



**MOUNT BARKER
DISTRICT COUNCIL**

NOTICE OF MEETING

Pursuant to Section 83 of the Local Government Act 1999 notice is hereby given that the following meeting will be held in the Council Chambers, Mount Barker Homemaker Centre, 6 Dutton Road, Mount Barker on Monday 19 October 2015.

7.00 pm

Council Meeting

**A. Stuart
CHIEF EXECUTIVE OFFICER**

14 October 2015

ORDER OF BUSINESS

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1. **COUNCIL OPENING**

EXPRESSION OF FAITH

ACKNOWLEDGEMENT OF LAND

APOLOGIES OR LEAVE OF ABSENCE

2. **QUESTIONS FROM THE GALLERY (15 MINUTES)**

3. **CONFIRMATION OF MINUTES**

3.1 **Recommendation**

That the minutes of the meeting held on 6 October 2015 as circulated to members be confirmed as a true and accurate record of proceedings.

4. **CONFLICT OF INTEREST DECLARATION**

Elected Members are reminded of the requirements for disclosure by Members of direct or indirect pecuniary benefit in items listed for consideