Barker’s core, the precinct presents a key opportunity to deliver safe, inclusive and freely accessible spaces where young people can gather, access support services and participate in community activities. It will continue to function as an green link and destination within an expanding regional retail, commercial and civic centre.

The site, originally gifted to Council by John Dunn and Leonard Watkins Bickle, is entering a new phase following the decommissioning of the former mountain pool. Initial precinct planning has explored and assessed alternative recreational uses, recognising the site’s public trust obligations and the need to ensure it continues to deliver meaningful community benefit. This includes strengthening the precinct’s entry statement and improving active transport connections to surrounding neighbourhoods.

The transformation of the precinct will support the co-location of complementary land uses, including sport, recreation and community facilities, while enabling key sites within the city centre to be repurposed for higher-value uses.

In addition, the precinct will contribute to Council’s accelerated tree planting and management program through the provision of deep-soil zones and restorative planting of endemic, indigenous and threatened species. These initiatives will establish functional habitats, support local biodiversity and enhance the ecological value of the area.

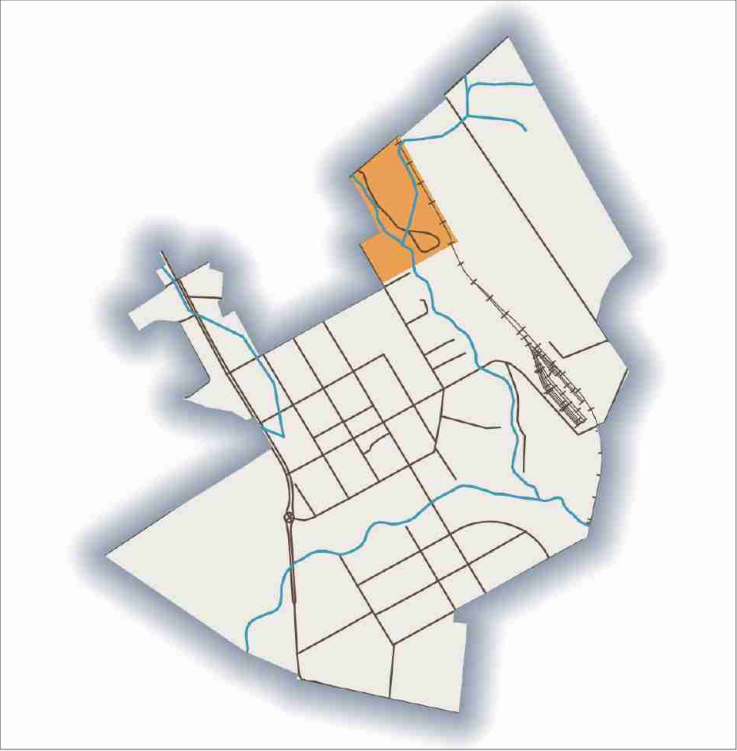


Image: Dunn Oval

3. Kia-Ora Street Precinct

Role and Character

The Kia-Ora Street Precinct was part of the early development of the Mount Barker centre and includes a mix of housing, community facilities and former housing converted for commercial uses.

Part of the precinct is located within the Historic Area Overlay that seeks to reinforce the existing pattern of land division, site configuration, streetscapes, building siting and built scale, form and features of development from early 20th Century to the 1950's. There are three local heritage places, including the Catholic Parish of Mount Barker, as well as several representative buildings.

The precinct's proximity to the commercial and retail heart of the centre is likely to attract interest in adaptive reuse and revitalisation of existing buildings in line with the Historic Area Statement. There may also be potential to introduce policies enabling co-living within the Established Neighbourhood Zone. In addition, precinct plans should consider the long-term suitability of the Housing Diversity Neighbourhood Zone to ensure it can accommodate evolving housing needs.



Image: Group dwelling within Kia Ora Street Precinct, Google Maps 2021

4. Transport Infrastructure Precinct

Role and Character

The Transport Infrastructure Precinct includes the Southlink Bus Depot, Dutton Road Park 'n' Ride, a service station, the Mount Barker Rail Station that is the terminus for the SteamRanger Heritage Railway and a retail centre on the Wohlers Furniture Site.

The current Urban Neighbourhood Zone provides a flexible policy framework that supports a range of uses and building height of up to five levels and taller buildings may be justified in this location. The Wohler Furniture site has potential for a high-density mixed-use development. However, future precinct planning should assess the long-term suitability of the Urban Neighbourhood Zone to ensure it remains aligned with evolving development needs.

The Southlink Bus Depot has reached capacity and there may be an opportunity to relocate the facility to an alternative location. Council is also seeking for the State Government to review the location of the Dutton Road Park 'n' Ride to investigate alternative or additional sites.

Any development of the Southlink Bus Depot and the Dutton Rd Park 'n' Ride should ensure that a future passenger train service can be provided.

Consideration should be given to the potential for new pedestrian connections, particularly along the Dunn abs Bickle interface if future upzoning occurs, enhancing walkability and integrating surrounding precincts.



Image: SteamRanger, Mount Barker District Council

5. Dutton Road Employment Precinct

Role and Character

The Dutton Road Employment Precinct includes the rail yards and workshops associated with the SteamRanger Heritage Railway, the Mount Barker Homemaker Centre and Council’s main civic centre.

The Homemaker Centre has an important role in providing for large format retail uses that cannot fit within the heart Mount Barker centre.

Consideration should be given to relocating the civic centre to Mann Street co-located with other Council functions. The civic centre is fully occupied, and car parking competes with Homemaker Centre shoppers. Relocation of the civic centre would generate additional office space and improve operational efficiency for Council services.

The SteamRanger workshops are expected to be retained and in the long term could also form part of a rail terminus for future passenger rail services.

Precinct planning should further consider and review the long-term appropriateness of the Employment Zone to ensure its alignment with emerging economic trends.



Image: Mount Barker Homemaker Centre and Council Office, Venture Commercial

6. Mann Street Civic and Cultural Precinct

Role and Character

Located along Mann Street, this precinct will consolidate key civic functions into a vibrant, multi-purpose destination that reinforces Mount Barker’s role as a regional centre. Its central location offers strong connectivity to retail, transport and cultural assets, supporting increased foot traffic and economic activity, anchored by the potential delivery of a new Council administration centre and chambers.

The potential relocation of the Bowls and Croquet Clubs to an alternative site, such as the Dunn and Bickle Precinct, will be investigated. In principle, this would unlock the strategic potential of the western end of Mann Street to accommodate expanded civic and community infrastructure, including a larger community centre and enhanced library services currently constrained at their existing location. This transition would also strengthen connections to the Dumas Street Precinct, including the Wallis Entertainment Centre, TAFE campus and Park and Ride, creating a more integrated network of civic, cultural and educational destinations.

Consistent with the trust deed, the precinct provides an opportunity to address gaps in community and recreational infrastructure through the provision of performing arts spaces, youth facilities and other under-served civic uses. These facilities will support participation, learning, creative expression and social connection, forming part of an integrated network of open space and community infrastructure that encourages regular and inclusive public use.

Purpose-built and flexible venues will support cultural activity, creative industries and youth programs. High-quality streetscapes and green corridors will extend toward Western Flat Creek, leveraging the natural landscape to deliver shaded walking routes, seating areas and informal gathering spaces. These connections will enhance biodiversity, support active transport and create opportunities for public realm activation through events, art installations and recreational nodes.



Image: Mann Street

7. Northern Gateway Precinct

Role and Character

The northern gateway precinct is the primary entry to the city centre from the north, offering an opportunity to strengthen the sense of arrival along Adelaide Road and reinforce the identity of the urban core

The 2026–27 State Budget of the Malinauskas Labor Government has committed \$80 million over five years to upgrade the Adelaide and Hawthorn Road intersection in Mount Barker. This significant investment will have a meaningful impact on the function, efficiency and perception of the northern gateway precinct, supporting improved traffic flow, safety and accessibility, while creating opportunities to enhance gateway treatments and reinforce arrival identity.

As this gateway is predominantly experienced by private vehicles, its role focuses on functional efficiency, clear wayfinding, and a strong visual presence. High traffic volumes along Adelaide Road and Mann Street feeding into Gawler Street create corridors where first impressions are shaped by road geometry, verge treatments, signage, and landscaping rather than pedestrian activity.

Design interventions could include landmark structures, sculptural pylons, or signature landscape features visible at driving speeds, complemented by pavement markings and median design that enhance lane clarity and turning movements at key intersections.

A critical component is recognising the commercialisation opportunities along the Adelaide Road frontage, while also exploring alternative access arrangements that may improve functionality and traffic flow.



Image: Mount Barker Interchange and Gateway Signage, Murray Bridge News

8. Paddys Hill Road Precinct

Role and Character

The Paddys Hill Road Precinct is located in the Rural Zone and includes a number of rural living allotments and a larger acreage to the north of Paddys Hill Road. The precinct is characterised by sloping topography and is well vegetated.

The close proximity to the Mount Barker centre presents a logical long-term opportunity for more intensive and diversified land uses. Precinct planning should support a broad mix of compatible uses, including those that enhance environmental, recreational, educational and economic outcomes, contributing to a more vibrant and diverse environment.

The area north of Paddys Hill Road includes significant areas of native vegetation and may be more suitable for low-impact activities such as tourism, environmental conservation and complementary land uses that retain the natural landscape character.

The area south of Paddys Hill Road may be suitable for more intensive forms of development and could be supported by an extension to Druids Road. Future planning should retain a buffer to support a potential passenger rail service.

Precinct planning should ensure the protection and integrity of the rail corridor and prevent any future development from encroaching on its operational requirements.



Image: Paddys Hill Precinct, Hardcourts

9. Mixed Use Expansion Precinct

Role and Character

The Mixed-Use Expansion Precinct is currently predominantly housing and includes St Mark’s Lutheran School and Church.

The precinct has potential to evolve into a vibrant mixed-use environment. Its proximity and strong linkages to commercial and retail destinations within the centre provide opportunities to integrate housing, small-scale commercial, and community uses, creating a more dynamic and connected precinct.

Future planning should strengthen connections to the creek line and walking trails through improved footpaths, sightlines, and wayfinding, encouraging active transport between the city centre and surrounding precincts.

The precinct is well positioned to accommodate greater housing diversity and increased density, supporting Council’s objective to maintain a critical population mass within the city centre and enhance overall vitality.

Accordingly, future planning should identify strategic directions for expanding mixed-use and diverse housing to support population growth and broaden housing choice.



Image: Hack Street Scout Hall, Holmes Dyer

10. Commercial Expansion Precinct

Role and Character

The Commercial Expansion Precinct includes a wide range and mix of commercial and retail uses.

At the core of the precinct is the Mount Barker Village Shopping Centre, which is underpinned by a Foodland supermarket, speciality shops and the Mount Barker Service Centre (including Medicare, Centrelink, Child Support and Aged Care services). The Precinct also includes several health and medical-related businesses.

The current Urban Activity Zone provides a flexible policy framework that supports a broad range of uses and permits building heights of up to five storeys, with the potential for taller buildings to be justified in this location.

Precinct planning should encourage consideration of increased building height and development intensity, including mechanisms to incentivise higher-density outcomes where they deliver high-quality design, improved public realm outcomes, and broader economic or community benefit.

Precinct planning should also identify clear directions for future commercial and retail expansion, ensuring these uses are well positioned and seamlessly integrated with surrounding development.

In the longer term, the development of underutilised sites, buildings and at-grade car parking could transition the area into a higher-density mixed-use precinct.



Image: Mount Barker Village Shopping Centre, Venture Commercial

11. Gawler Street Precinct

Role and Character

The Gawler Street Precinct is the traditional main street that is a bespoke retail destination, offering specialty goods within a heritage-inspired setting.

Most of the Precinct is located within the Historic Area Overlay that seeks to reinforce the existing pattern of land division, site configuration, streetscapes, building siting and built scale, form and features of development from mid-19th century. There are numerous state and local heritage places as well as several representative buildings.

Over time there will be a need to for adaptive reuse and revitalisation of buildings consistent with the Historic Area Statement.

New development should respect the established grid, with buildings positioned on street boundaries and designed to complement existing heritage façades. Ground floors will feature active uses and incorporate verandas over footpaths to enhance pedestrian amenity.

Connections between the shopping and civic precincts north and south of Gawler Street will be strengthened through increased activation, with built form addressing adjoining streets and parking located behind or above street level to maintain vibrant frontages.

The Precinct should be the focus to drive the night-time economy to enhance the vibrancy and safety in the Centre.

A focus will need to be placed on improving the pedestrian link to the existing crossing point and strengthening pedestrian connections across Adelaide Road to better integrate the surrounding precincts.



Image: Gawler Street, Business Mount Barker

12. Retail Core Precinct

Role and Character

The Retail Core Precinct is the retail heart of the retail activity within the city centre, anchored by supermarkets and shopping centres along Morphett Street.

The Precinct serves as the focal point for essential goods and services, complemented by specialty retail, dining, and personal services providing convenience, choice, and accessibility for residents, workers, and visitors.

The Precinct includes vacant land bounded by Hutchinson Street, Morphett Street, Stephen Street, and Druids Avenue. The land will be developed to include a town square, retail and dining spaces, offices, a civic and co-working hub, parking, and accommodation. The town square will be suitable for small to medium-sized events and will become the new heart of the centre.

The Retail Core is expected to continue to function as a key destination for shopping and services, while evolving into a more integrated and activated environment that strengthens its connection to surrounding precincts.

Preceint planning should reinforce the role of the area as a retail and commercial heart, building on its existing strengths and attracting new investment.

Key consideration should be given to the continued implementation of the City Centre Precinct Project to ensure coordinated development and public realm improvements that build on existing work and maintain alignment with surrounding precincts. Any future development, not yet planned, on this landmark site meet should high architectural quality standards and contributes positively to the townscape.

Consideration of vehicle access and parking will be essential. This includes reinforcing the function of the Ring Route as a key movement corridor and ensuring that future development supports its long-term performance. In addition, long-term opportunities should be identified for multi-storey development that maintains or enhances existing car parking capacity.



Image: Mount Barker Central Shopping Centre, Savills Adelaide

13. Keith Stephenson Park Precinct

Role and Character

Keith Stephenson Park is the city centre’s flagship destination for leisure and recreation, providing a high-quality, inclusive and nature-based public space that supports a diverse range of community activities. As a District-level open space, it serves a broad catchment and is designed to accommodate longer stays, with the capacity to host community events, gatherings and informal recreation.

Its strategic location within the movement and recreation network, and proximity to key educational, cultural and civic facilities, reinforces its role as a central community hub and destination within Mount Barker. The park also contributes to improved connectivity and access across the open space network.

The park’s identity is defined by Western Flat Creek and its established tree canopy, which provide biodiversity, urban cooling and opportunities for nature engagement. These features align with broader objectives to protect natural landscapes, increase canopy cover and support environmental resilience.

Future priorities include renewal of the site Masterplan to guide coordinated and staged upgrades, ensuring alignment with population growth and evolving community expectations. Key actions include progressing the Arboretum Amenity Project detailed design to enhance landscape character and environmental interpretation, and investigating youth activation opportunities through flexible and informal recreation spaces.

Consistent with its District Active classification, future development should support a diverse mix of recreation opportunities, including facilities such as a half-court basketball or netball space, supported by accessible pathways, seating, shade and event infrastructure.

Ongoing planning should prioritise inclusive design, environmental sustainability and whole-of-life asset management, ensuring the park remains a high-quality, adaptable and well-used community asset.



Image: Keith Stephenson Park, Mount Barker District Council

14. Mill Street Precinct

Role and Character

The Mill Street Precinct was part of the early development of the Mount Barker centre and is a residential neighbourhood characterised by low-density detached dwellings.

Part of the precinct is located within the Historic Area Overlay that seeks to reinforce the existing pattern of land division, site configuration, streetscapes, building siting and built scale, form and features of development from the mid 1850’s to the early to 1910. There are several local heritage places and representative buildings.

Over time the close proximity to the commercial and retail heart of the centre is likely to attract interest for adaptive reuse and revitalisation of buildings consistent with the Historic Area Statement. There are several large allotments and there may be potential to introduce policies to allow for co-living in the Established Neighbourhood Zone.

Future investigations should assess the suitability of the Established Neighbourhood Zone for co-housing models to ensure alignment with community needs and planning policy, while also reviewing the long-term suitability of the Neighbourhood Zone to reflect evolving land-use demand and development patterns.

The precinct interfaces with Keith Stephenson Park and access across Adelaide Road will be improved with a new signalised pedestrian crossing near Mill Street that is expected to be completed in 2026.



Image: Mill Street Aerial, Google Maps

DUNN AND BICKLE PRECINCT

Reimagining space for connection, recreation, and growth

Dunn and Bickle Precinct

Role and Character

The Dunn and Bickle Precinct will serve as a active green and recreation corridor on the north-eastern edge of Mount Barker’s city centre, providing a balance of ecological restoration, informal recreation, and organised sport. Its role is to deliver high-quality, inclusive, and accessible open space that supports community wellbeing while reinforcing the precinct’s environmental and cultural significance.

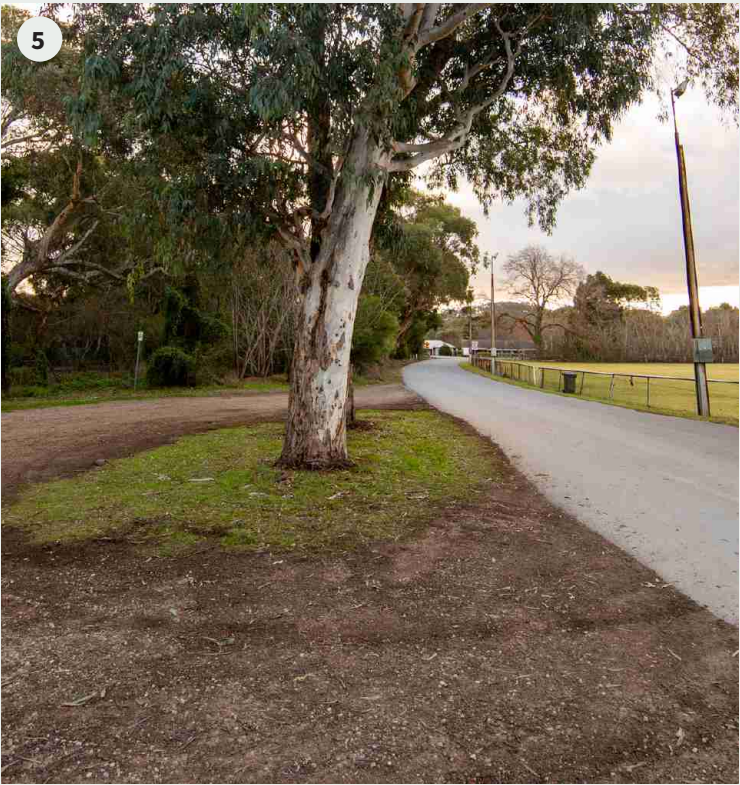
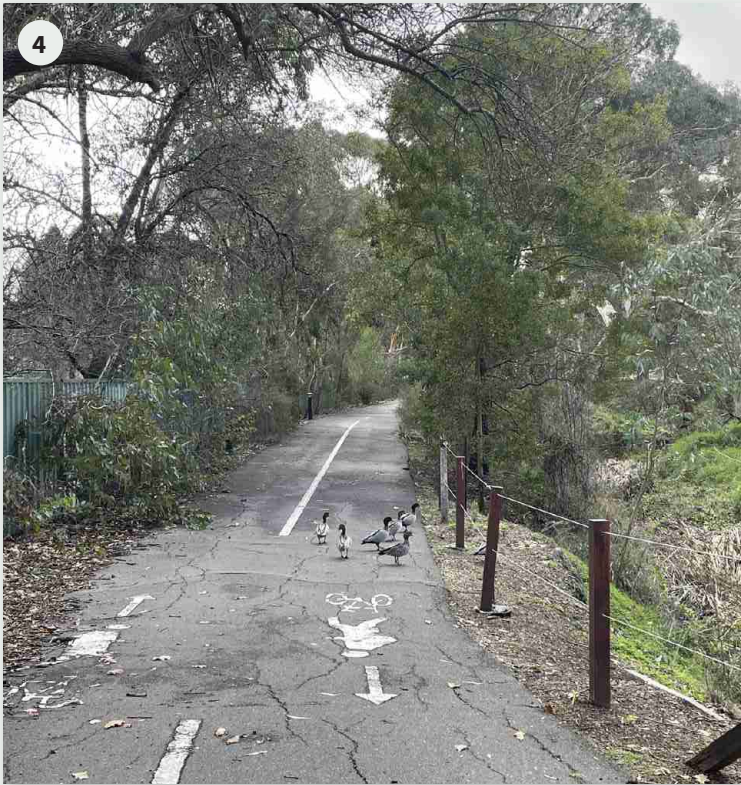
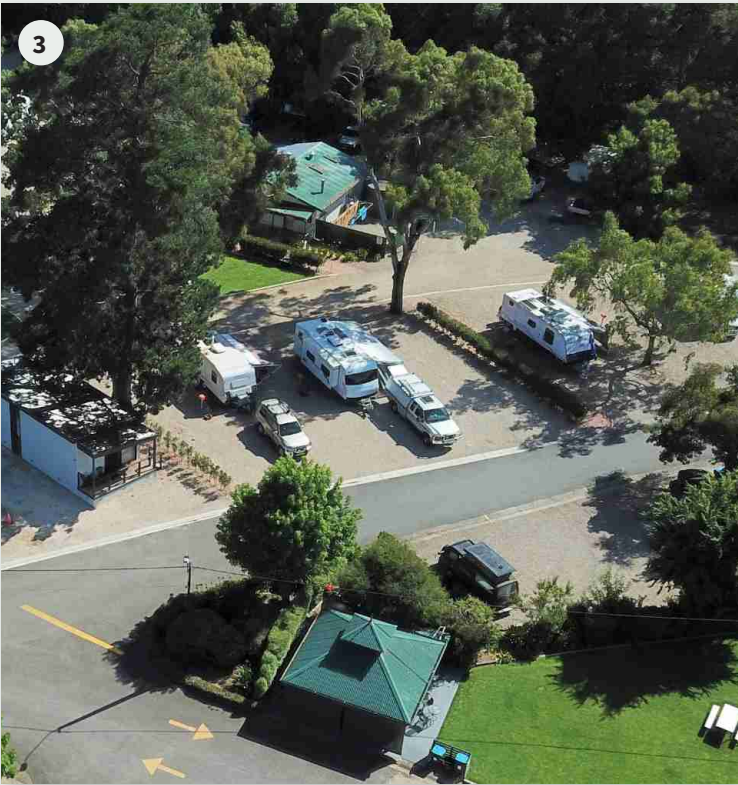
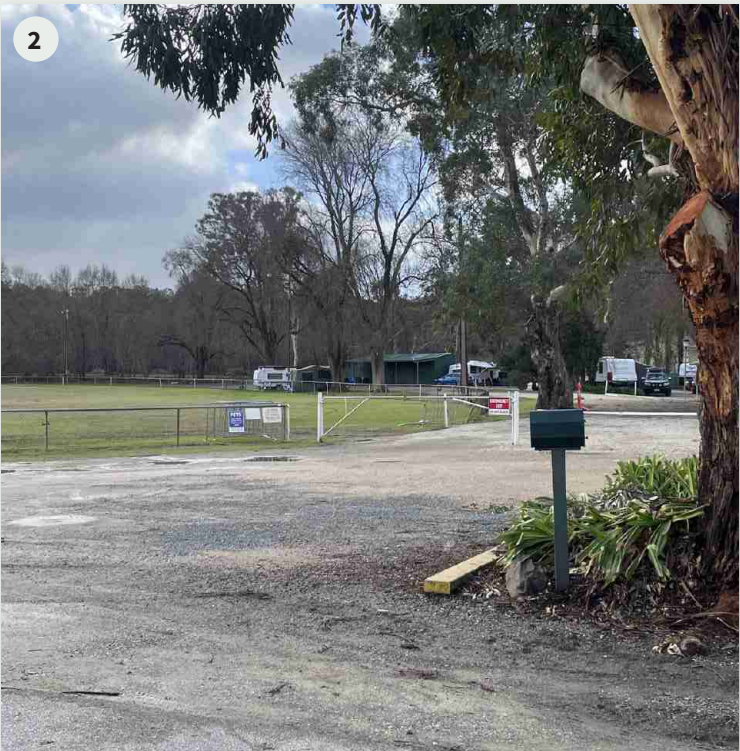
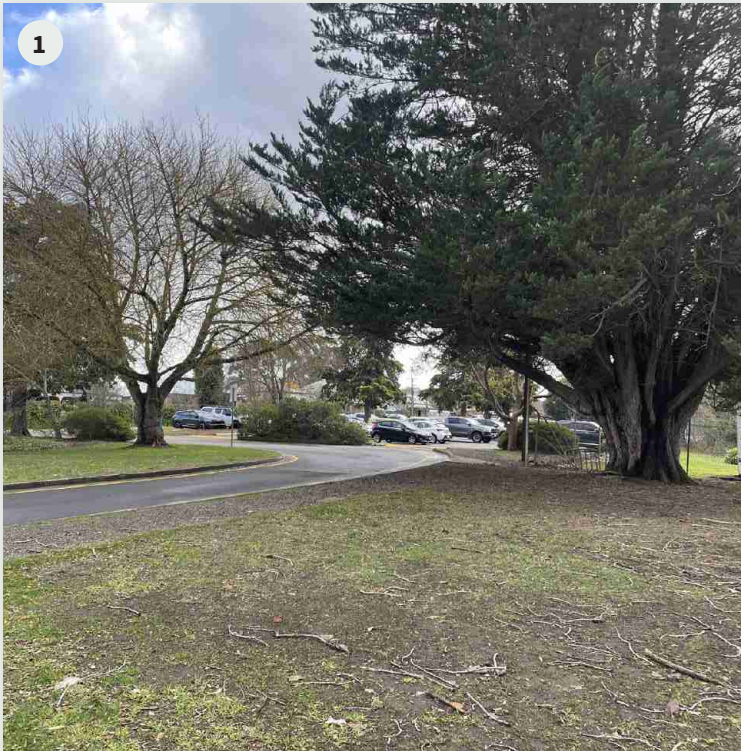
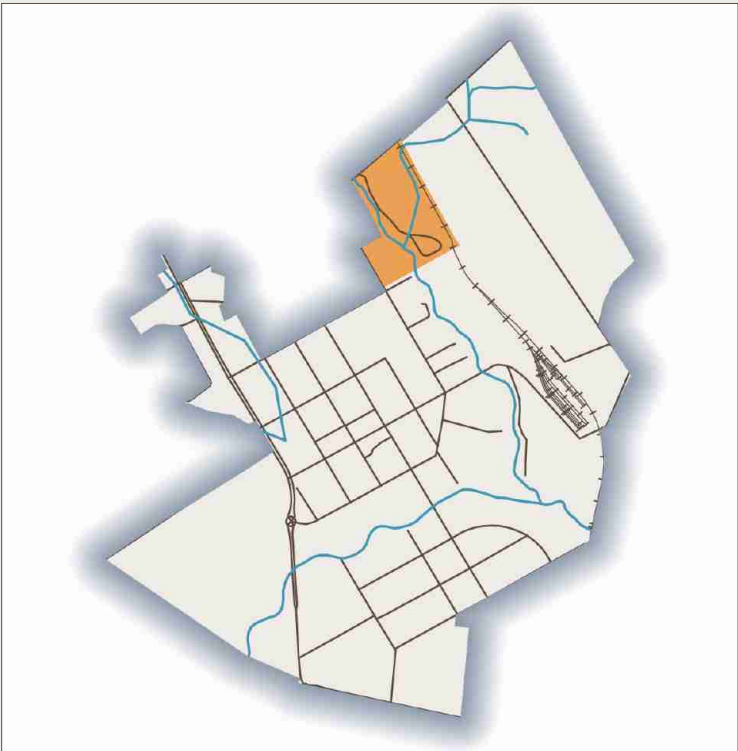
The precinct is characterised by its integration of natural systems and community-focused infrastructure. A coordinated landscape approach will strengthen biodiversity outcomes through riparian restoration, expanded tree canopy, and water-sensitive urban design, while also enhancing amenity, shade, and urban cooling.

Informal recreation will be a defining feature, with walking trails, picnic areas, and social spaces designed to encourage passive use, connection to nature, and everyday community interaction. These elements will be complemented by a clearly defined arrival experience and improved pedestrian connections to the city centre and surrounding neighbourhoods.

The precinct will also accommodate structured recreational uses, including the potential reinstatement of an oval and supporting facilities such as shared pavilions and clubrooms. These uses will be carefully integrated to support flexible, multi-user outcomes and maximise utilisation of the site.

A strong emphasis will be placed on community engagement and co-design, including collaboration with First Nations groups to incorporate cultural interpretation and storytelling into the landscape. This will ensure the precinct reflects local identity and fosters meaningful connections to Country.

Over time, the precinct will evolve to accommodate complementary community uses and potential changes in land tenure, including the future transition of sites such as the caravan park. Any redevelopment will prioritise nature-based outcomes, community benefit, and alignment with public land management objectives.





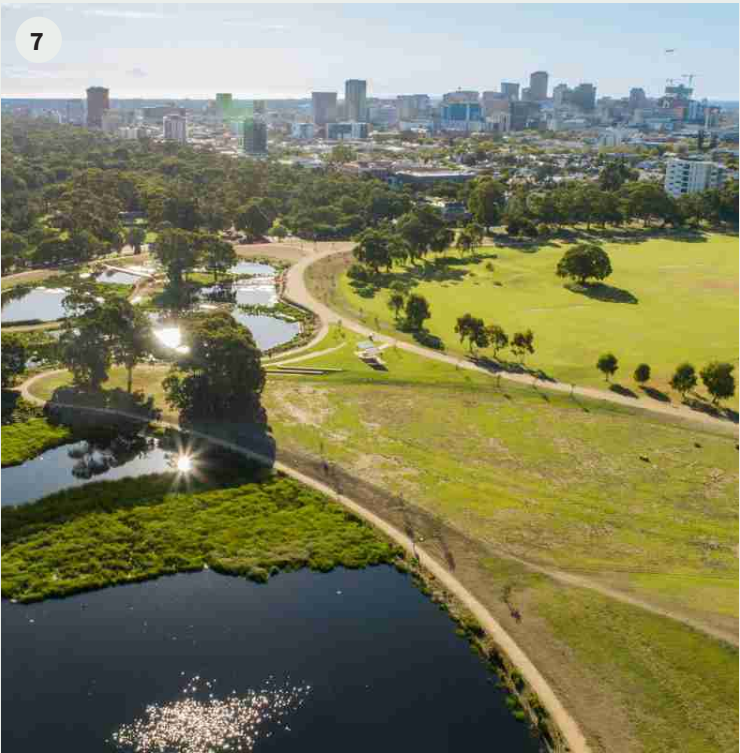
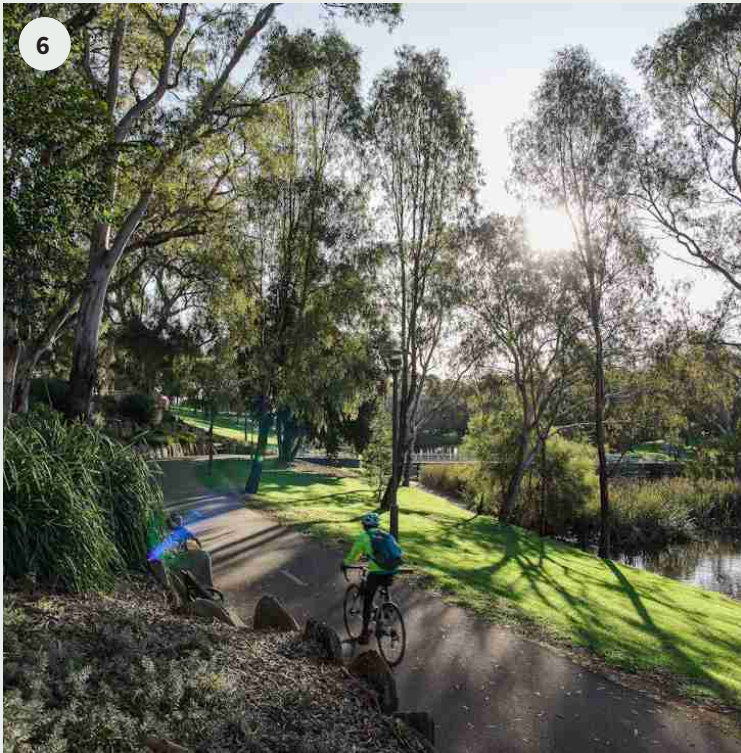
Map18 Dunn and Bickle Precinct

Precinct Plan Approach

- District-level sport and recreation facilities designed for co-location, multi-use, and flexibility to meet diverse community needs.
- Integration of passive and active open spaces that respect the precinct’s historical character, combining quiet green areas with organised recreation spaces.
- Rehabilitation of creek corridors and native vegetation zones with site-appropriate tree species to enhance biodiversity and strengthen Mount Barker’s urban forest.
- Improved access routes across the site, enabling north–south movement along the creek and east–west connections over it.
- Increased tree planting within key areas of the Dunn and Bickle precinct to achieve Council’s tree canopy targets.
- Creation of a distinctive sense of arrival/entry statement through a landscaped approach to the precinct.
- Establishment of green buffers between existing car parking and the Dutton Road Park ‘n’ Ride.
- Adoption of sustainable practices, including recycled water irrigation, expanded tree canopy, and water-sensitive urban design.
- Inclusion of (where possible) informal recreational activity spaces and infrastructure such as but not limited to pump tracks, skate facilities, exercise equipment, and informal sports courts.
- Application of universal design principles for playgrounds and changerooms to ensure accessibility and inclusivity.
- Rationalisation of surplus or low-value space, assets and/or built infrastructure to reinvest in priority actions for the site.

- Formal agreements for shared use of ovals and/ or other environmental, recreation or sport based spaces to reduce pressure on Council assets.
- Adoption of consistent service level standards and objectives of a district-level facility to ensure equity and prevent duplication.
- Enhanced existing educational signage and improved wayfinding throughout the site to promote accessibility, elevate user experience, and reinforce a strong sense of place.

The precedent images have been included to visually communicate the design intent and functional aspirations of the precinct plan.



Precedent Images: (6) Adelaide Park Lands, Government of South Australia, (7) Victoria Park Pakapakanthi Wetland, Jackie Gu, (8) Wayfinding sign in Rymill Park / Murlawirrapurka, Studio Binocular, (9) Tidlangga Sports Pavilion, DesignInc

Strategic Options Summary

As part of the Dunn and Bickle Precinct planning process, four strategic options were previously presented to the community and stakeholders for consideration. Each option explored a different future direction for the precinct, while maintaining a shared commitment to environmental enhancement, improved accessibility, and provision of community infrastructure.

The following section provides a recap of those options as they were originally presented during consultation, outlining their intended focus, key benefits, and points of difference.

Shared Foundations Across All Options

All four options consistently incorporated a suite of improvements that reflected common priorities identified early in the planning process.

A strong emphasis was placed on environmental restoration, particularly along the creek corridor. Each option included measures to rejuvenate the riparian zone, improve water management, and enhance biodiversity through weed removal and revegetation, while retaining mature vegetation wherever possible.

The options also prioritised improved connectivity and access. This included the introduction of a second southern footbridge, upgraded pedestrian pathways linking key areas, and the creation of a defined and welcoming arrival experience from Druids Avenue.

In addition, all options provided for core community amenities, such as informal play areas, picnic spaces with shelters and barbeques, and small-scale event or performance spaces. Consideration was also given to the future of the RSL Memorial to better support large gatherings.

Car parking was consistently retained or enhanced, with additional tree planting proposed to improve shading, visual amenity, and integration within the landscape.

Nature-Based Option

The Nature-Based Option was presented as an environmentally focused scenario that prioritised ecological restoration and passive recreation.

Key Features and Benefits

This option proposed the most significant transformation of the precinct’s landscape, including the restoration and revegetation of the former caravan park to create a native habitat area.

This approach aimed to strengthen biodiversity and reinforce the creek corridor as a key natural asset. A network of interpretive trails was included, designed to support educational experiences focused on bush tucker and local flora and fauna. These features were intended to enhance community understanding of the natural environment and provide a unique point of interest.

The oval was reconfigured into an informal recreation space, supporting flexible use such as casual play and relaxation. Supporting infrastructure, including a small car park and a modest outdoor performance space, ensured the precinct remained functional while maintaining a low-impact character. Overall, the option emphasised simplicity, sustainability, and everyday enjoyment of a natural setting, including:

- Focus on habitat restoration and biodiversity;
- Informal recreation and low-impact use;
- Environmental education through interpretive trails;
- Minimal built infrastructure.

Consultation Feedback

The Nature-Based option received the strongest support, with 48 respondents indicating support or strong support, compared to only 15 expressing opposition. This demonstrates a clear community preference for retaining and enhancing open space, natural landscapes, and informal recreational opportunities within the precinct. This aligns strongly with broader survey themes emphasising environmental values, tree retention, and passive recreation.

Map 19 Dunn and Bickle Precinct - Nature Based Option



Culture and Community Option

The Culture and Community Option was presented as a high-activation scenario centred on arts, events, and civic life.

Key Features and Benefits

At the core of this option was the development of a regional-scale performing arts centre, designed to accommodate between 700 and 800 people and potentially supported by a visual arts gallery. This facility was intended to position the precinct as a major cultural destination.

A large forecourt and gathering space were proposed to support events, festivals, and performances, allowing the precinct to host activities beyond the capacity of the town square.

The oval was reinstated as a formal sporting ground, enabling both regular sporting use and larger community events. Supporting this was a shared, multi-sport clubroom facility and additional recreational infrastructure including bowling rinks and croquet courts.

The option also incorporated substantial parking and servicing infrastructure to support event operations and visitor access.

Overall, this option sought to create a vibrant, multi-functional hub that combined culture, sport, and community interaction, including:

- Major performing arts and cultural facilities;
- Capacity for large events and regional attraction;
- Integration of sport and community uses; and
- Higher level of built infrastructure.

Consultation Feedback

The Culture and Community option also received moderate support, with 34 respondents supporting or strongly supporting the option. However, this option generated more mixed views, with a notable proportion of respondents expressing opposition. This suggests that while there is an appetite for community-focused infrastructure, there are concerns about built form intensity, land use trade-offs, and potential impacts on open space.

Map 20 Dunn and Bickle Precinct - Culture and Community Option



Tourism-Focused Option

The Tourism-Focused Option was presented as a scenario designed to strengthen the local visitor economy through expanded accommodation and visitor services.

Key Features and Benefits

This option retained and significantly expanded the caravan park, introducing a range of accommodation types including cabins, RV sites, and camping areas. This was intended to increase visitor capacity and encourage longer stays.

Upgraded amenities such as ablution blocks, laundry facilities, barbecues, and seating areas were proposed to improve the overall quality of the visitor experience. The option also included infrastructure to support RV tourism, such as designated parking and waste disposal facilities, recognising a growing market segment.

While tourism was the primary focus, the option continued to enhance natural features, including expanded habitat areas along the creek, ensuring that environmental values complemented the visitor offering.

The oval was retained as an informal recreation space, supporting flexible use by both visitors and the local community, including:

- Expanded caravan park and visitor accommodation;
- Upgraded visitor amenities and RV facilities;
- Strong alignment with tourism growth; and
- Balance between environmental enhancement and economic use.

Consultation Feedback

The Tourism-Focused option received the lowest level of support and the highest level of opposition, with 24 respondents supporting or strongly supporting the option compared to 35 expressing opposition. This reflects concern that tourism-oriented development—particularly expansion or intensification of the caravan park, may not deliver strong everyday community benefit and could increase traffic, limit public access, or displace open space.

Map 21 Dunn and Bickle Precinct - Tourism Focused Option



Sport and Recreation Option

The Sport and Recreation Option was presented as a community-focused scenario centred on organised sport and active recreation.

Key Features and Benefits

This option reinstated the oval as a formal cricket and junior AFL ground, providing a dedicated venue for local sporting clubs and competitions.

A shared, two-storey clubroom facility was proposed to serve multiple sports, including cricket, football, bowls, and croquet. This aimed to improve efficiency and foster collaboration between user groups.

Expanded recreational infrastructure included additional croquet courts and bowling rinks, increasing the diversity of activities available and catering to a wide demographic.

The option also explored improved connectivity to surrounding residential areas, including potential pedestrian links across the railway corridor.

While focused on sport, the option retained areas for native vegetation and included trail networks, ensuring the precinct remained accessible for passive recreation, including:

- Formal sporting facilities and active recreation;
- Shared clubroom and multi-sport use;
- Expanded range of recreational activities; and
- Integration with surrounding community.

Consultation Feedback

The Sport and Recreation option attracted more balanced but generally lower support, with 28 respondents in support or strong support and a similar number expressing opposition. Feedback indicates that many respondents consider existing facilities at the Summit and elsewhere in Mount Barker to already meet structured sporting needs, reducing the perceived priority for additional formal sporting infrastructure within this precinct.

Map 22 Dunn and Bickle Precinct - Sport and Recreation Option



Dunn and Bickle Precinct - Preferred

The four options presented during consultation each reflected a distinct and credible direction for the future of the Dunn and Bickle Precinct

Feedback received through Stage 2 community consultation demonstrated a strong level of overall interest and engagement in the future of the precinct. Importantly, the consultation highlighted that while there was broad support for several core elements, there were also divided views on more defining aspects of the site’s future role.

Consistent support was expressed for:

- Improved environmental outcomes, particularly along the creek corridor
- Enhanced walking trails and connectivity
- Retention of green space and mature vegetation
- Provision of flexible community spaces and amenities.

However, feedback indicated more varied and often polarised views in relation to:

- Scale and intensity of built development
- Role of tourism and accommodation on the site
- Extent of formal sporting infrastructure
- Inclusion of large-scale cultural or event facilities

This divergence in views highlighted the challenge and opportunity of balancing the precinct’s multiple roles as a natural landscape, community space, recreational hub, and potential economic asset.

In response to this feedback, Council has progressed a preferred approach for the precinct. This approach seeks to draw together the most strongly supported elements from each of the four options, creating a balanced and flexible long-term vision.

A key feature of this hybrid approach is the recognition that not all elements need to be delivered immediately. Instead, the associated implementation plan establishes:

- Clear triggers for when future components may be required
- Further investigations and evidence needed before major site changes are undertaken
- Staged delivery timeframes, ensuring development responds to demonstrated need, funding availability, and community support

This approach allows Council to respond adaptively over time, ensuring that any significant changes to the precinct are well-informed, community-supported, and aligned with broader strategic priorities.

The action plans are structured around a series of sub-projects, or closely related tasks, which collectively contribute to the delivery of a single, cohesive project or overarching outcome. These sub-projects include:

- Informal Recreation
- Oval Reinstatement
- Future Site Use

The action plans and supporting mapping are further reinforced by an implementation plan, which outlines the sequencing and overlap of tasks across the entire precinct. This provides clarity on how resources can be effectively allocated to deliver the identified actions, while also establishing the logical progression and coordination of sub-projects.

Map 23 Dunn and Bickle Precinct - Preferred



Map 24 Dunn and Bickle Precinct - Informal Recreation



- 1 Retain and enhance walking experience along creek line.
- 2 Increased tree planting to the Cameron Road frontage of the car park to increase screening of parked vehicles and increase of tree planting within the car park to improve tree canopy cover.
- 3 Provide second southern footbridge to provide connectivity from the main car park and city centre to the eastern precinct.
- 4 Restoration and rejuvenation of the riparian zone to improve natural habitat, stormwater flows and management of the environment, including weed reduction and exotic species removal.
- 5 Creation of a sense of arrival to the reserve for pedestrians entering from the city centre along Druids Avenue.
- 6 Provision of a pedestrian path from the car park to the creek line walking trail and southern bridge crossing, and development of an informal play area on cleared space created by the demolition of the old pool.
- 7 Provision of a small scale performance amphitheatre for events in the park.
- 8 Possible relocation of the RSL Memorial to provide a larger space for crowds associated with major memorial events (e.g. Anzac Day Memorial Service).
- 9 Creation of a picnic area incorporating barbeques, shelters, tables and chairs.
- 10 Retention of the existing building and continued occupation by community uses (such as the car restorers club).
- 11 Retain mature existing vegetation on the site wherever practical.
- 12 Retain existing creek crossing.

Informal Recreation Action Plan					
Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
DB-1	Develop and implement a comprehensive stakeholder and community engagement program by identifying and mapping stakeholders; aligning an engagement strategy and Charter; delivering targeted stakeholder and broader community engagement activities.	- Identify and map stakeholders (internal, agencies, community groups). - Establish engagement schedule (workshops, surveys, forums).	Community Engagement Policy 2026 (currently in draft) Community Plan 2044	Short-term (0–12 months) – planning and engagement Ongoing – consultation aligned to project phases	Internal staff (Engagement and Strategic Planning) External facilitator (if required)
DB-2	Engage with the Adelaide Hills Reconciliation Working Group to assess the suitability of a cultural trail or other interpretive elements within the precinct’s informal recreation areas.	- Engage Aboriginal stakeholders and cultural advisors. - Co-design interpretive elements.	Aboriginal Cultural Heritage Policy Aboriginal Cultural Heritage Act 1988 (SA)	Short–Medium term (0–3 years)	Partnerships with First Nations groups Grant opportunities or appoint landscape architect with suitable First Nations design capability
DB-3	Establish a Community Reference Group (CRG) and develop Terms of Reference to support and inform the detailed design of informal recreation areas within the precinct.	- Define CRG purpose and scope. - Recruit members.	Community Engagement Policy 2026 (currently in draft)	Short–Medium term (1–3 years)	Internal staff (Engagement + Strategic Planning)
DB-4	Develop detailed designs and cost estimates for identified informal recreation areas within the precinct, including an enhanced walking experience along the creek, a picnic area with barbecues, shelters, tables and seating, and a defined arrival experience for pedestrians entering the reserve from the City Centre via Druids Avenue.	- Site analysis and audit (including trees & creek interface). - Stakeholder and CRG input. - Planning approvals (if required). - Procurement preparation.	Council landscape and/or engineering standards	Short–Medium term (1–3 years)	External consultants (landscape, engineering)
DB-5	Investigate current and potential grant funding opportunities aligned with the planning, design and delivery of informal recreation spaces and associated public amenities within the precinct.	- Align projects to criteria. - Prepare business cases. - Submit funding applications.	Financial Sustainability Policy Long Term Financial Plan	Short-term - linked to delivery of Concept in DB-4	Internal staff
DB-6	Prepare and implement a coordinated landscape concept for the precinct that establishes a cohesive public realm, including wayfinding, planting schedules, and a materials and finishes palette aligned with the Environmental and Sustainability Strategy. This should incorporate an environmental enhancement program that increases tree planting along the Cameron Road frontage and within the car park, retains mature vegetation where practicable, and delivers targeted restoration of the adjacent riparian corridor, improving visual amenity, providing shade and urban cooling, strengthening biodiversity, and enhancing stormwater management through integrated, nature-based design.	- Tree audit and retention plan. - Detailed landscape and WSUD design. - Establishment and maintenance program.	Environment and Sustainability Strategy 2035 Township Greening Action Plan 2026–2030 Nature and Wildlife Action Plan 2026–2030	Medium term delivery (2–5 years) Ongoing maintenance (3–5 years post planting)	Capital Works Program Potential collaboration with community groups Community group involvement in weed eradication, vegetation planting etc.

Map 25 Dunn and Bickle Precinct - Oval Reinstatement



1

Reinstate the oval as a formal cricket and junior AFL ground, while also enabling it to accommodate larger periodic events that cannot be held within the town square.

2

Provide car parks adjacent to the proposed club rooms for visitors to the sports facilities.

3

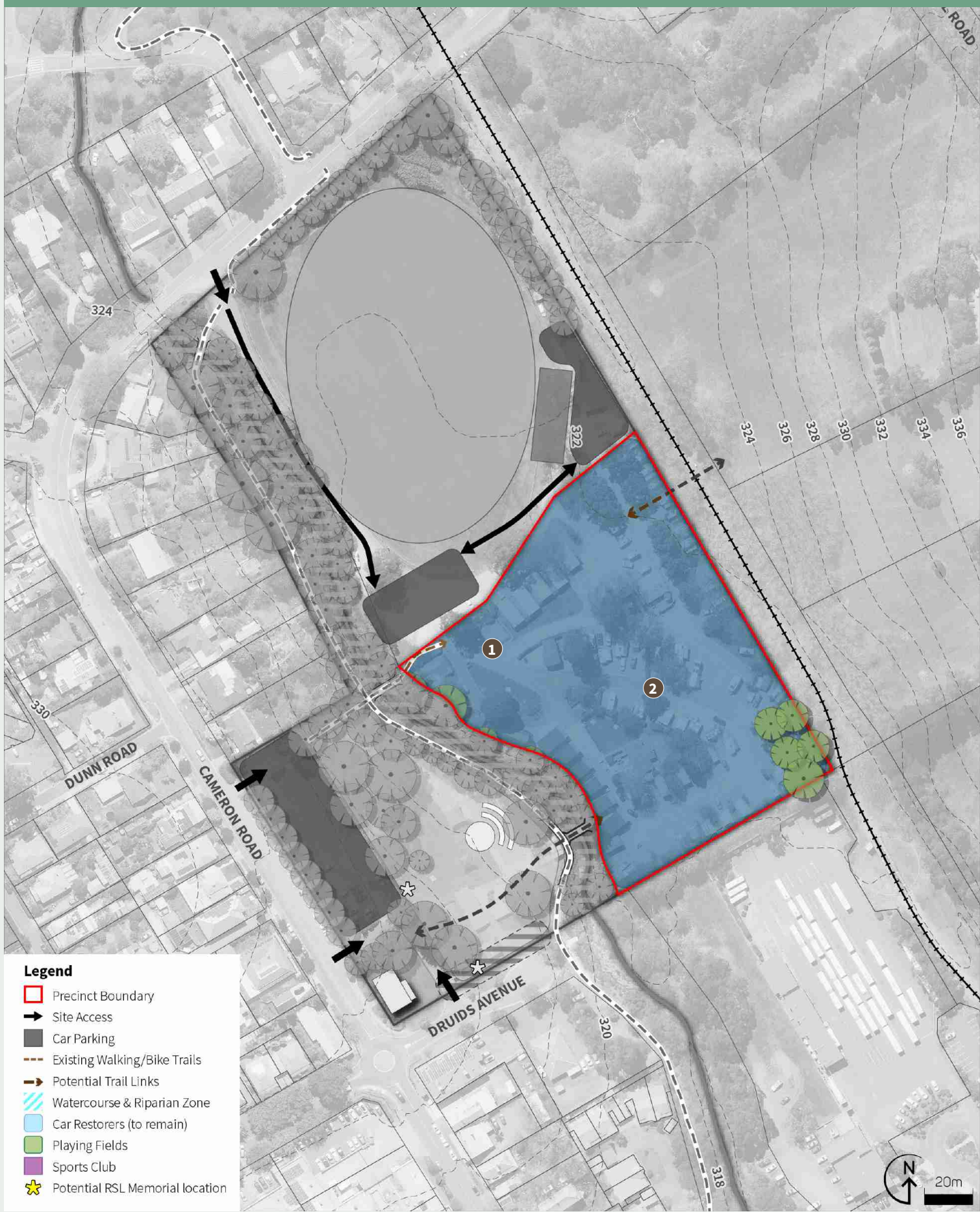
Development of a shared clubroom serving cricket. The clubroom would be two storeys, providing sheltered outdoor deck and indoor space overlooking each sporting field / court / green.

4

Consider opportunities to improve connectivity between the sports precinct and the proposed residential area to the east of the rail alignment. Given the limited utilisation of the rail corridor, an at-grade pedestrian crossing is likely to be appropriate.

Oval Reinstatement Action Plan					
Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
DB-7	Initiate preliminary discussions with the Mount Barker Cricket Club and SACA to understand their interest in, and future use of, the site/oval, including projected growth, spatial requirements, and anticipated usage levels.	Initial engagement and needs assessment.	Sport and Recreation Action Plan	Short-term (0–12 months)	Internal staff and project manager
DB-8	Investigate shared use opportunities for the oval and possible clubrooms/sports pavilion.	- Identify potential user groups - Identify spatial and facility requirements. - Confirm usage projections. - Document outcomes for planning phase.	Sport and Recreation Action Plan	Short-medium term (0-3 years)	Internal staff and project manager Alternatively can be undertaken by a consultant
DB-9	Investigate current and potential grant funding opportunities aligned with the planning, design and delivery of sports pavilion/clubrooms and associated public amenities within the precinct.	- Align projects to criteria. - Prepare business cases. - Submit funding applications.	Financial Sustainability Policy Long Term Financial Plan	Short-medium term (0-3 years)	Internal staff and project manager Alternatively can be undertaken by a consultant
DB-10	Subject to the findings of above actions, undertake design and costing estimates for all proposed oval and surrounds upgrades	- Landscape Architect Design - Architect Design	Sport and Recreation Action Plan	Medium term (2–4 years)	Consultant team
DB-11	Upgrade/make good the oval, including improvements to irrigation and drainage systems.	Procurement and delivery process	Sport and Recreation Action Plan	Medium term (2–4 years)	Capital Works Program / contractor delivery
DB-12	Subject to funding, deliver new sports pavilion/clubrooms and associated car parking.	Procurement and delivery process	Asset Management Plan	Medium–Long term (3–6 years)	Capital Works Program / contractor delivery

Map 26 Dunn and Bickle Precinct - Future Site Use



- 1 Review lease arrangements for the Mount Barker Caravan & Tourist Park, including titles, land status, constraints, existing occupants, and future use requirements, to inform an assessment of the site's ongoing role and need.
- 2 Prepare preliminary biodiversity and open space design scenarios, both with and without the integration of bowls and croquet facilities, to inform spatial requirements and optimise the co-location of recreational activities.

Future Site Use Action Plan					
Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
DB-13	Undertake comprehensive land and tenure due diligence by completing title searches and Certificate of Title review; confirming community land status; identifying any relevant overlays, constraints, or site conditions; auditing existing occupants and tenure arrangements; developing a negotiation framework with current users; and assessing potential future user requirements for the site.	- Planning advice - Legal Advice - Consultation strategy and implementation	Open Space and Recreation Asset Management Plan	Short-term (0–12 months)	Consultant team
DB-14	Review and assess the existing lease arrangements for the Mount Barker Caravan & Tourist Park to identify constraints, opportunities, renewal requirements and other considerations for the site’s longer-term future.	Legal Advice	Property Strategy Action Plan 2029 - Action 2.3, 7 & 9	Short-term (0–12 months)	Consultant team
DB-15	Investigate and assess the suitability, spatial requirements and design considerations for a preferred nature based or community focused use of the Mount Barker Caravan & Tourist Park site at the conclusion of the current lease, including options such as biodiversity restoration and/or lawn based sports such as bowls or croquet.	- Planning Advice - Landscape Advice	Open Space and Recreation Asset Management Plan	Short-medium term (0-3 years)	Consultant team
DB-16	Review the need to accommodate the lawn bowls and croquet club at this location, subject to decisions regarding the existing bowls/croquet site.	Council decisions/ occupant input regarding Mann Street Proposal		Medium term (2-5 years)	Internal staff
DB-17	Prepare a nature and biodiversity design that addresses scenarios both with and without the inclusion of bowls and croquet on the nominated site.	Landscape Architect		Medium term (2-5 years)	
DB-18	Prepare and adopt a revised Community Land Management Plan, including drafting amendments to the current plan; reporting to Council to seek acceptance for public consultation; undertaking consultation activities (website, fact sheet, survey, media release, public notice, community forum, and public submissions); analysing and reporting on consultation outcomes; and presenting final recommendations to Council for adoption, followed by public notification of the approved plan.	- Planning Advice - Legal Advice - Consultation - Council Decision	Property Strategy Action Plan 2029 - Action 6	Medium term (2-5 years)	Consultant team

Implementation Plan

The Dunn and Bickle Precinct presents a opportunity to consolidate individual actions into coordinated project and delivery packages. This can be achieved through shared internal resourcing, alignment of delivery timeframes, engagement of common consultant teams, and the coordination of processes such as grant applications, development approvals, and stakeholder consultation.

Engagement & Governance

A coordinated engagement and governance program should be established across Actions DB-1, DB-2, DB-3, DB-7, DB-13 and DB-18. These actions all require structured stakeholder engagement, consultation processes, or governance frameworks, including the establishment of a Community Reference Group and engagement with First Nations representatives and sporting stakeholders.

This approach enables a single, consistent engagement framework supported by shared tools such as stakeholder databases, consultation activities (workshops, forums, surveys), and facilitation resources.

Land Use & Tenure Strategy

Actions DB-13, DB-14, DB-15, DB-16 and DB-18 form a cohesive land and property strategy package. These actions cover due diligence, lease review, future land use planning, and statutory plan preparation.

Undertaking these tasks as a single project allows legal, planning, and property investigations to directly inform future land use scenarios and eventual amendments to the Community Land Management Plan.

Shared resources include legal and planning consultants, property specialists, and associated consultation processes linked to the broader engagement program.

Planning, Design and Technical Investigations

Actions DB-4, DB-6, DB-10, DB-15 and DB-17 can be delivered as a single, integrated design and investigation package.

These actions collectively address detailed design, spatial planning, landscape concepts, biodiversity outcomes, and technical site analysis.

The preparation of a coordinated landscape and public realm concept (DB-6) provides a foundation for recreation design (DB-4), biodiversity planning (DB-17), and oval upgrades (DB-10), while land use investigations (DB-15) inform overall design scenarios.

Shared specialist inputs, such as landscape architecture, engineering, water-sensitive urban design (WSUD), and ecological expertise, can be efficiently coordinated through a single consultant team.

Funding & Business Case

Actions DB-5, DB-9, DB-10 and DB-12 should be consolidated into a single funding and investment program. These actions collectively address grant funding, cost estimation, business case development, and delivery planning.

Coordinating grant applications (DB-5 and DB-9) avoids duplication and ensures that funding submissions are aligned with consolidated design outputs and staging strategies. Design and cost estimates (DB-10) provide the necessary inputs to support investment decisions and subsequent delivery of major infrastructure such as the sports pavilion (DB-12).

Coordinated Construction and Delivery

Actions DB-10, DB-11, DB-12 and DB-6 can be aligned within a staged construction and delivery program.

Design outputs (DB-10) inform the delivery of oval upgrades (DB-11) and new buildings (DB-12), while landscape works (DB-6) should be delivered concurrently to ensure a cohesive public realm outcome.

A coordinated delivery approach enables shared procurement processes, efficient contractor mobilisation, and integration within the Capital Works Program.

Dunn and Bickle Precinct Implementation Plan									
Project / Package	Actions	0-6 Months	6-12 Month	1-2 Years	2-3 Year	3-5 Years	5-7 Year	7-10 Years	10+ Years
Engagement & Governance	DB-1,2,3,7,13								
	Shared stakeholder engagement, CRG, consultation								
Land Use & Tenure Strategy	DB-13,14,15,16								
	Due diligence, future use, analysis								
Planning, Design & Technical	DB-4,6,10,15,17,18								
	Integrated design (landscape, recreation, sport, biodiversity)								
Funding & Business Case	DB-5,9,10,12								
	Grants, cost estimates, investment strategy								
Construction & Delivery	DB-10,11,12,6								
	Coordinated delivery of oval, pavilion, landscape								

MANN STREET CIVIC AND CULTURAL PRECINCT

Building a dynamic centre for civic engagement and cultural expression

Mann Street Civic and Cultural Precinct

Role and Character

The Mann Street Civic and Cultural Precinct will serve as Mount Barker’s civic, cultural and administrative hub, anchoring the city centre and reinforcing its role as the primary destination for community life, government services and cultural expression.

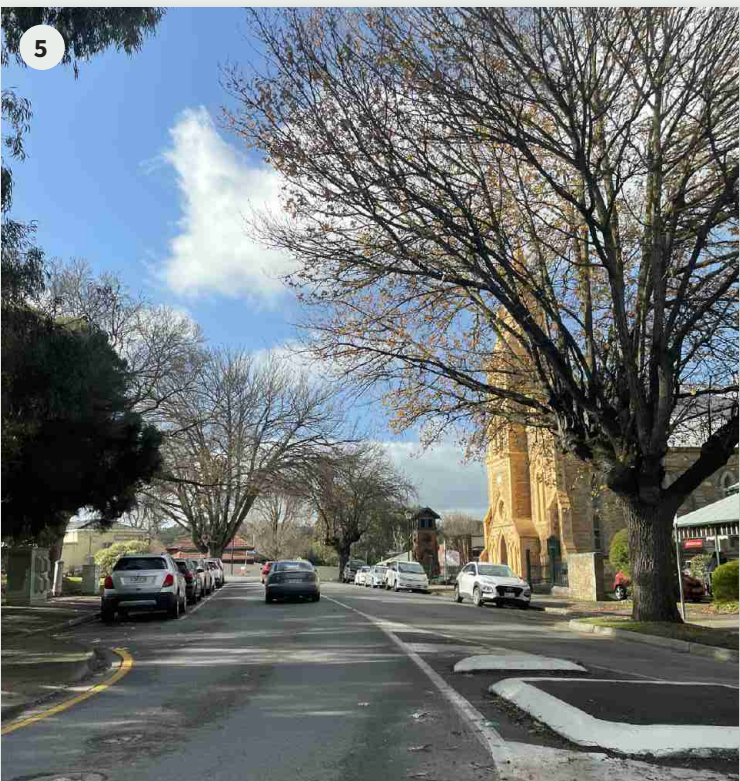
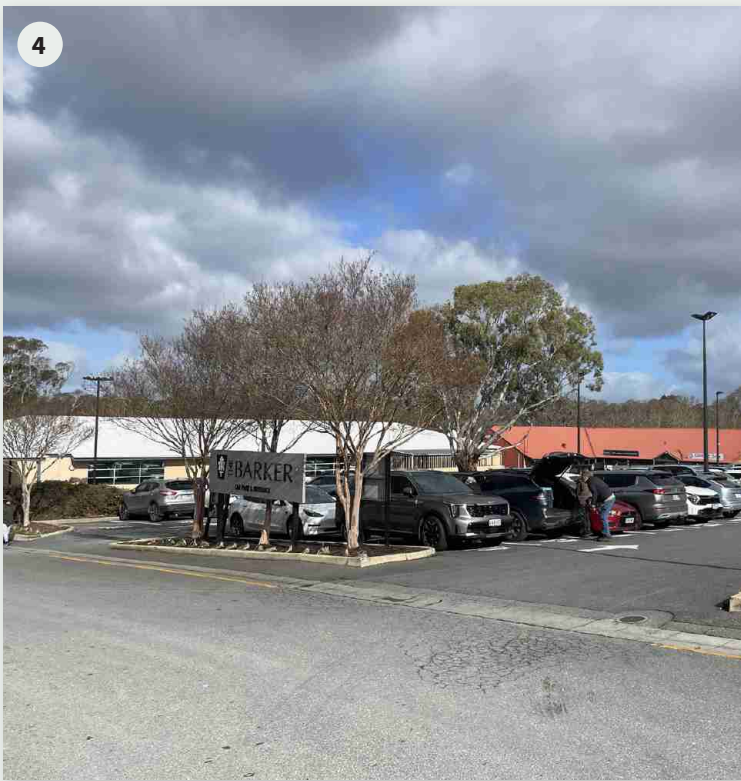
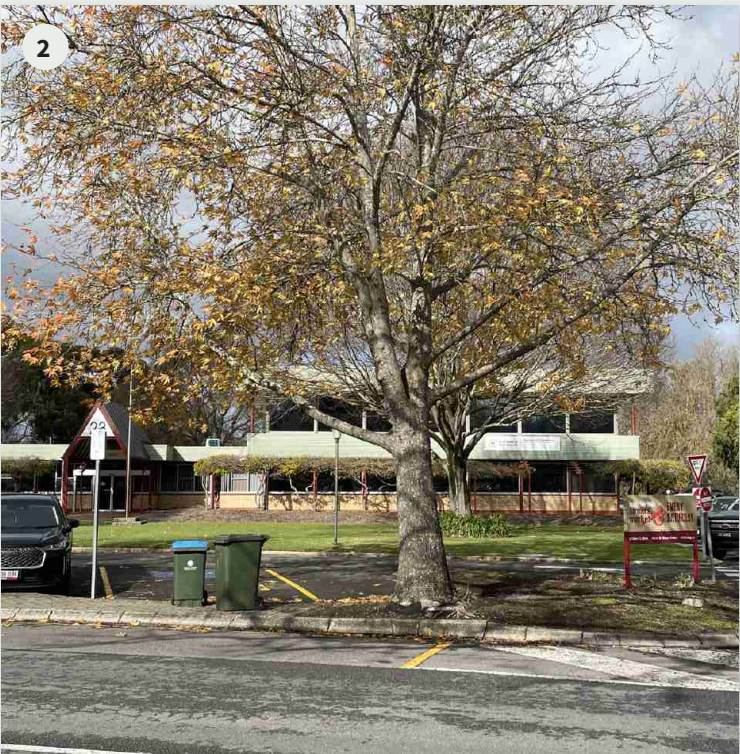
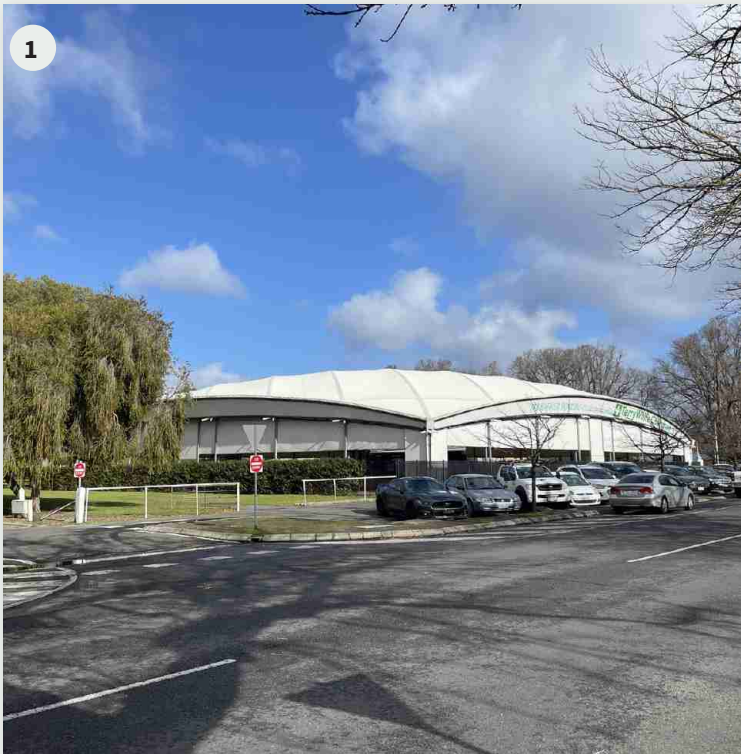
The precinct is envisioned as a vibrant, mixed-use environment that integrates civic functions, cultural facilities and active commercial frontages within a cohesive and accessible urban setting. It will accommodate a consolidated civic and administration centre alongside a co-located library and community facility, supporting efficient service delivery and a strong civic presence.

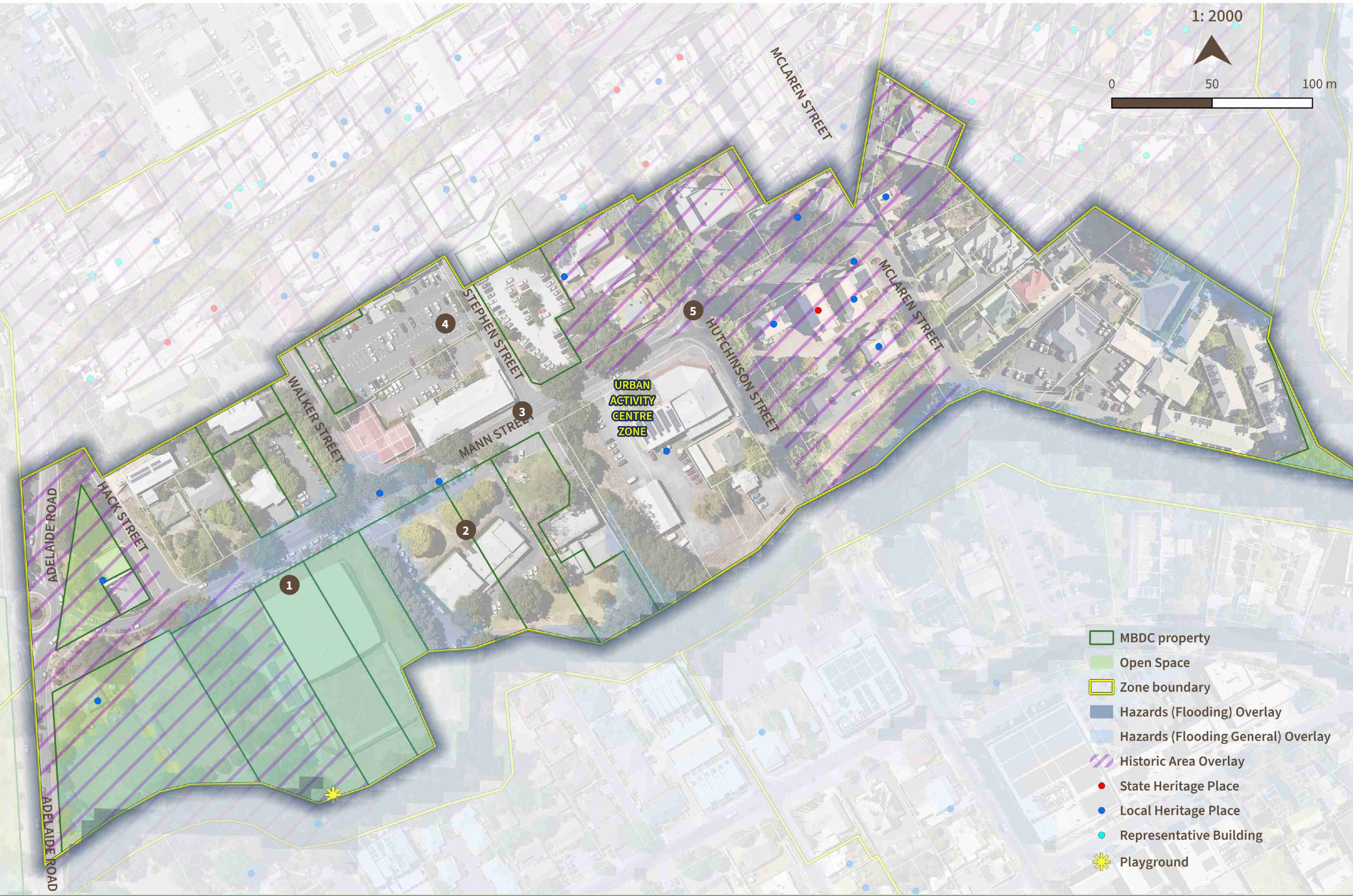
A defining characteristic of the precinct will be its role as a cultural boulevard, incorporating performing arts, gallery spaces and flexible community venues. These will be supported by high-quality public realm improvements, including formal street tree planting, activated ground-floor uses and well-designed civic spaces that encourage events, markets and day-to-night activation.

Movement and accessibility will be central, with improved pedestrian connections, integrated transport solutions and strategically designed parking that supports increased density while maintaining strong street activation. The precinct will prioritise connectivity between key destinations, including Gawler Street, Adelaide Road and surrounding civic assets.

The built form will reflect its civic significance, with landmark architecture at key locations, particularly at Adelaide Road and Mann Street, creating a recognisable identity. Development will emphasise design excellence, integrated land use and strong public realm outcomes.

The precinct will support strategic transformation through coordinated site assembly, relocation of existing uses and targeted development incentives to encourage high-quality investment, enabling a more cohesive urban form with increased density and diverse housing and commercial opportunities.





Map 27 Mann Street Civic and Cultural Precinct

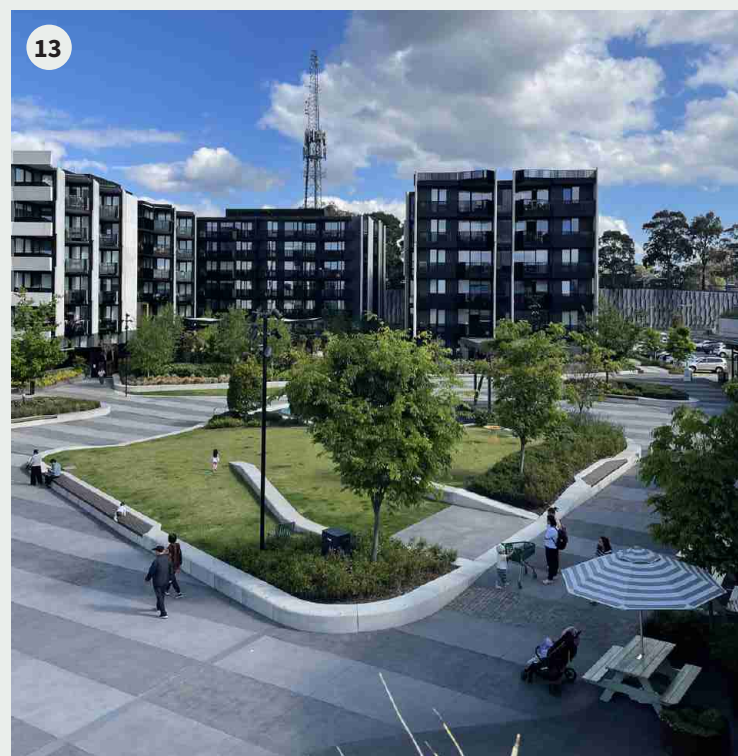
Precinct Plan Approach

- New Council administration centre and chambers will form the heart of the precinct, designed with modern architecture, sustainable principles, and active ground-floor spaces for community use.
- Relocating the Bowls and Croquet Clubs to alternative sites, such as the Dunn and Bickle Precinct or alongside other sporting facilities, would free up strategic land to support a larger community centre and library, helping to address existing space constraints.
- Purpose-built venues for performing arts, youth programs, and creative activities will provide flexible spaces for events, exhibitions, and workshops, supported by modern technology.
- High-quality streetscapes with wide footpaths, shade trees, and seating will connect to Western Flat Creek through landscaped green corridors. These will include native planting, water-sensitive design, and terraced areas for walking trails and creek-side recreation
- Landscaped plazas and informal gathering spaces will encourage social interaction, complemented by small-scale retail, cafés, and hospitality along Gawler Street to create a lively precinct.

The precedent images have been included to visually communicate the design intent and functional aspirations of the precinct plan.



Precedent Images: (6) Marrickville Library, Tom Roe and Brett Boardman, (7) South Eveleigh, Brett Boardman (8) Wyalup Civic Centre, Kerry Hill Architects, (9) Southbank Boulevard, Dianna Snape and Mike Hewson, (10) Salisbury Community Hub, City of Salisbury,



Precedent Images: (11) Slabtown Marketplace, Holst Architecture, (12) Moonee Pond Creek Render, City of Melbourne (13) Burwood Brickworks

Strategic Options Summary

As part of the Mann Street Civic and Cultural Precinct planning process, two strategic options were presented to the community and stakeholders for consideration. These options explored different ways to strengthen Mann Street as a civic, commercial, and cultural spine within the Mount Barker City Centre.

Both options built upon the precinct's strategic location, proximity to key civic uses, and its relationship with the Western Flat Creek corridor. This report provides a summary of the two options as originally presented, outlining their focus, benefits, and key differences.

Shared Foundations Across Both Options

Both options were underpinned by a consistent vision to reinforce Mann Street as a major civic and mixed-use corridor, while improving its function, amenity, and integration with surrounding areas.

A key strength of both options was the establishment of a strong civic core, anchored by a new Council administration centre, with the opportunity to co-locate a library and community centre. This consolidation was intended to improve service delivery, create efficiencies, and provide a centralised community destination.

Both options also supported significant redevelopment opportunities, including:

- Commercial office space, including the attraction of State Government tenants
- Mixed-use development with retail, residential, and higher-density housing
- Activation of underutilised or low-value sites

Transport and movement were also consistently addressed. Both options retained two-way traffic along Mann Street as a critical east-west link, while enhancing pedestrian amenity through widened footpaths, improved crossings, landscaping, and a boulevard-style tree planting strategy.

Importantly, both options embraced the opportunity to integrate development with the Western Flat Creek corridor, supporting the creation of a linear park that enhances flood management, visual amenity, and community use. Further shared elements included:

- Retention and enhancement of visitor car parking
- Opportunities for structured parking integrated into redevelopment
- Improved pedestrian connections, including links to Walker Street and beyond
- Encouragement of increased building height and density in appropriate locations

Option 1: Consolidated Civic and Cultural Precinct

Option 1 was presented as a highly activated civic and cultural precinct, with a focus on consolidating major community, administrative, and cultural functions within the Mann Street corridor.

Key Features and Benefits

A central feature of this option was the development of an expanded performing arts facility adjacent to the Town Hall, creating a combined cultural hub. While constrained in size compared to other potential sites, this location provided strong integration with existing civic infrastructure.

The option also proposed a substantial Council administration and civic centre, with the potential inclusion of a co-located library and community hub. This created a highly efficient, centralised facility capable of meeting long-term growth demands. Significant redevelopment opportunities were identified along Mann Street, including:

- A continuous 4–6 storey built form along the southern edge, helping to define and enclose the street
- Opportunities for commercial offices and ground floor activation
- Higher-density residential and aged care development

The option also leveraged key strategic sites, including those adjacent to the Mount Barker Hotel, to unlock large-scale private sector investment, including improved access and structured parking solutions.

Importantly, this option placed a strong emphasis on intensification and activation, creating a vibrant, urban character supported by increased population and employment within the precinct.

Option 1 presented a cohesive and highly integrated civic and cultural precinct, maximising the role of Mann Street as the administrative and cultural heart of the city centre, through:

- Co-located performing arts facility and Town Hall
- Major civic and administration hub with community facilities
- Strong built form definition with higher-density outcomes
- High level of activation and redevelopment intensity

Community Feedback

The Option 1 received moderate overall support, with majority of stage 2 consultation feedback reflecting support or strong support, compared to a moderate to lower level of respondents expressing opposition.

This suggests there is a meaningful level of community interest in establishing a cultural facility within the centre, particularly as a potential drawcard, community hub, and contributor to evening economy and activity.

Elements with the highest importance ratings include:

- Enhancing the Western Flat Creek corridor as a linear park;
- Expanding creekside open space;
- Improving pedestrian comfort through wider footpaths, landscaping, and crossings.

These responses indicate a clear priority for green, walkable, and people-focused public realm improvements regardless of the preferred overall precinct option.



Map 28 Mann Street Precinct Option 1

Option 2: Flexible Civic and Cultural Precinct

Option 2 was presented as a more flexible and adaptable approach, balancing civic development with increased open space opportunities and improved connectivity across the precinct.

Key Features and Benefits

A key point of difference in this option was the reconsideration of the performing arts facility location. Where not accommodated on Mann Street, the identified site was instead proposed as an informal open space, retaining heritage elements while providing additional public realm benefits.

This introduced a more open and relaxed character, offering greater flexibility for community use and reducing built intensity in key locations. Option 2 also emphasised improved connections between Mann Street and Gawler Street, encouraging the integration of lifts, escalators, or similar infrastructure within new developments to overcome level changes. This was intended to:

- Improve pedestrian movement
- Increase access to parking
- Strengthen economic links between key retail areas

Additional redevelopment opportunities were identified, subject to site consolidation, creating long-term potential for significant projects while maintaining flexibility in timing.

Built form along Mann Street was also treated differently, with a proposed 2+ storey edge on the northern side, incorporating setbacks above two storeys to maintain solar access and improve street amenity.

The option further introduced buffered open space treatments, including landscaped edges to protect and enhance public areas adjacent to key roads such as Adelaide Road.

Option 2 provided a more adaptable framework for the key western site at the corner of Mann Street and Adelaide Road that balanced development with public realm enhancements, prioritising flexibility through:

- Greater provision of informal open space in key locations;
- Flexibility in cultural facility placement;
- Improved vertical connections between precinct levels; and
- More moderate built form with attention to amenity and solar access.

Community Feedback

Option 2 was also strongly supported, receiving 38 respondents indicating support or strong support, and fewer respondents expressing opposition overall. This reflects a slightly stronger preference for retaining flexibility and green space within a highly visible and constrained central location.

Overall, the results demonstrate that the community is split between a desire for new cultural infrastructure and the importance of preserving open space, highlighting the need to carefully balance built form, flexibility, and environmental outcomes in this precinct.



Map 29 Mann Street Precinct Option 2

Mann Street Civic and Cultural Precinct - Preferred

The two preliminary options for the Mann Street Civic and Cultural Precinct established a centralised civic and cultural core, designed to maximise activation and built form intensity. The distinction between them lay in the degree to which opportunities for flexibility, enhanced open space, and responsiveness to long-term project and land use triggers, particularly those outside Council’s control, were staged.

Consultation feedback indicated broad support for several shared elements, including:

- The creation of a consolidated civic hub
- Improved pedestrian amenity and landscaping
- Integration with the Western Flat Creek corridor
- Opportunities for redevelopment and economic growth

As with other precinct planning work, feedback diverged on key areas of difference, including:

- The scale and location of cultural infrastructure
- The extent of built form and building height
- The balance between development and open space
- The timing and staging of major redevelopment sites

In response, Council has progressed a refined approach. This approach largely reflects Option 1, while incorporating enhanced site flexibility, clearer staging considerations, and a framework that supports high-quality public realm outcomes and responsiveness to future opportunities.

While closely aligned with Option 1, the preferred approach is strongly supported by a robust action plan implementation framework that establishes:

- Clear triggers for major development components, such as demand thresholds or partnership opportunities;
- Further investigations to inform decision-making on key sites; and
- Staged delivery timelines to ensure coordinated and responsive development.

The action plans are structured around a series of sub-projects, or closely related tasks, which collectively contribute to the delivery of a single, cohesive project or overarching outcome. These sub-projects include:

- Council Civic and Administration Facility
- Library and Community Centre
- Public Realm, Activation and Movement
- Housing Accommodation
- Site Acquisition, Activity Relocation
- Desired Development Outcomes

The action plans and supporting mapping are further reinforced by an implementation plan, which outlines the sequencing and overlap of tasks across the entire precinct. This provides clarity on how resources can be effectively allocated to deliver the identified actions, while also establishing the logical progression and coordination of sub-projects.



Map 30 Mann Civic and Cultural Street Precinct - Preferred

Map 31 Mann Street Civic and Cultural Precinct - Stage 1 Integrated Community Facility

The proposed site for a library and community centre has an estimated capacity of approximately 5,500 m² across two levels, with provision for around 200 car parking spaces over two additional lower levels. This would enable the relocation of existing facilities from their current Dumas Street location, accommodate future expansion requirements, and release space at the Dumas Street site to support the State-committed expansion of TAFE courses.

A library and community centre should be co-located with the civic and administration centre and expanded westward to create an integrated facility, enabling the efficient sharing of resources such as staff, meeting rooms, function spaces, exhibition areas, foyers, and car parking.

Development of this site would also necessitate the relocation of the existing bowls clubs. This would require appropriate investigation into suitable alternative locations and the provision of equivalent facilities elsewhere.

There is an opportunity to incorporate outdoor community space and passive recreation areas in conjunction with the proposed community centre and library, providing an activated frontage to Western Flat Creek.

The proposed site for a future library and community centre may be affected by flooding during a 1% AEP event. Accordingly, more detailed investigation would be required prior to any development proceeding. One potential mitigation strategy is to locate car parking at ground level, thereby elevating habitable building areas above the predicted flood level.

Legend

- Precinct Boundary
- State Heritage Place
- Local Heritage Place
- ★ War Memorial
- Indicative Builtform
- 4-level builtform edge
- Builtform to street frontage
- Existing Open Space
- Opportunity to expand Open Space
- Existing Road Network
- Existing Walking/Bike Trails
- Potential Trail Links
- Short Term Parking Opportunity
- Pedestrian escalator or similar



Stage 1 Integrated Community Facility Action Plan

Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
MCC-14	Engage with TAFE SA to confirm next steps for the existing Dumas Street site, including the implications of the new trades workshop investment, future land use intentions, timing of any transition or redevelopment, and potential impacts on the function and access of the Library and Community Centre.	- Initial engagement with TAFE SA leadership. - Confirm future use intentions and timelines - Identify constraints and dependencies. - Assess impacts on Library and Community Centre. - Prepare briefing note for Council.	Property Strategy 2035 (4.2.10)	Short-term (0–12 months)	Internal Staff (Property & Strategic Planning)
MCC-15	Undertake a preliminary investigation and concept planning exercise to identify and assess opportunities for co-locating a future Library and Community Centre with the proposed civic and administration facility. This should include: - Confirming initial site capacity, spatial parameters and high-level development constraints - Identifying potential accommodation requirements for key components (library, community spaces, shared facilities and parking). - Exploring broad co-location scenarios, including opportunities for shared use of spaces such as meeting rooms, function areas and public interfaces. - Assessing strategic alignment with relocation objectives from the Dumas Street site and long-term growth requirements. - Identifying key dependencies, risks and opportunities associated with site conditions, infrastructure and surrounding land uses. - Preparing indicative concept layouts and high-level options to inform further detailed design and feasibility work.	- Review and confirmation of completed needs analysis and service modelling. - Concept design and spatial testing. - Economic and feasibility assessment. - Parking and site capacity modelling. - Prepare business case and Council report.	Property Strategy 2035 (4.2.10)	Short-term (0–12 months)	Internal Staff (Property & Strategic Planning) External Consultant Team
MCC-16	Develop a coordinated funding and delivery strategy for the future library and community centre by: - Identifying and defining potential delivery pathways, including Council-funded delivery, staged development, partnerships, joint ventures, leasing arrangements, and partial land disposal. - Assessing each pathway in terms of capital funding requirements, revenue opportunities, delivery risks, timing, governance complexity, and long-term operational implications. - Mapping how different project components (e.g. library, community centre, and complementary commercial or community uses) can be funded and delivered, either independently or in combination. - Investigating opportunities to leverage external funding sources, including grants, private investment, value capture, and co-location with government or institutional partners. - Establishing indicative staging scenarios that align funding availability with delivery priorities, enabling progressive development of the precinct. - Preparing an integrated delivery and funding plan that outlines preferred implementation pathways, identifies key dependencies and triggers, and provides a clear roadmap for how and when each component can be realised.	- Outcomes from initial concept planning and site capacity investigations - Financial and Risk Assessment - Funding Source Investigation - Staging and Delivery Scenarios	Property Strategy 2035 (4.2.3)	Medium-term (1-3 years)	Internal Staff (Property & Strategic Planning) External Consultant Team

Map 32 Mann Street Civic and Cultural Precinct - Stage 2 Integrated Community Facility



Establishment of a civic and administrative centre for Mount Barker Council comprising approximately 4,500 m² across two levels, positioned above two levels of car parking accommodating around 160 vehicles. This footprint is intended to meet projected floorspace requirements associated with growth over the next 30 years.

Subject to future availability, a forecourt to the civic and administrative facility could be established as a central public plaza, providing a focal gathering space and an appropriate setting for the RSL Memorial and associated commemorative events.

Should acquisition of this site become available, it presents a strategic opportunity for the future expansion of Council's civic and administrative functions, with potential integration to the existing facility to the west. The site could accommodate approximately 2,400 m² of floorspace over two levels, together with provision for around 90 car parking spaces.

Legend

- Precinct Boundary
- State Heritage Place
- Local Heritage Place
- War Memorial
- Indicative Builtform
- 4-level builtform edge
- Builtform to street frontage
- Existing Open Space
- Opportunity to expand Open Space
- Existing Road Network
- Existing Walking/Bike Trails
- Potential Trail Links
- Short Term Parking Opportunity
- Pedestrian escalator or similar

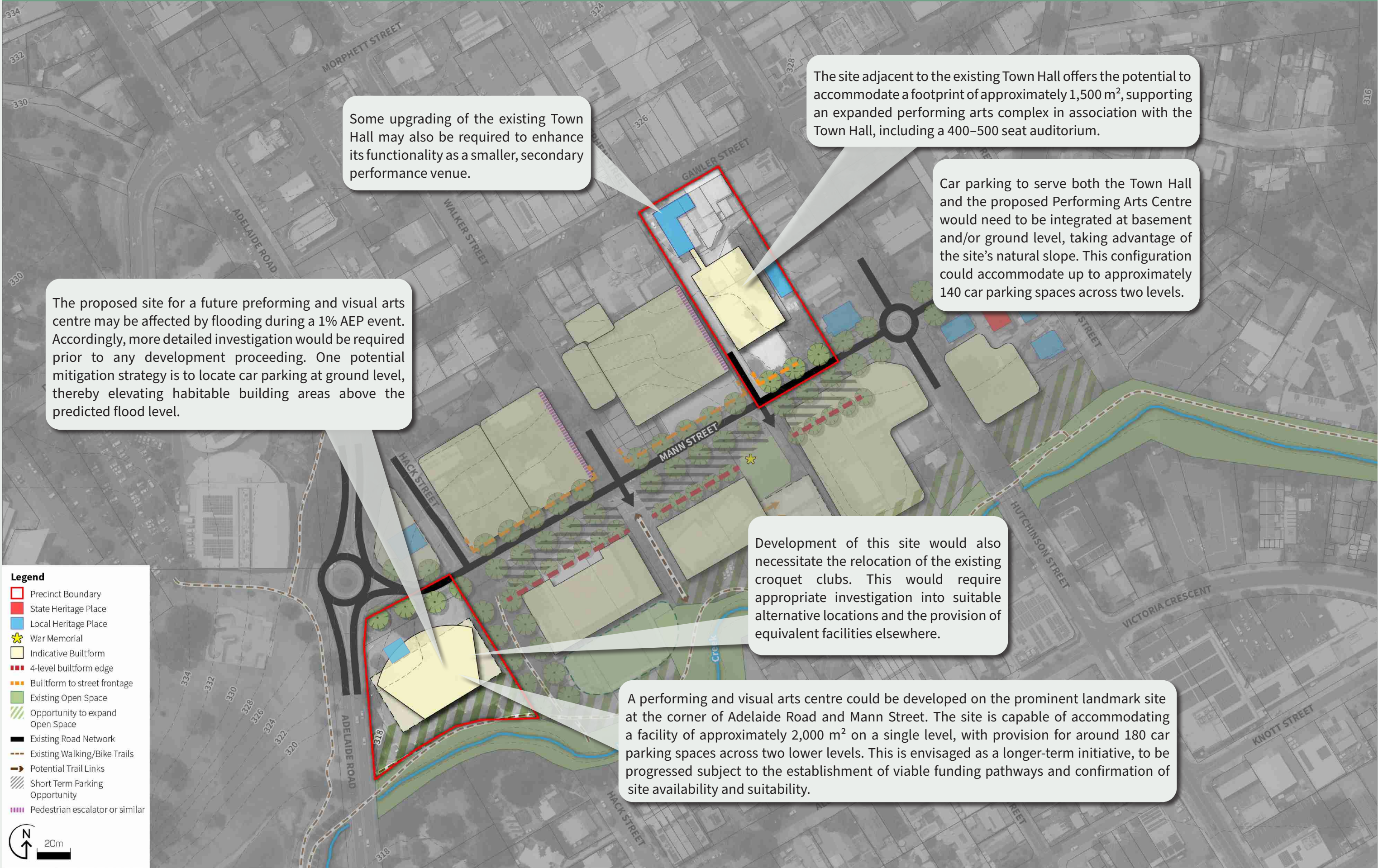
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Stage 2 Integrated Community Facility Action Plan					
Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
MCC-1	Establish robust project governance and management arrangements by appointing a Project Manager, confirming project scope, forming a Project Control Group, and assessing and confirming internal MBDC capability to support project delivery.	• Appoint Project Manager. • Establish Project Control Group. • Confirm scope and governance framework. • Define reporting structure.	Commercial Policy Property Strategy 2035 (4.2.1)	Short-term (0–6 months)	Internal staff and project manager
MCC-2	Establish a project investigation team comprising an internal manager and external team of relevant experts.	• Appoint Project Team Comprising: Planning, Legal, Property, Feasibility, Design, Traffic and Civil • Procurement and process • Integration and onboarding		Short-term (0-2 years)	Internal staff (including Director Level involvement) and external expertise as required.
MCC-3	Establish and maintain a project risk register, including the identification, analysis, evaluation, and treatment of risks; development of risk treatment plans with clear ownership allocation; and ongoing monitoring and quarterly reporting to the Audit and Risk Committee.	• Confirm risk management framework • Define risk categories and risk matrix • Undertake structured risk identification workshops with project team • Develop mitigation and management strategies for each identified risk • Integrate the risk register into overall project governance and reporting processes	Risk Management Policy	Ongoing	Project manager and internal staff
MCC-4	Undertake comprehensive land and tenure due diligence by completing title searches and Certificate of Title review; confirming presence of community land status; identifying any relevant overlays, constraints, or site conditions.	• Title and tenure review • Community land status verification • Risk identification and integration • Planning Advice • Legal Advice	Building Asset Management Plan Property Strategy 2035 (4.2.2 & 4.2.3)	Short-medium term (0-3 years)	Consultant team
MCC-5	Review existing lease arrangements and tenure for the site to inform timing, constraints, and opportunities associated with its long-term transition to a future civic and administrative hub.	• Legal Advice	Property Strategy 2035 (4.2.2 & 4.2.3) Property Strategy Action Plan 2029 - Action 2 & 2.1	Short-term (0-1 years)	Consultant team
MCC-6	Collaborate with key stakeholders and relevant agencies to explore opportunities for the retention and co-location of government services within any future civic and administrative development.	• Consultation Strategy • Property Advice	Property Strategy 2035 (4.2.9 & 4.2.10)	Short-medium term (0-3 years)	Consultant team
MCC-7	Consider any commercialisation opportunities and delivery options.	• Property Advice	Property Strategy 2035 (4.1.6)	Short-term (0-1 years)	Consultant team
MCC-8	Review existing Council office lease arrangements and align any future renewals with the projected delivery timeframe for the new Mann Street facility.	• Property Advice	Property Strategy 2035 (4.2.2 & 4.2.3) Building Asset Management Plan	Short-term (0-1 years)	Consultant team

Stage 2 Integrated Community Facility Action Plan

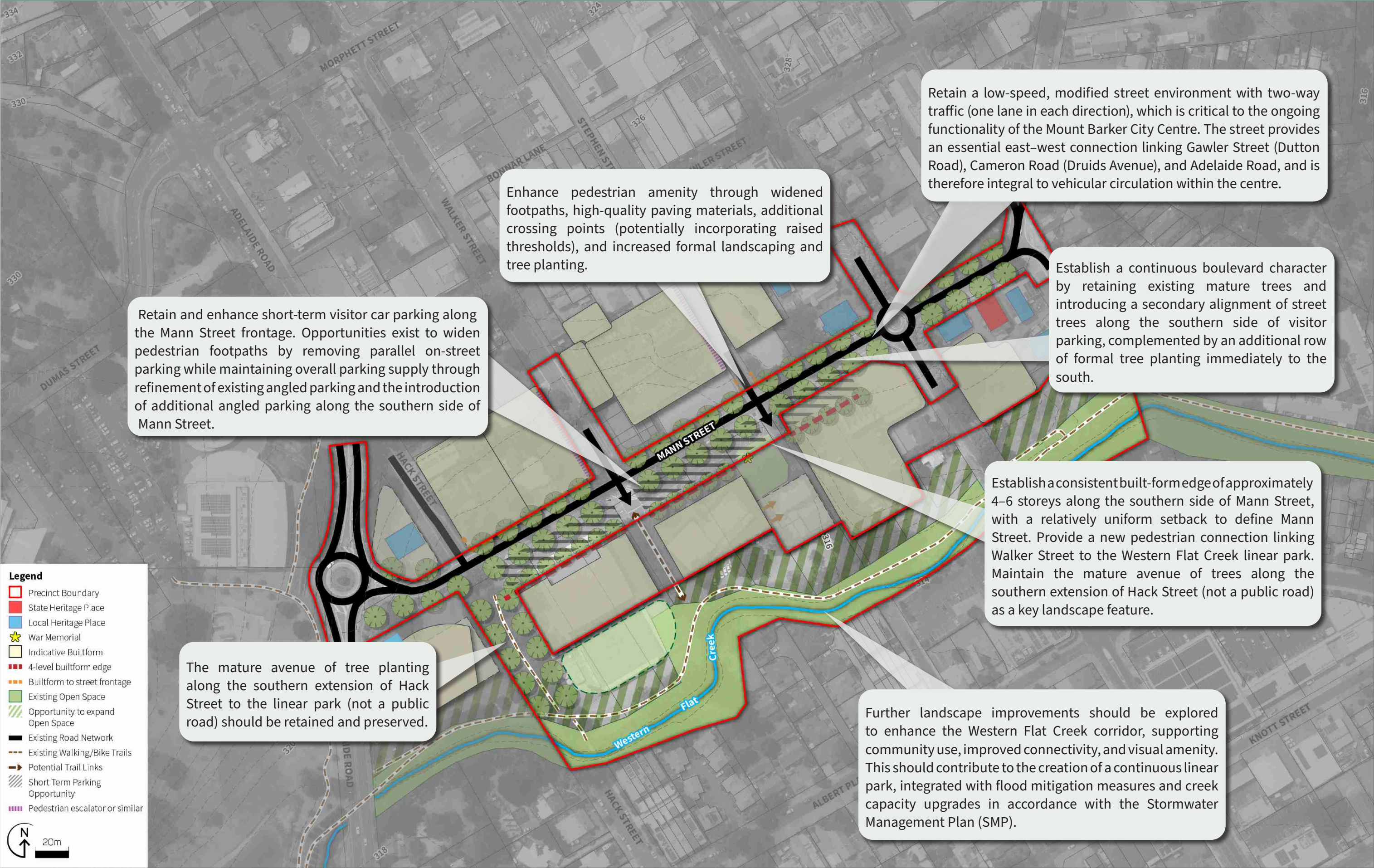
Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
MCC-9	Undertake detailed design and prepare a business case, including preliminary cost estimates, for the delivery of a new civic and administration centre (approximately 4,500 m ²) with associated parking, and assess the adjacent site as a future expansion opportunity (approximately 2,400 m ²), integrated with the primary facility.	- Needs analysis and service modelling. - Concept design and spatial testing. - Economic and feasibility assessment. - Parking and site capacity modelling. - Prepare business case and Council report.	Property Strategy Action Plan 2029 - Action 5	Medium term (3-5 years)	Consultant team
MCC-10	Review Council's access to financing options, including the Local Government Finance Authority.	- Engagement with LGFA and financiers - Financial modelling and analysis - Risk assessment	Financial Sustainability Policy, LG Act s.134	Medium term (3-5 years)	Internal staff
MCC-11	Undertake a comprehensive Prudential Review by confirming the level of due diligence required and appointing external consultants as needed; preparing the full review informed by design and costing inputs; assessing whole-of-life costs, financial risks and management strategies; evaluating prospective income generation; considering implications for the Risk Management Framework, Long Term Financial Plan, and Asset Management Plan; and presenting the completed review to Elected Members for adoption.	- Needs analysis and service modelling. - Concept design and spatial testing. - Economic and feasibility assessment. - Parking and site capacity modelling - Prepare business case and Council report	Prudential Management Policy Property Strategy 2035 (4.2.5)	Medium term (3-5 years)	Prudential Reviewer Support from Consultant team
MCC-12	Prepare comprehensive design briefs for Council project elements by developing preferred design concept details, producing supporting documentation, preparing tender-ready documentation (including draft builder tender packages as required), and finalising costings of the preferred concept alongside an agreed funding package.	- Appoint external consultants. - Prepare financial and risk analysis - Review lifecycle costs - Present to Council	Prudential Management Policy Property Strategy 2035 (4.2.5)	Medium term (4 -6 years)	Internal Staff with direction from consultant team
MCC-13	Undertake the Planning Approval process by preparing detailed designs, supporting documentation, and a planning statement; lodging the Development Application; progressing through verification; responding to Requests for Information and consultation feedback (as required); and securing Development Approval.	- Detailed design - Prepare planning reports - Lodge DA - Respond to RFI - Secure approval	Planning, Development & Infrastructure Act 2016 Planning & Design Code	Medium term (4-6 years)	Planning consultant

Map 33 Mann Street Civic and Cultural Precinct - Performing Arts and Cultural Centre



Performing Arts and Cultural Centre					
Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
MCC-17	Undertake a high-level investigation into opportunities for a performing arts facility to be co-located within existing Council-owned or operated facilities, or on adjacent sites, including integration with the Town Hall and surrounding civic uses, as an interim response to the identified shortfall in cultural infrastructure driven by population growth. - Identifying and testing broad site options and spatial capacity, including the adjacent Council-owned land - Exploring indicative accommodation potential (e.g. ~1,500 m² facility and 400–500 seat auditorium) - Assessing high-level integration opportunities with the Town Hall and existing civic functions - Identifying key constraints, opportunities and trade-offs, including site limitations, access and parking capacity - Considering potential upgrades to existing facilities to support complementary cultural uses - Providing a comparative overview of this co-location option relative to other identified sites	- Spatial testing - Heritage considerations - Economic and feasibility assessment - Parking and site capacity modelling	Property Strategy 2035 (4.2.7) Heritage Places Act 1993 (SA)	Medium term (2–4 years)	Consultant team (architecture, heritage, acoustic, feasibility) Internal staff
MCC-18	Subject to the outcomes of preliminary investigations, undertake a detailed feasibility, design and delivery analysis for a performing and visual arts centre at the landmark site on the corner of Adelaide Road and Mann Street. This should include: - Preparing detailed concept designs for a facility of approximately 2,000 m², including spatial layouts and functional requirements - Developing detailed design responses for structured parking (approximately 180 spaces), access arrangements and integration with surrounding streets and public realm - Assessing the site's capacity to deliver a landmark architectural outcome and define the cultural boulevard entry - Undertaking detailed technical investigations, including flooding, servicing, access and infrastructure requirements - Completing feasibility analysis, including cost estimates, economic modelling and delivery pathways - Addressing statutory and legal constraints, including the existing deed over the site - Preparing and implementing a relocation strategy for existing users (e.g. croquet and lawn bowls clubs), including site alternatives and transition planning - Progressing planning approval documentation and associated statutory processes	- Site constraints and title review (Deed considerations) - Facility feasibility and business case - Stakeholder engagement. - Development of relocation strategy for users - Concept design and costing. - Planning pathway (potential Code Amendment)	Community Facilities Study and Delivery Strategy Property Strategy 2035	Medium–Long term (3–10 years)	External consultants

Map 34 Mann Street Civic and Cultural Precinct - Public Realm, Activation and Movement



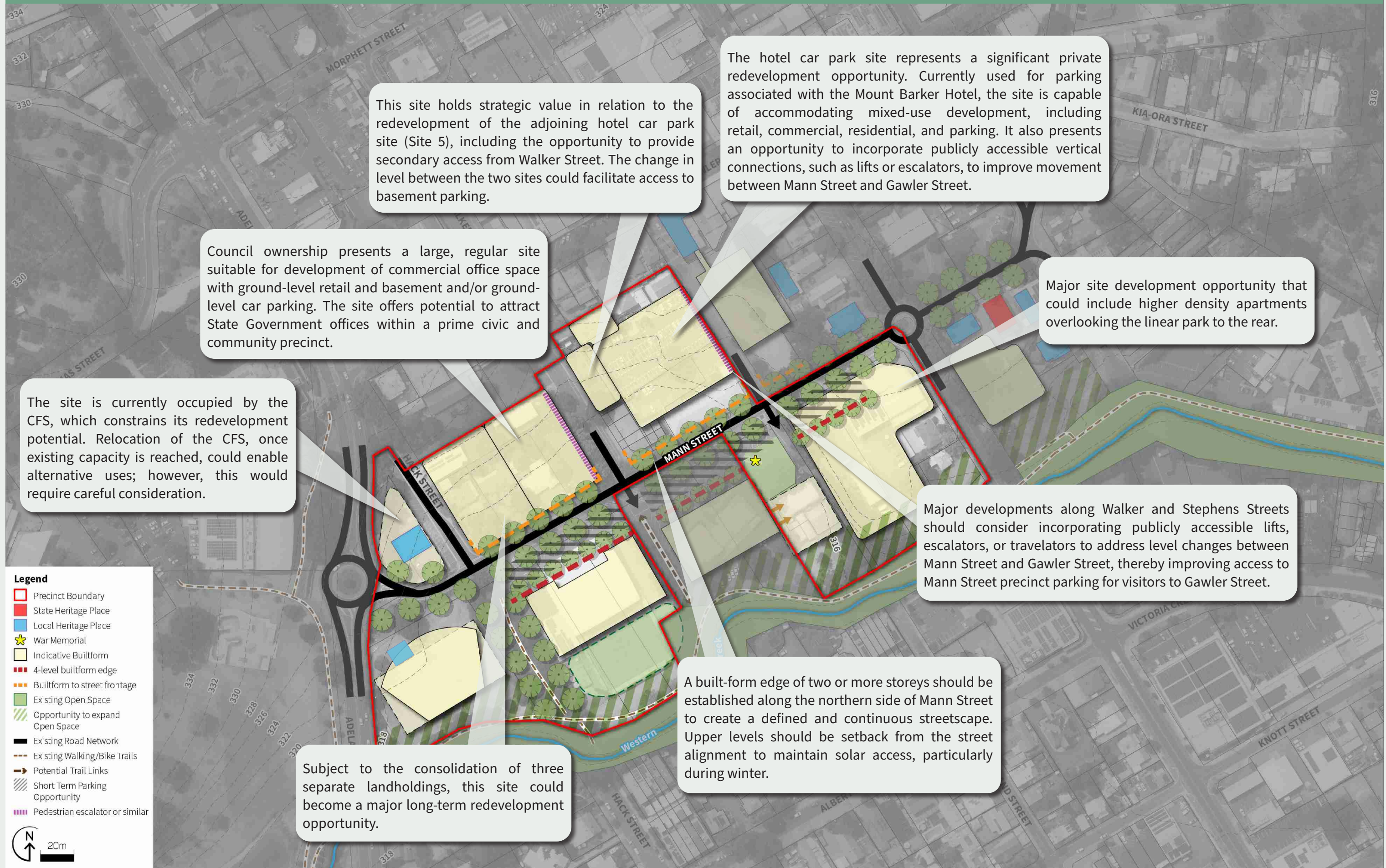
Public Realm, Activation and Movement Action Plan					
Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
MCC-19	Design and deliver upper level podium parking along Mann Street that is sleeved with active ground floor civic and commercial uses, ensuring strong street activation and minimising the visual and functional impacts of parking infrastructure.	- Urban design framework - Architectural concept design - Engagement with landowners/developers - Parking demand modelling - Planning approvals	Integrated Transport Plan Parking Action Plan	Medium term (2–5 years)	Consultant team (urban design, architecture, traffic) Developer partnerships Internal staff
MCC-20	Incorporate strategies to enhance and activate the Elm Tree Avenue, strengthening its role as a key landscape and public realm feature within the precinct.	- Tree health and arborist assessment - Public realm/landscape design - Lighting, seating and activation planning - Integration with pedestrian network	Township Greening Action Plan 2026–2030 Environment and Sustainability Strategy 2035	Short–Medium term (1–3 years)	Internal staff (Strategic Planning + Infrastructure) Landscape architect Potential grant funding
MCC-21	Retain low speed modified street environment along Hack Street. Vehicular access to the properties on the south side of Mann Street should be optimised by sharing access points wherever possible.	- Traffic and access assessment - Access consolidation strategy - Stakeholder engagement with property owners - Detailed street design	Road Network Management Action Plan	Short–Medium term (1–3 years)	Traffic engineer Internal staff
MCC-22	Create a continuous boulevard of formal street tree planting utilising the existing established trees and introducing a second alignment of tree planting on the south side of the visitor parking.	- Tree audit and retention strategy - Detailed landscape design - WSUD integration - Staging and implementation plan	Township Greening Action Plan 2026–2030 Environment and Sustainability Strategy 2035	Medium term (2–5 years)	Capital Works Program Landscape contractor Community planting partnerships
MCC-23	Define and designate a preferred open space corridor along the southern edge of Mann Street properties with dual frontage to the creek, through a Concept Plan within the Planning Code. This initiative should expand the creek environment, utilise flood-prone land, enhance outlook and activation for adjoining development, and investigate transfer of the applicable Trust Deed to support long-term community recreation and open space outcomes.	- Concept Plan preparation - Planning Code Amendment (if required) - Legal review of Trust Deed - Stakeholder engagement - Flood and environmental analysis	Planning, Development & Infrastructure Act 2016 Natural Resources Management Act Property Strategy 2035	Medium–Long term (3–6 years)	Consultant team (planning, legal, environment) Internal staff
MCC-24	Engage with the Adelaide Hills Farmers’ Market Committee to integrate the market operations in the future development of the Precinct	- Engagement with Market Committee - Site planning and servicing strategy - Event infrastructure planning (power, water, waste) - Management model development	Community Plan 2044 Economic Development Strategy	Short–Medium term (1–3 years)	Internal staff Market partnership model
MCC-25	Develop a corridor management plan for Mann Street between Adelaide Road and Gawler Street with consideration to opportunities for integration of a bus route, accessibility to future parking opportunities and the proposed capacity for two lanes into and out of Mann Street at the Adelaide Road Roundabout.	- Traffic modelling - Stakeholder engagement (DPTI, bus operators) - Concept development - Final plan and approval	Road Network Management Action Plan – RN-8.5	Medium term (2–4 years)	Traffic engineer Internal staff External consultants

Map 35 Mann Street Civic and Cultural Precinct - Housing Accommodation



Housing Accommodation Action Plan					
Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
MCC-29	Investigate the potential use of land to the rear of the Mount Barker Uniting Church for crisis and transitional accommodation.	- Land suitability assessment - Stakeholder engagement - Feasibility and business case - Funding strategy (grants, partnerships) - Concept design	Property Strategy Action Plan 2029 - Action 10	Medium term (2–5 years)	Internal Staff Grant funding State Government co-funding
MCC-30	Undertake a review of the Historic Area Overlay with the objective of seeking to amend the boundary of the overlay to exclude vacant land, car parks and other areas that do not demonstrate heritage value.	- Heritage analysis and mapping - Progress to potentially Code Amendment	Local Area Plan 2025-2041 (in development)	Medium term (2–4 years)	Internal Staff Heritage consultant

Map 36 Mann Street Civic and Cultural Precinct - Site Acquisition, Activity Relocation & Desired Development



Site Acquisition / Activity Relocation Action Plan					
Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
MCC-26	Engage with the Country Fire Service to understand expectations for future use of the site, including projected service demand, expansion thresholds, and any potential need for facility upgrades or relocation to improve accessibility for fire appliances.		Property Strategy Action Plan 2029 - Action 10	Short-term (0–12 months)	Internal Staff
MCC-27	Develop and implement a relocation and decanting policy for Council owned property, to be applied in the long term and triggered only under defined conditions.	• Policy drafting • Legal and financial review • Stakeholder consultation • Council adoption	Property Strategy 2029	Short-Medium term (1–2 years)	Internal Staff
MCC-28	Investigate potential alternative locations within the Mount Barker Council area capable of accommodating a bowls and croquet club, considering site suitability, accessibility, and long-term viability.	• Site identification and assessment • Feasibility analysis • Stakeholder consultation • Preferred site selection • Council endorsement	Property Strategy Action Plan 2029 - Action 9	Medium term (2–4 years)	Internal Staff External consultant advice on specific matters relevant to potential sites

Desired Development Outcome Action Plan					
Action No.	Action	Sub-Task / Dependencies	Policy & Statute	Timeframe	Resourcing
MCC-31	Prepare and implement a coordinated development incentive strategy to stimulate desired redevelopment outcomes and support precinct plan delivery. The strategy will identify and enable a suite of incentives and facilitation mechanisms, including: • Provision of shared or improved site access arrangements across multiple properties. • Opportunities for land contributions, discounted land, or negotiated land swaps to achieve strategic outcomes such as open space and public realm. • Targeted rate relief or rate holidays to support early project viability. • Underwriting or subsidisation of key uses or spaces that deliver community or catalytic benefits. • Delivery or co-funding of public realm improvements, including landscaping, streetscapes, and creek interface works. • Provision of public car parking to support intensified development outcomes. • Encouragement and facilitation of site amalgamation to enable efficient redevelopment and improved built form outcomes. • Investment in enabling infrastructure upgrades (e.g. stormwater systems and CWMS) to unlock development capacity. • Planning policy amendments, including rezoning and provision of development uplift, aligned with achievement of masterplan outcomes. Ensure the incentive framework is transparent, targeted, and linked to clear performance criteria, prioritising proposals that deliver high-quality urban design, increased density, and community benefits consistent with the masterplan vision.	• Economic modelling of incentives • Stakeholder engagement (developers) • Legal and governance review • Prepare framework and criteria • Council adoption • Ongoing monitoring	Property Strategy 2035 Property Strategy Action Plan 2035 Community Facilities Study and Delivery Strategy Economic Development Strategy 2022-2027	Medium term (2–5 years)	Internal Staff Grant funding Car parking fund

Implementation Plan

The Mann Street Civic and Cultural Precinct presents an opportunity to consolidate individual actions into coordinated project and delivery packages that respond to the complexity, scale and interdependencies of the precinct. This can be achieved through shared internal resourcing, alignment of delivery timeframes, engagement of common consultant teams, and the coordination of processes such as feasibility investigations, funding strategies, development approvals, land acquisition and stakeholder engagement.

Governance & Project Setup

A coordinated governance and project establishment framework should be implemented across Actions MCC-1, MCC-2 and MCC-3. These actions collectively establish the foundations for delivery, including project management structures, project control groups, risk frameworks and reporting process.

This approach ensures that all subsequent actions are guided by a consistent governance model, providing clarity of responsibility, structured decision-making processes, and proactive risk management.

Shared resources include internal leadership teams, a dedicated project manager, and specialist advisors engaged to support governance, risk and delivery oversight.

Land & Property Strategy

Actions MCC-4, MCC-5, MCC-6, MCC-7 and MCC-8 form a cohesive land and property strategy package. These actions address land tenure, lease arrangements, co-location opportunities, and potential commercialisation pathways.

Undertaking these actions in parallel allows legal, planning and property investigations to directly inform the feasibility, timing and delivery of civic and cultural infrastructure, while also identifying constraints and opportunities associated with site assembly and transition.

Engagement & Activations

A coordinated engagement framework should be established across Actions MCC-14, MCC-24, MCC-26, MCC-27, MCC-29 and MCC-31. These actions focus on stakeholder engagement, partnerships, activation strategies and integration with key institutions such as TAFE and community service providers.

This sub-project enables a single, consistent engagement program that supports both planning and early activation outcomes, ensuring that the precinct begins to function as a civic and cultural destination ahead of the delivery of any new facility.

Shared engagement activities, communication strategies and activation initiatives (such as temporary uses, events and partnerships) can be delivered concurrently to support ongoing precinct activation.

Co-location & Integration

Actions MCC-9, MCC-11, MCC-12 and MCC-13 form a coordinated co-location and integration package that establishes the framework for a consolidated civic, library and community facility, including spatial planning, business case development, detailed design and planning approvals.

While these actions are grouped to ensure a holistic and integrated outcome, it is recognised that they are not all at the same stage of readiness and are unlikely to be delivered concurrently.

Despite this staged delivery, grouping these actions ensures that all components are planned together from the outset. This provides a clear understanding of:

- Overall spatial relationships
- Shared infrastructure requirements (e.g. parking, access, servicing)
- Opportunities for co-location and shared use
- Long-term operational integration

Design, Feasibility & Approvals

Actions MCC-6, MCC-9, MCC-15 and MCC-16 form a consolidated design, feasibility and approvals package. These actions collectively address concept design, feasibility analysis, business case development, delivery model assessment and statutory planning processes.

While grouped to ensure a coordinated and informed approach, it is recognised that these actions may progress at different times, reflecting varying levels of project readiness, funding availability, and dependencies such as land tenure, partnerships and site constraints. As a result, not all elements of this package will be delivered concurrently.

Some investigations, such as early feasibility and concept design, may be undertaken in advance to inform key decisions, while more detailed design work, financial commitments and statutory approvals may follow as projects become more defined and viable.

Arts & Relocation Strategy

Actions MCC-17, MCC-18 and MCC-28 form a coordinated arts and relocation strategy package. These actions focus on the potential delivery of performing arts infrastructure and the relocation of existing uses, including bowls and croquet facilities.

These actions are closely linked, as the availability of key sites for cultural infrastructure is dependent on successful relocation and land use transition. Undertaking these actions as a single package ensures that cultural facility planning is aligned with site availability, community needs and broader precinct outcomes.

Public Realm & Movement

Actions MCC-19, MCC-20, MCC-21, MCC-22, MCC-23 and MCC-25 can be grouped into a coordinated public realm and movement package. These actions address streetscape upgrades, tree planting, transport integration, pedestrian connectivity and the enhancement of the Western Flat Creek corridor.

These actions should be delivered in parallel with built form outcomes to ensure that public realm improvements are integrated with development and contribute to a cohesive and high-quality urban environment.

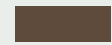
Planning & Policy

Actions MCC-23, MCC-30 and MCC-31 relate to amendments to planning controls, overlays and policy frameworks to support the desired development outcomes of the precinct.

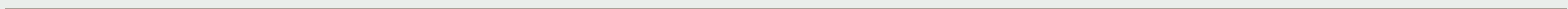
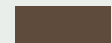
Undertaking these actions concurrently ensures that statutory planning settings actively enable and support the intended scale, form and mix of development, rather than constraining it.

This package provides the necessary regulatory framework to facilitate private investment, incentivise high-quality development and align planning controls with the Masterplan vision.

Mann Street Civic and Cultural Precinct Implementation Plan									
Project / Package	Actions	0-6 Months	6-12 Month	1-2 Years	2-3 Year	3-5 Years	5-7 Year	7-10 Years	10+ Years
Governance & Project Setup	MCC-1, 2 & 3								
	Project control, team, risk framework								
Land & Property Strategy	MCC-4, 5, 6, 7 & 8								
	Tenure, leases, co-location, commercialisation								
Engagement & Activations	MCC-14, 24, 26, 27, 29 & 31								
	Stakeholder engagement and activation strategy								
Co-location & Integration	MCC-9, 11, 12 & 13								
	Integrated civic, library, shared facility								
Design, Feasibility & Approvals	MCC-6, 9, 15 & 16								
	Concept, business case, prudential, DA								
Arts & Relocation Strategy	MCC-17, 18 & 28								
	Performing arts + bowls/croquet relocation								
	Potential relocation of Bowls club								
	Potential relocation of Croquet club								
Public Realm & Movement	MCC-19, 20, 21, 22, 23 & 25								
	Streets, trees, transport, open space corridor								
Planning & Policy	MCC-23, 30 & 31								
	Code amendments, overlays, incentives								



APPENDICES



Appendix 1: Stage 1 Community Consultation

Stage 1 of the Mount Barker Centre Masterplan consultation aimed to establish a shared vision and gather diverse input from key stakeholders and the broader community. The engagement process which was guided by the detailed plan developed by Council, included targeted consultation with community groups, organisations, and representative bodies, alongside public drop-in sessions designed to capture local insights into the Centre’s current function, character, and future needs.

The objectives of Stage 1 consultation were:

- 1. Inform and clarify: Provide clear and accessible information about the Masterplan to stakeholders and the broader community.
- 2. Enable participation: Encourage meaningful involvement in identifying local challenges, opportunities, and aspirations.
- 3. Understand community perspectives: Capture insights into the Centre’s current strengths, future needs, and long-term vision.
- 4. Gather lived experience data: Collect accurate, real-time input from local businesses, industries, organisations, and residents to inform planning.
- 5. Identify growth barriers: Highlight existing and emerging obstacles to economic, industry, and social service development from those directly engaged in the local community.

A range of engagement activities and tools were implemented during Stage 1 of the consultation to ensure broad community reach and inclusivity. The program was designed to accommodate varying levels of availability, accessibility, and engagement preferences, providing suitable formats and materials for diverse community needs.

This section outlines the primary feedback gathering engagement activities, including, surveys, drop-in sessions, and one-on-one meetings, highlighting the ideas and feedback shared. It further describes how this input has been analysed and considered in shaping the Centre Masterplan and precinct planning.

Engagement Activity/ Tool	Date/Time	Stakeholder Type	Participation Level
Your Say Engagement Page	Live from 14 July to 18 August 2025	General public/ community members	185 informed visitors (viewed, downloaded or contributed to content on the page)
Your Say Survey	Live from 14 July to 18 August 2025	General public/ community members	20 engaged visitors (participated in the survey or ideas tool)
Advert (Courier Newspaper)	16 July 2025 edition	General public/ community members	NA
Social Media Posts	Four posts: 10 July 2025 15 July 2025 21 July 2025 8 August 2025	General public/ community members	246 interactions (engaged with the post through comment or likes) and a total of 81,572 views.
District Matters Article	July 2025 edition	General public/ community members	NA
1 on 1 Stakeholder Meetings	From late June to end August 2025	Community groups, organisations, representative bodies	9 meetings hosted with individual groups.
Community drop-in sessions	Three sessions: 17 July 2025 19 July 2025 23 July 2025	General public/ community members	Approximately 70 engaged participants (general public who attended a session, reviewed material on display, made comment or interacted with staff)



Your Say Survey

TheYourSaysurveywascompletedby19participantsand included five questions focused on current experiences within the Centre, as well as future considerations relating to its function, accessibility, character, and other relevant themes. The survey questions were as follows:

- 1. What is your vision for the future of the Mount Barker central business district (CBD)?
- 2. What are the biggest challenges you face when visiting or using the Mount Barker CBD?
- 3. What types of spaces, services, or facilities would you like to see more of in the Mount Barker CBD?
- 4. How can the CBD better reflect Mount Barker’s identity, heritage, and environment?
- 5. What would encourage you to walk, cycle or use public transport more often in and around the CBD of Mount Barker?

While the small sample size limits the ability to identify consistent trends or confidently generalise findings across the broader community, the responses still offer valuable insights. They highlight emerging themes and concerns that warrant further exploration. These survey results have been considered alongside other engagement activities to help validate findings and strengthen the evidence base informing the Masterplan.

Key Observations

The analysis of survey responses revealed several recurring themes and sentiment patterns that provide insight into community priorities and concerns. The bar chart presents the frequency of positive and negative mentions of various themes across five survey questions, highlighting their relative importance to respondents.

Transport and mobility emerged as the most frequently discussed topic, with 59 mentions across responses. Participants expressed strong interest in improving traffic flow, parking availability, cycling infrastructure, and public transport services. While the majority of comments were positive, highlighting ideas for more walkable and connected streets, some respondents raised concerns about congestion and car-centric design.

Open and recreational spaces were also a high priority, mentioned 34 times. Respondents consistently valued green spaces, parks, and areas for informal recreation. Feedback was largely encouraging of incorporating more open and recreational spaces within the centre, though a small number of comments reflected dissatisfaction with current space planning and the adequacy of existing facilities.

Commercial and employment opportunities were mentioned 23 times, with respondents showing interest in expanding retail offerings, office space, and local job availability. Sentiment was overwhelmingly positive, indicating strong community support for economic growth and diversification within the Centre. Themes associated with Infrastructure and services received 21 mentions, with positive feedback focused on accessibility improvements and the need for better amenities, particularly for people with disabilities.

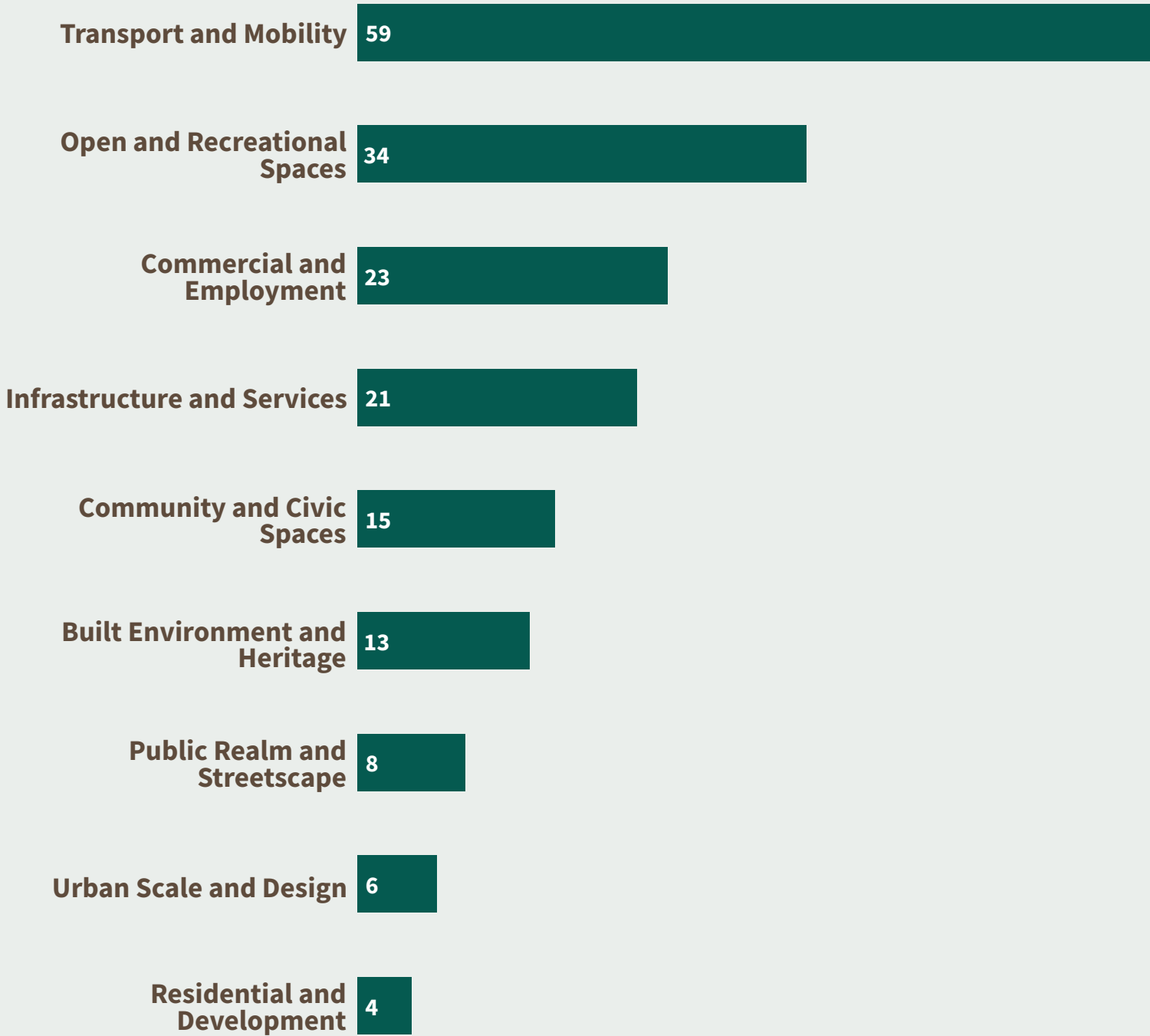
Community and civic spaces were discussed in 15 responses, reflecting interest in inclusive gathering places, cultural facilities, and social services. Sentiment was mixed but leaned positive, with some concerns about the adequacy and location of existing facilities and as a result the need for Council to support the facilitation of expanded social services and civic spaces.

Feedback on built environment and heritage (13 mentions) highlighted the importance of preserving Mount Barker’s character and historic buildings. While many respondents supported heritage-sensitive design, a few expressed concern about the loss of identity due to recent development.

While less frequently discussed, public realm and streetscape collectively received 8 mentions, with respondents valuing attractive, walkable public spaces and laneways. Sentiment was generally positive, though a few concerns were raised about design quality and usability of the existing public realm, particularly from the perspective of the pedestrian experience and active transport.

Urban scale and design attracted 6 mentions, with mixed sentiment. While some respondents supported low-medium-rise development and thoughtful design, others criticised the introduction of high-rise buildings and poor architectural integration.

Figure 1. Survey Theme Frequency



Community Drop-in Sessions

To support community engagement, three drop-in sessions were held across July 2025, providing residents with an opportunity to speak directly with the project team. Each two-hour session was scheduled across various days, times, and locations to maximise availability, diversity, and accessibility for participants. The sessions included:

- Drop-in Session 1: 17 July 2025, Mount Barker Community Library, 5 – 7pm
- Drop-in Session 2: 19 July 2025, von Doussa clubrooms, 1 – 3pm
- Drop-in Session 3: 23 July 2025, Mount Barker Central (Coles), 3 – 5pm

These sessions aimed to build understanding of the Centre Masterplan’s purpose and role, while inviting feedback and ideas for the future of Mount Barker centre.

Aerial plans were used as visual aids to prompt discussion and help participants share their insights. These materials served as effective conversation starters and simple tools for capturing community input in an informal, accessible setting.

While a significant portion of the drop-in sessions focused on explaining the purpose of a Masterplan and Council’s intended use of the Centre Masterplan in future decision-making, participants also raised a number of recurring topics. These emerged through questions, shared experiences, and group discussions, and included both challenges currently faced within the Centre and suggestions for how future opportunities could be realised. The feedback provided valuable insights into community priorities and expectations and have been summarised as follows.

Green and Open Spaces

- Desire to achieve an increase in tree canopy and enhance green corridors and trails.
- Community gardens, picnic areas, dog parks, and accessible playgrounds identified as priorities.
- Dunn & Bickle land recommended for preservation as passive green space, with historical significance and environmental constraints.

Housing and Accommodation

- Support for affordable and multi-storey housing in the city centre, particularly for key workers.
- Opportunities identified at sites like Mann Street Bowling Club.

Urban Planning and Land Use

- Identified precincts (e.g. Dunn & Bickle, Gawler-Mann) present opportunities for activation development.
- Support for increased building heights and multi-storey residential developments.
- Challenges with fragmented land ownership and low investment motivation in key areas.
- Community opposition to relocating the library, with preference for retaining its current location due to perceived access to parking and its co-location with the community centre.

Transport and Connectivity

- Strong emphasis on improving pedestrian and cycling infrastructure, separated from vehicle traffic.
- Need for better connections between community facilities and safer crossings.
- Interest in activating the train line and improving public transport options.
- Traffic congestion and road design issues noted, including one-way systems and roundabout markings.

Civic and Community Infrastructure

- Strong support for relocating/co-locating Council civic and administrative functions to the town centre.
- Interim civic centre planned for Morphett Street if required, with long-term aspirations for Main Street.
- Interest from Flinders University and co-working hubs in partnering on civic projects.
- Need for additional community facilities including a youth centre, performing arts centre, regional skate park, and disability-friendly amenities.

Retail and Economic Development

- Demand for more retail options and small business support.
- Interest in co-working spaces and office accommodation to retain local employment.
- Pop-up markets and a permanent market hall proposed to support local makers and small enterprises.

Community feedback highlighted a strong desire to reinforce the civic and community role of the City Centre. Relocating Council services, including administrative and library functions, into the heart of the town would help establish a more active and accessible civic presence. Partnerships with educational institutions and co-working providers could further activate underutilised sites and support local employment. The Masterplan should integrate community and cultural facilities, ensuring inclusive access and alignment with current and future needs. This includes youth spaces, performing arts venues, and disability-friendly amenities that reflect the diverse needs of Mount Barker’s growing population.

There is clear support for mixed-use and higher-density development, particularly in identified precincts. Council should consider enabling increased building heights and residential diversity, while ensuring design quality and sensitivity to heritage character. Unlocking fragmented land holdings and incentivising redevelopment will be key to achieving this.

Transport and connectivity improvements were consistently raised, with a focus on pedestrian and cycling infrastructure, safer crossings, and enhanced public transport options. An integrated transport plan of the Centre should be developed to address these needs and support future growth.

Green and open spaces remain a priority, with strong community interest in preserving passive recreation areas, enhancing tree canopy coverage, and improving park amenities. The Dunn & Bickle site, in particular, presents an opportunity to protect heritage and environmental values while meeting recreation needs.

To support economic vitality, Council should facilitate retail activation, flexible spaces for small businesses, and co-working hubs. Increasing residential density in the City Centre will also help achieve the scale needed to sustain local businesses.

Stakeholder Meetings

Council undertook a series of one-on-one meetings and discussions with a diverse group of stakeholder organisations. These conversations aimed to understand each group’s current relationship with the city centre and gather immediate commentary on its evolving functions, existing concerns, and ideas for responsive interventions that could support future growth and activation.

This initial engagement provided valuable insights into the priorities, challenges, and aspirations of stakeholders who represent a significant cross-section of the Mount Barker community.

Stakeholders consulted during this stage included:

- SAPOL (South Australia Police)
- Paths and Trails Mount Barker & Beyond
- Mount Barker & District Residents’ Association
- Mount Barker Bowls Club
- Mount Barker RSL
- Business Mount Barker
- Wallis Entertainment
- Mount Barker Business Group
- National Trust

As the Masterplan progresses, additional agencies, organisations, and community groups that become relevant or express interest will be invited to participate in future workshops and engagement activities. This ongoing consultation process is designed to ensure the Masterplan reflects the diverse needs, experiences, and aspirations of those who contribute to and use the Mount Barker City Centre.

During the initial round of stakeholder meetings, a range of shared issues were identified, along with a series of ideas and opportunities to address them. These insights reflect both immediate concerns and longer-term aspirations for the Mount Barker City Centre, and can be summarised as follows:

Challenges / Issues

- Public safety concerns, particularly youth behaviour and shop theft in the CBD.
- Lack of supervision and visible security at Dumas Street Park & Ride.
- Inadequate youth spaces and engagement opportunities.
- Poor pedestrian and cyclist infrastructure and unsafe crossings.
- Limited pedestrian access to key areas like Druids Avenue, Library, and Adelaide Road.
- Car parking shortages, especially around Gawler Street.
- Mann Street unsuitable for ceremonial events like ANZAC Day.
- Negative sentiment toward certain developments (e.g. library relocation, Wallis precinct).
- Heritage preservation concerns and biodiversity management.
- Fragmented landholdings limiting development potential.
- Uncertainty around retail capacity and apartment market demand.
- Need for more residents in and around the centre to support activation.

Ideas / Opportunities

- Create youth-friendly precincts with amenities (shelter, Wi-Fi, water).
- Install highly visible CCTV and activate public spaces during peak youth hours.
- Develop an integrated active transport network with safe crossings and connected paths.
- Designate ceremonial and civic precincts with adequate space and dignity.
- Plan for multi-deck car parking in strategic locations like Walker Street to service Gawler Street.
- Promote mixed-use precincts with vibrant public realm improvements.
- Support relocation of facilities (e.g. Bowls Club, RSL) through precinct planning.
- Enhance walkability and pedestrian access throughout the centre.
- Preserve heritage identity and increase tree canopy and green links.
- Encourage investment in Mann Street and unlock tight landholdings.
- Balance density with character and scale in future development.
- Continue stakeholder engagement through precinct-specific workshops.

The most consistent and overlapping theme across stakeholder commentary is the need for improved public realm and infrastructure that supports safety, accessibility, and activation. This includes youth engagement, pedestrian and cyclist connectivity, car parking solutions, and vibrant, well-designed public spaces. These priorities intersect across community, business, and institutional feedback, indicating a strong collective desire for a city centre that is safe, inclusive, and functionally connected. Addressing these through the Masterplan and precinct strategies will help meet diverse user needs while enhancing the overall appeal and performance of the CBD.

- **Youth Precincts:** Develop dedicated youth zones with amenities and programming, located near transport and retail nodes to support safe engagement.
- **Public Realm Enhancements:** Prioritise high-quality streetscapes, green spaces, and flexible civic areas that support events, ceremonies, and informal gathering.
- **Integrated Active Transport Network:** Design a walkable and bike-friendly CBD with safe crossings, path connectivity, and strategic parking solutions (including multi-deck options).
- **Flexible Land Use Planning:** Use precinct plans to identify future relocation sites for key facilities (e.g., Bowls Club, RSL) and support long-term community infrastructure needs.
- **Collaborative Implementation:** Maintain ongoing dialogue with stakeholders through workshops and targeted engagement, ensuring precinct plans reflect diverse needs and aspirations.

Summary

Analysis of Stage 1 consultation outcomes revealed strong alignment in priorities across stakeholder groups and community members, underpinned by a clear and cohesive sense of local identity. This shared vision positions Mount Barker centre to effectively leverage opportunities presented through the development of the Centre Masterplan.

A set of recurring themes emerged consistently throughout the consultation process. These themes are recommended as core inputs to guide the Masterplan, with short-term actions prioritised in alignment with these community-identified focus areas and are as follows:

1. Transport and Mobility
2. Green and Open Spaces
3. Youth and Community Facilities
4. Public Realm and Civic Identity
5. Economic Development and Activation
6. Land Use and Urban Planning

As the Masterplan progresses, additional agencies, organisations, and community groups that become relevant or express interest will be invited to participate in future workshops and engagement activities. This ongoing consultation process is designed to ensure the Masterplan reflects the diverse needs, experiences, and aspirations of those who contribute to and use the Mount Barker City Centre.

During the initial round of stakeholder meetings, a range of shared issues were identified, along with a series of ideas and opportunities to address them. These insights reflect both immediate concerns and longer-term aspirations for the Mount Barker City Centre, and can be summarised as follows:

Transport and Mobility

- Strong demand for improved pedestrian and cycling infrastructure.
- Need for safer crossings and better public transport options.
- Concerns about traffic congestion and car-centric design.

Green and Open Spaces

- High value placed on parks, trails, and passive recreation areas.
- Desire to increase tree canopy and enhance green corridors.
- Interest in preserving sites like Dunn & Bickle for environmental and heritage reasons.

Youth and Community Facilities

- Lack of dedicated youth spaces and inclusive community infrastructure.
- Support for facilities such as a youth centre, performing arts venue, and disability-friendly amenities.

Public Realm and Civic Identity

- Desire for vibrant, walkable public spaces and improved streetscapes.
- Support for relocating civic functions (e.g. Council offices, library) into the town centre as part of a wider placemaking development.
- Mixed sentiment on recent developments, with emphasis on preserving heritage and character.

Economic Development and Activation

- Interest in expanding retail offerings and supporting small businesses.
- Support for co-working hubs and local employment opportunities.
- Recognition that increased residential density is needed to sustain economic activity.

Land Use and Urban Planning

- Support for mixed-use and higher-density development in key precincts.
- Challenges with fragmented land ownership and low investment motivation.
- Need to balance growth with heritage sensitivity and design quality.

To effectively respond to the recurring themes identified during Stage 1 of the Mount Barker City Centre consultation, the Masterplan will be structured around a combination of precinct plans and layered Masterplanning elements. This approach allows Council to address specific community concerns within defined areas of the city centre, while ensuring cohesive and integrated planning across land uses and activities.

Appendix 2: Stage 2 Community Consultation

Phase 2 of the Mount Barker Centre Master Plan consultation focused on presenting the Draft Master Plan to the community and key stakeholders to test its strategic directions, refine precinct concepts, and validate the proposed approach.

Building on Phase 1 outcomes, which established key priorities, challenges, and aspirations, Phase 2 sought to understand how well the Draft Master Plan responded to these themes and to identify areas requiring further refinement.

The objectives of Phase 2 consultation were:

- Test draft directions: Present the Draft Master Plan and assess its alignment with community expectations and Phase 1 outcomes.
- Gather detailed feedback: Capture structured feedback on key themes, precincts, and proposed interventions.
- Identify areas for refinement: Highlight aspects of the Master Plan requiring clarification, adjustment, or further investigation.
- Support evidence-based updates: Translate community feedback into targeted amendments to strengthen the Master Plan.
- Maintain community involvement: Continue meaningful engagement with stakeholders and the wider community throughout the planning process.

A range of engagement activities and tools were implemented to ensure broad participation and accessibility. These included online engagement, written submissions, stakeholder input, and in-person consultation sessions.

Phase 2 consultation generated a high level of engagement across multiple channels, reflecting strong community interest in the future of the Mount Barker Centre.

Engagement Activity/ Tool	Date/Time	Participation Level	Notes
Your Say Engagement Page	Live from 8 April to 20 May 2026	1,594 aware visitors (visited the page)	
Your Say Survey	Live from 8 April to 20 May 2026	69 survey responses	
Written Submissions	Live from 8 April to 20 May 2026	39 submissions received	
Advert (Courier Newspaper)	15 April 2026 edition	NA	
Social Media Posts	Six posts: • 9 April 2026 • 20 April 2026 • 5 May 2026 • 8 May 2026 • 11 May 2026 • 14 May 2026	153 interactions	Engaged with the post through comment or likes and a total of 58,132 views.
District Matters Article	Article in April and May 2026 editions	NA	
Poster and Hard copy	Available at the Local Government Centre and Library from 8 April to 20 May 2026.	NA	
Community sessions drop-in	Three drop-in sessions held on: • Thursday 7 May 2026 • Saturday 9 May 2026 • Tuesday 12 May 2026	Approximately 45 engaged participants	General public who attended a session, reviewed material on display, made comment or interacted with staff

Have your say Draft Mount Barker Centre Masterplan

Council is developing a Mount Barker Centre Masterplan (the Masterplan) and we'd love to hear your thoughts on the draft.

This is your opportunity to help refine the future of the town centre - no decisions have been made, and your input really matters. As well as feedback on the overall Masterplan, we are keen to hear your thoughts on the precinct plans for the Dunn and Bickle land and Mann Street. We are also seeking feedback on a preferred location in Mount Barker for a regional skatepark.

You can get involved by:

- Viewing the draft Masterplan online on the Your Say platform or in person at the Local Government Centre or Library.
- Providing your feedback online or in writing.
- Attending a community drop-in session:
 - Thu 7 May | 5-7pm | Mt Barker Town Hall (34-38 Gawler St, Mt Barker)
 - Sat 9 May | 1-3pm | von Doussa Clubhouse (corner Druids Ave and Cameron Rd, Mt Barker)
 - Tue 12 May | 3-5pm | Council Chambers, Local Government Centre (6 Dutton Rd, Mt Barker)

Scan the QR code or head to yoursay.mountbarker.sa.gov.au to have your say. Consultation closes Wednesday 20 May 2026.

Consultation closes 20 May 2026

Please note: comments on Facebook are not formally included as a community consultation submission. To make sure you're heard please provide your feedback via the consultation link above. See less

Have your say Draft Masterplan for the Mount Barker Central Business District



Your Say Survey & Submissions

Survey results and written submissions indicate moderate overall support for the Draft Master Plan, with approximately 64% of survey respondents indicating the plan reflects community needs well or very well. However, feedback also highlights that support is conditional, with strong expectations that the Masterplan must:

- Address infrastructure constraints
- Protect local character and identity
- Provide clear implementation pathways

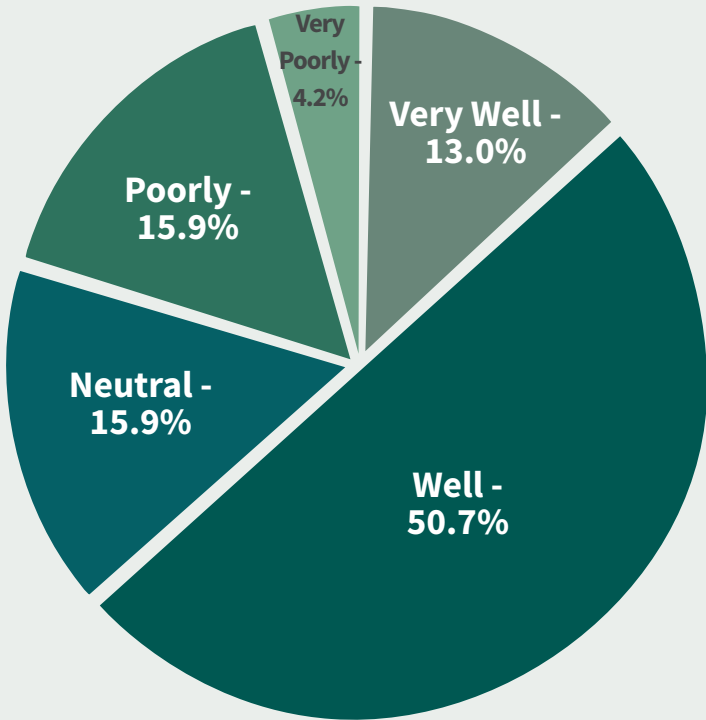
Overall, the community position can be characterised as “support with conditions”, rather than unconditional endorsement.

The most strongly supported initiatives were the development of Dunn and Bickle for open space, sport, recreation and cultural facilities, and reinforcement of the Ring Route, each receiving the highest level of support. The creation of a cultural boulevard precinct along Mann Street also emerged as a clear community priority, highlighting a desire for a more vibrant and activated town centre.

Improvements to publicly accessible open space and pedestrian linkages were also strongly supported, reinforcing the importance placed on walkability and connectivity. Protection of the existing rail corridor was supported, although to a slightly lesser extent than other initiatives.

Written feedback further reinforced these priorities, particularly in relation to green space and environmental outcomes, with recurring themes including tree canopy expansion, creek restoration, and provision of walking trails and passive recreation opportunities. Movement and active transport was another key theme, with support for improved walkability, expanded cycling infrastructure, and safer, more accessible crossings.

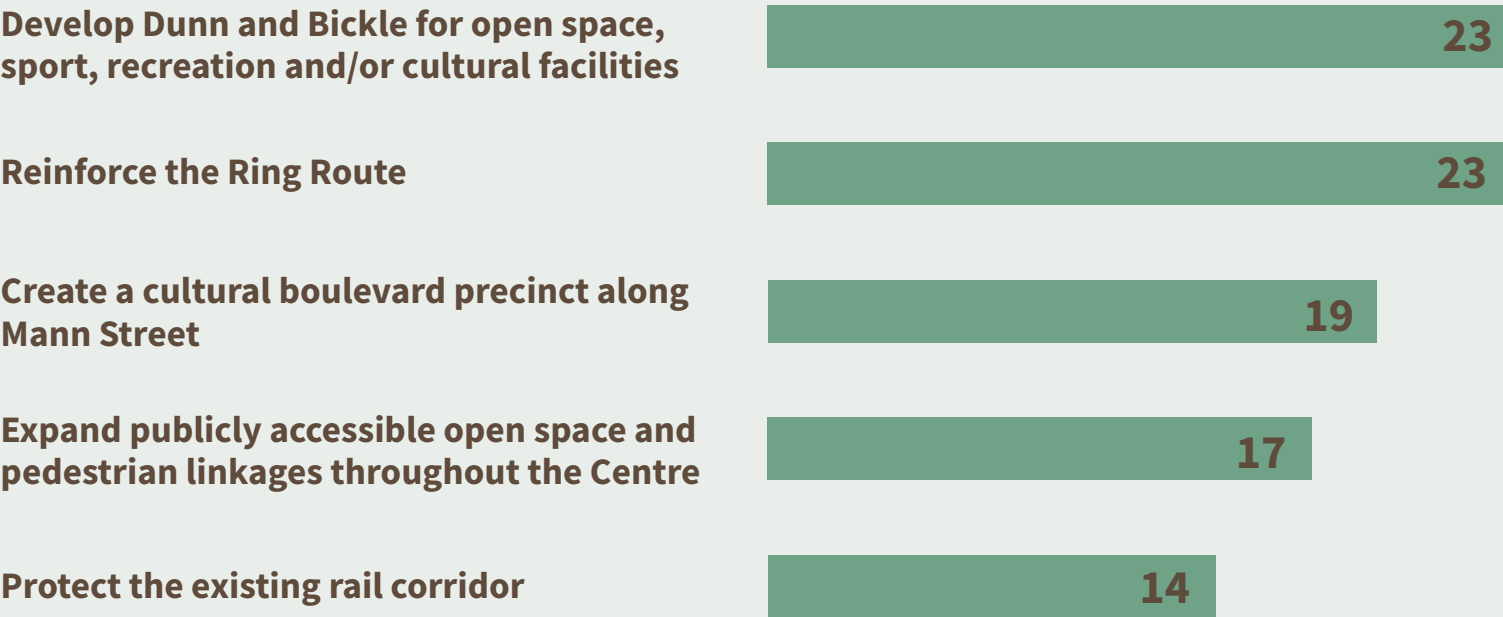
How well does the Masterplan reflect community needs and priorities?



Community members also raised important considerations regarding infrastructure and transport, particularly traffic congestion, road network capacity, and public transport limitations. In relation to growth and development, there was broad support for increased density and mixed-use development in appropriate locations, balanced by concerns about over-development and infrastructure capacity.

Feedback also highlighted the importance of character and heritage, with a desire to avoid generic development outcomes, protect heritage buildings and streetscapes, and retain significant trees and landscape features. Finally, respondents emphasised the need for clear implementation and delivery, including staging, costing, and governance frameworks.

What are your top 3 actions/priorities identified on the overall Masterplan?



Written Feedback Themes

Green Space and Environment

- Tree canopy expansion
- Creek restoration
- Walking trails and passive recreation

Implementation and Delivery

- Clear staging and timeframes
- Indicative costings
- Implementation pathways and governance

Infrastructure and Transport

- Traffic congestion along key corridors
- Road network capacity
- Public transport limitations

Character and Heritage

- Loss of identity through generic development
- Protection of heritage buildings and streetscapes
- Retention of significant trees and landscape features

Growth and Development

- Support for increased density and mixed-use development in appropriate locations
- Concern about over-development and infrastructure capacity

Movement and Active Transport

- Improved walkability and pedestrian connectivity
- Expanded cycling infrastructure
- Safer crossings and accessible routes

Community Drop-in Sessions

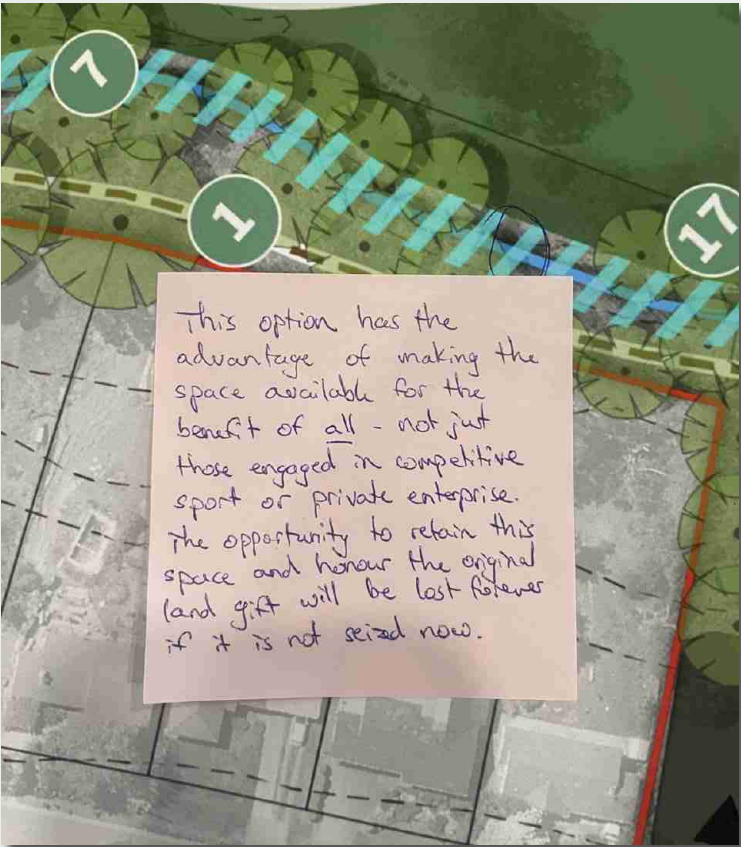
To support community engagement, three drop-in sessions were held across May 2026, providing residents with opportunities to speak directly with the project team. Each two-hour session was scheduled across a range of days, times, and locations to maximise accessibility and participation:

- Drop-in Session 1: 7 May 2026, 5–7pm at the Mount Barker Town Hall
- Drop-in Session 2: 9 May 2026, 1–3pm at the von Doussa Clubhouse
- Drop-in Session 3: 12 May 2026, 3–5pm in the Council Chambers at the Local Government Centre

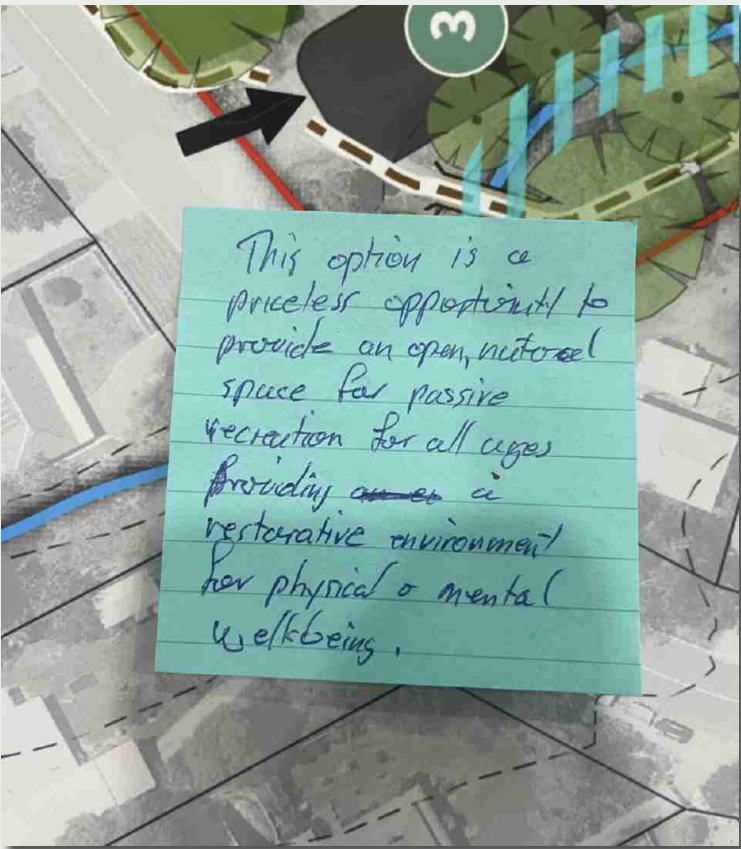
These sessions were primarily used by community members to clarify questions and strengthen their understanding of the Centre Masterplan prior to providing formal feedback through written submissions or completion of the Your Say survey.

The sessions were designed to build awareness of the Masterplan’s purpose and seek feedback on precinct plan options, including Dunn and Bickle and Mann Street, as well as the broader document. Large-format precinct plans were used as visual aids to facilitate discussion and enable participants to share insights in an informal and accessible setting. Feedback was captured through post-it notes and recorded discussions.

As a result, feedback collected during the sessions was predominantly focused on preferred options for the Dunn and Bickle and Mann Street precinct plans. A summary of this precinct-specific feedback is provided adjacent.



This option has the advantage of making the space available for the benefit of all - not just those engaged in competitive sport or private enterprise. The opportunity to retain this space and honour the original land gift will be lost forever if it is not seized now.



This option is a priceless opportunity to provide an open, natural space for passive recreation for all ages providing a restorative environment for physical & mental wellbeing.

Dunn & Bickle Precinct

Feedback demonstrated:

- Strong support for nature-based and publicly accessible outcomes
- Preference for passive recreation and environmental restoration
- Mixed views on tourism and formal sport uses

There was clear opposition to exclusive or membership-based uses, reinforcing the importance of public accessibility.

Dunn & Bickle Precinct amendments include:

- Adoption of a hybrid, public-access precinct approach
- Prioritisation of nature-based outcomes, trails, and passive recreation
- Recognition of the need for further feasibility testing and staged delivery
- Inclusion of additional amenities and community-focused infrastructure

Mann Street Precinct

Feedback demonstrated:

- Strong support for a civic and cultural focus
- Division regarding the location of major facilities
- Concern about parking, traffic, and inactive frontages

This precinct was identified as critical to the identity and functionality of the town centre, requiring further refinement.

Mann Street Precinct amendments include:

- Retention of a civic and cultural focus
- Refinement of design and layout options, including staging considerations
- Further investigation of facility co-location and relocation options
- Improved approach to parking integration and active frontages

Amendments to the Masterplan

Amendments to the Draft Mount Barker Centre Masterplan will be informed by the outcomes of Stage 2 community consultation, stakeholder input, and supporting technical review. Amendments should not alter the overarching vision or strategic direction of the Masterplan. Rather, they are intended to refine, clarify, and strengthen the document to ensure it is responsive to community feedback and capable of guiding future development in a coordinated and deliverable manner.

The amendments will reflect a consistent pattern of feedback, where the community has broadly supported the strategic intent of the Masterplan but has sought greater clarity in relation to infrastructure, character, environmental outcomes, and implementation.

Amendments have been grouped into thematic areas to reflect the key issues raised through consultation.

Role of the Masterplan and Strategic Context

Feedback highlighted a need for clearer articulation of the Masterplan’s role and its relationship to other initiatives. Amendments should include:

- Expanded content clarifying the distinction between the Centre Masterplan and related projects (e.g. City Centre Project).
- Strengthened explanation of the City Centre’s role as a Regional Activity Centre.
- Improved discussion of growth pressures, population projections, and spatial constraints.
- Clearer articulation of the relationship between the City Centre and district and neighbourhood centres

These changes ensure the Masterplan provides a more comprehensive and transparent strategic context.

Infrastructure and Transport

Community feedback identified infrastructure capacity, particularly traffic and road network performance, as a critical concern and a key consideration for future growth. In response, the Masterplan can be amended to:

- Explicitly recognise infrastructure as a critical enabling factor for growth and development
- Clarify the shared responsibilities between Council and the State Government in delivering transport outcomes.
- Strengthen reference to existing traffic modelling and scenario testing undertaken by Council.
- Reinforce a principles-based approach to movement and transport, allowing flexibility to respond to future infrastructure outcomes.
- Introduce a stronger implementation narrative, acknowledging that infrastructure delivery will occur in parallel with broader planning rather than acting as a prerequisite to all other actions.

Character, Built Form and Heritage

There was strong community sentiment regarding the protection of local character and identity. The Masterplan can be amended to:

- Introduce or strengthen urban design guidance, including the need for consistent materials and landscaping approaches.
- Reinforce the importance of heritage-sensitive design.
- Identify and protect key character streetscapes and tree-lined avenues.
- Respond to concerns regarding generic or out-of-context development outcomes.

Green Space and Environmental Outcomes

Green space, biodiversity, and environmental values were identified as high priorities. Amendments should include:

- Strengthened green infrastructure and urban greening direction, including tree canopy and landscape outcomes
- Clearer articulation of creek restoration and biodiversity initiatives
- Reinforcement of the role of Dunn & Bickle as a key open space asset
- Inclusion of more measurable and defined environmental outcomes, where appropriate.

These refinements ensure the Masterplan better responds to environmental priorities and community expectations.

Social Infrastructure and Civic Uses

Feedback indicated a need for greater clarity regarding civic and community infrastructure, particularly the location and future of key facilities. The Masterplan should be amended to:

- Provide a more detailed explanation of future options for the library and community facilities
- Clarify Council’s role and relationship with existing sites and stakeholders
- Reinforce the City Centre’s role as a civic, cultural and community hub
- Expand discussion of co-location opportunities and long-term flexibility.

Implementation, Staging and Delivery

A consistent theme across consultation was the need for clearer implementation pathways. In response, the Masterplan can be strengthened to:

- Provide clearer guidance on staging, sequencing, and timeframes.
- Introduce improved implementation structure and action planning.
- Strengthen links between infrastructure delivery and development outcomes.
- Clarify potential funding mechanisms, dependencies, and delivery responsibilities.

These updates ensure the Masterplan functions as a practical guide for delivery, rather than solely a strategic document.

Dunn and Bickle Precinct Strategic Options Summary

As part of the Dunn and Bickle Precinct planning process, four strategic options were previously presented to the community and stakeholders for consideration. Each option explored a different future direction for the precinct, while maintaining a shared commitment to environmental enhancement, improved accessibility, and provision of community infrastructure.

The following section provides a recap of those options as they were originally presented during consultation and the broad sentiment and feedback that was provided against the options.

Shared Foundations Across All Options

All four options consistently incorporated a suite of improvements that reflected common priorities identified early in the planning process.

A strong emphasis was placed on environmental restoration, particularly along the creek corridor. Each option included measures to rejuvenate the riparian zone, improve water management, and enhance biodiversity through weed removal and revegetation, while retaining mature vegetation wherever possible.

The options also prioritised improved connectivity and access. This included the introduction of a second southern footbridge, upgraded pedestrian pathways linking key areas, and the creation of a defined and welcoming arrival experience from Druids Avenue.

In addition, all options provided for core community amenities, such as informal play areas, picnic spaces with shelters and barbecues, and small-scale event or performance spaces. Consideration was also given to the future of the RSL Memorial to better support large gatherings.

Car parking was consistently retained or enhanced, with additional tree planting proposed to improve shading, visual amenity, and integration within the landscape.

Nature-Based Option

The Nature-Based Option was presented as an environmentally focused scenario that prioritised ecological restoration and passive recreation.

Key Features and Benefits

This option proposed the most significant transformation of the precinct's landscape, including the restoration and revegetation of the former caravan park to create a native habitat area.

This approach aimed to strengthen biodiversity and reinforce the creek corridor as a key natural asset. A network of interpretive trails was included, designed to support educational experiences focused on bush tucker and local flora and fauna. These features were intended to enhance community understanding of the natural environment and provide a unique point of interest.

The oval was reconfigured into an informal recreation space, supporting flexible use such as casual play and relaxation. Supporting infrastructure, including a small car park and a modest outdoor performance space, ensured the precinct remained functional while maintaining a low-impact character.

Overall, the option emphasised simplicity, sustainability, and everyday enjoyment of a natural setting, including:

- Focus on habitat restoration and biodiversity;
- Informal recreation and low-impact use;
- Environmental education through interpretive trails; and
- Minimal built infrastructure.

Consultation Feedback

The Nature-Based option received the strongest support, with 48 respondents indicating support or strong support, compared to only 15 expressing opposition. This demonstrates a clear community preference for retaining and enhancing open space, natural landscapes, and informal recreational opportunities within the precinct. This aligns strongly with broader survey themes emphasising environmental values, tree retention, and passive recreation.



Culture and Community Option

The Culture and Community Option was presented as a high-activation scenario centred on arts, events, and civic life.

Key Features and Benefits

At the core of this option was the development of a regional-scale performing arts centre, designed to accommodate between 700 and 800 people and potentially supported by a visual arts gallery. This facility was intended to position the precinct as a major cultural destination.

A large forecourt and gathering space were proposed to support events, festivals, and performances, allowing the precinct to host activities beyond the capacity of the town square.

The oval was reinstated as a formal sporting ground, enabling both regular sporting use and larger community events. Supporting this was a shared, multi-sport clubroom facility and additional recreational infrastructure including bowling rinks and croquet courts.

The option also incorporated substantial parking and servicing infrastructure to support event operations and visitor access.

Overall, this option sought to create a vibrant, multi-functional hub that combined culture, sport, and community interaction, including:

- Major performing arts and cultural facilities;
- Capacity for large events and regional attraction;
- Integration of sport and community uses; and
- Higher level of built infrastructure.

Consultation Feedback

The Culture and Community option also received moderate support, with 34 respondents supporting or strongly supporting the option. However, this option generated more mixed views, with a notable proportion of respondents expressing opposition. This suggests that while there is an appetite for community-focused infrastructure, there are concerns about built form intensity, land use trade-offs, and potential impacts on open space.



Tourism-Focused Option

The Tourism-Focused Option was presented as a scenario designed to strengthen the local visitor economy through expanded accommodation and visitor services.

Key Features and Benefits

This option retained and significantly expanded the caravan park, introducing a range of accommodation types including cabins, RV sites, and camping areas. This was intended to increase visitor capacity and encourage longer stays.

Upgraded amenities such as ablution blocks, laundry facilities, barbecues, and seating areas were proposed to improve the overall quality of the visitor experience. The option also included infrastructure to support RV tourism, such as designated parking and waste disposal facilities, recognising a growing market segment.

While tourism was the primary focus, the option continued to enhance natural features, including expanded habitat areas along the creek, ensuring that environmental values complemented the visitor offering.

The oval was retained as an informal recreation space, supporting flexible use by both visitors and the local community, including:

- Expanded caravan park and visitor accommodation;
- Upgraded visitor amenities and RV facilities;
- Strong alignment with tourism growth; and
- Balance between environmental enhancement and economic use.

Consultation Feedback

The Tourism-Focused option received the lowest level of support and the highest level of opposition, with 24 respondents supporting or strongly supporting the option compared to 35 expressing opposition. This reflects concern that tourism-oriented development—particularly expansion or intensification of the caravan park, may not deliver strong everyday community benefit and could increase traffic, limit public access, or displace open space.



Sport and Recreation Option

The Sport and Recreation Option was presented as a community-focused scenario centred on organised sport and active recreation.

Key Features and Benefits

This option reinstated the oval as a formal cricket and junior AFL ground, providing a dedicated venue for local sporting clubs and competitions.

A shared, two-storey clubroom facility was proposed to serve multiple sports, including cricket, football, bowls, and croquet. This aimed to improve efficiency and foster collaboration between user groups.

Expanded recreational infrastructure included additional croquet courts and bowling rinks, increasing the diversity of activities available and catering to a wide demographic.

The option also explored improved connectivity to surrounding residential areas, including potential pedestrian links across the railway corridor.

While focused on sport, the option retained areas for native vegetation and included trail networks, ensuring the precinct remained accessible for passive recreation, including:

- Formal sporting facilities and active recreation;
- Shared clubroom and multi-sport use;
- Expanded range of recreational activities; and
- Integration with surrounding community.

Consultation Feedback

The Sport and Recreation option attracted more balanced but generally lower support, with 28 respondents in support or strong support and a similar number expressing opposition. Feedback indicates that many respondents consider existing facilities at the Summit and elsewhere in Mount Barker to already meet structured sporting needs, reducing the perceived priority for additional formal sporting infrastructure within this precinct.



Dunn and Bickle Hybrid Option

The four options presented during consultation each reflected a distinct and credible direction for the future of the Dunn and Bickle Precinct. Feedback received through Stage 2 community consultation demonstrated a strong level of overall interest and engagement in the future of the precinct. Importantly, the consultation highlighted that while there was broad support for several core elements, there were also divided views on more defining aspects of the site’s future role.

Consistent support was expressed for:

- Improved environmental outcomes, particularly along the creek corridor
- Enhanced walking trails and connectivity
- Retention of green space and mature vegetation
- Provision of flexible community spaces and amenities.

However, feedback indicated more varied and often polarised views in relation to:

- Scale and intensity of built development
- Role of tourism and accommodation on the site
- Extent of formal sporting infrastructure
- Inclusion of large-scale cultural or event facilities

This divergence in views highlighted the challenge and opportunity of balancing the precinct’s multiple roles as a natural landscape, community space, recreational hub, and potential economic asset.

In response to this feedback, Council has progressed a preferred hybrid approach for the precinct. This approach seeks to draw together the most strongly supported elements from each of the four options, creating a balanced and flexible long-term vision.

A key feature of this hybrid approach is the recognition that not all elements need to be delivered immediately. Instead, the associated implementation plan establishes:

- Clear triggers for when future components may be required
- Further investigations and evidence needed before major site changes are undertaken
- Staged delivery timeframes, ensuring development responds to demonstrated need, funding availability, and community support

This approach allows Council to respond adaptively over time, ensuring that any significant changes to the precinct are well-informed, community-supported, and aligned with broader strategic priorities.

Mann Street Civic and Cultural Precinct Strategic Options Summary

As part of the Mann Street Civic and Cultural Precinct planning process, two strategic options were presented to the community and stakeholders for consideration. These options explored different ways to strengthen Mann Street as a civic, commercial, and cultural spine within the Mount Barker City Centre.

Both options built upon the precinct’s strategic location, proximity to key civic uses, and its relationship with the Western Flat Creek corridor. This report provides a summary of the two options as originally presented, outlining their focus, benefits, and key differences.

Shared Foundations Across Both Options

Both options were underpinned by a consistent vision to reinforce Mann Street as a major civic and mixed-use corridor, while improving its function, amenity, and integration with surrounding areas.

A key strength of both options was the establishment of a strong civic core, anchored by a new Council administration centre, with the opportunity to co-locate a library and community centre. This consolidation was intended to improve service delivery, create efficiencies, and provide a centralised community destination.

Both options also supported significant redevelopment opportunities, including:

- Commercial office space, including the attraction of State Government tenants
- Mixed-use development with retail, residential, and higher-density housing
- Activation of underutilised or low-value sites

Transport and movement were also consistently addressed. Both options retained two-way traffic along Mann Street as a critical east–west link, while enhancing pedestrian amenity through widened footpaths, improved crossings, landscaping, and a boulevard-style tree planting strategy.

Importantly, both options embraced the opportunity to integrate development with the Western Flat Creek corridor, supporting the creation of a linear park that enhances flood management, visual amenity, and community use. Further shared elements included:

- Retention and enhancement of visitor car parking
- Opportunities for structured parking integrated into redevelopment
- Improved pedestrian connections, including links to Walker Street and beyond
- Encouragement of increased building height and density in appropriate locations

Option 1: Consolidated Civic and Cultural Precinct

Option 1 was presented as a highly activated civic and cultural precinct, with a focus on consolidating major community, administrative, and cultural functions within the Mann Street corridor.

Key Features and Benefits

A central feature of this option was the development of an expanded performing arts facility adjacent to the Town Hall, creating a combined cultural hub. While constrained in size compared to other potential sites, this location provided strong integration with existing civic infrastructure.

The option also proposed a substantial Council administration and civic centre, with the potential inclusion of a co-located library and community hub. This created a highly efficient, centralised facility capable of meeting long-term growth demands. Significant redevelopment opportunities were identified along Mann Street, including:

- A continuous 4–6 storey built form along the southern edge, helping to define and enclose the street
- Opportunities for commercial offices and ground floor activation
- Higher-density residential and aged care development.

The option also leveraged key strategic sites, including those adjacent to the Mount Barker Hotel, to unlock large-scale private sector investment, including improved access and structured parking solutions.

Importantly, this option placed a strong emphasis on intensification and activation, creating a vibrant, urban character supported by increased population and employment within the precinct.

Option 1 presented a cohesive and highly integrated civic and cultural precinct, maximising the role of Mann Street as the administrative and cultural heart of the city centre, through:

- Co-located performing arts facility and Town Hall
- Major civic and administration hub with community facilities
- Strong built form definition with higher-density outcomes
- High level of activation and redevelopment intensity

Community Feedback

The Option 1 received moderate overall support, with 35 respondents indicating support or strong support, compared to 21 respondents expressing opposition.

This suggests there is a meaningful level of community interest in establishing a cultural facility within the centre, particularly as a potential drawcard, community hub, and contributor to evening economy and activity.

Elements with the highest importance ratings include:

- Enhancing the Western Flat Creek corridor as a linear park.
- Expanding creekside open space.
- Improving pedestrian comfort through wider footpaths, landscaping, and crossings.

These responses indicate a clear priority for green, walkable, and people-focused public realm improvements regardless of the preferred overall precinct option.

Option 2: Flexible Civic and Cultural Precinct

Option 2 was presented as a more flexible and adaptable approach, balancing civic development with increased open space opportunities and improved connectivity across the precinct.

Key Features and Benefits

A key point of difference in this option was the reconsideration of the performing arts facility location. Where not accommodated on Mann Street, the identified site was instead proposed as an informal open space, retaining heritage elements while providing additional public realm benefits.

This introduced a more open and relaxed character, offering greater flexibility for community use and reducing built intensity in key locations. Option 2 also emphasised improved connections between Mann Street and Gawler Street, encouraging the integration of lifts, escalators, or similar infrastructure within new developments to overcome level changes. This was intended to:

- Improve pedestrian movement
- Increase access to parking
- Strengthen economic links between key retail areas

Additional redevelopment opportunities were identified, subject to site consolidation, creating long-term potential for significant projects while maintaining flexibility in timing.

Built form along Mann Street was also treated differently, with a proposed 2+ storey edge on the northern side, incorporating setbacks above two storeys to maintain solar access and improve street amenity.

The option further introduced buffered open space treatments, including landscaped edges to protect and enhance public areas adjacent to key roads such as Adelaide Road.

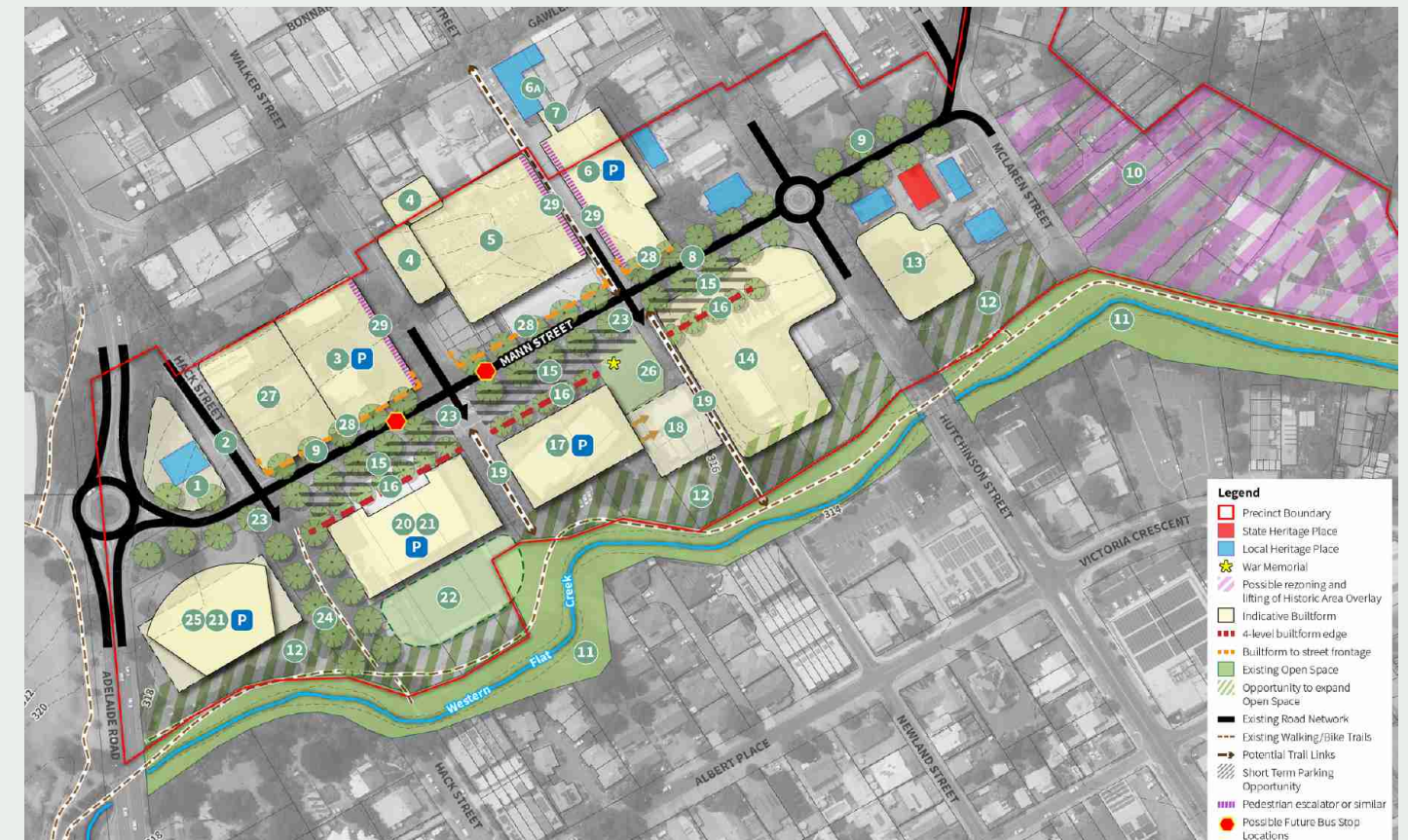
Option 2 provided a more adaptable framework for the key western site at the corner of Mann Street and Adelaide Road that balanced development with public realm enhancements, prioritising flexibility through:

- Greater provision of informal open space in key locations;
- Flexibility in cultural facility placement;
- Improved vertical connections between precinct levels; and
- More moderate built form with attention to amenity and solar access.

Community Feedback

Option 2 was also strongly supported, receiving 38 respondents indicating support or strong support, and fewer respondents expressing opposition overall. This reflects a slightly stronger preference for retaining flexibility and green space within a highly visible and constrained central location.

Overall, the results demonstrate that the community is split between a desire for new cultural infrastructure and the importance of preserving open space, highlighting the need to carefully balance built form, flexibility, and environmental outcomes in this precinct.



Mann Street Civic and Cultural Precinct Option 1



Mann Street Civic and Cultural Precinct Option 2

Mann Street Civic and Cultural Precinct Hybrid Option

The two options presented for the Mann Street Civic and Cultural Precinct each articulate a clear and positive vision for the area, ultimately seeking the same outcome. Both are underpinned by a strong civic and mixed-use framework, with key differences primarily relating to the intensity and flexibility of the western site at the corner of Mann and Adelaide Roads.

Each option establishes a centralised civic and cultural core, designed to maximise activation and built form intensity. The distinction between them lies in the degree to which opportunities for flexibility, enhanced open space, and responsiveness to long-term project and land use triggers, particularly those outside Council’s control, are incorporated.

Consultation feedback indicated broad support for several shared elements, including:

- The creation of a consolidated civic hub
- Improved pedestrian amenity and landscaping
- Integration with the Western Flat Creek corridor
- Opportunities for redevelopment and economic growth

As with other precinct planning work, feedback diverged on key areas of difference, including:

- The scale and location of cultural infrastructure
- The extent of built form and building height
- The balance between development and open space
- The timing and staging of major redevelopment sites

In response, Council has progressed a refined hybrid approach. This approach largely reflects Option 1, while incorporating enhanced site flexibility, clearer staging considerations, and a framework that supports high-quality public realm outcomes and responsiveness to future opportunities.

While closely aligned with Option 1, the hybrid approach is strongly supported by a robust implementation framework that establishes:

- Clear triggers for major development components, such as demand thresholds or partnership opportunities;
- Further investigations to inform decision-making on key sites; and
- Staged delivery timelines to ensure coordinated and responsive development.



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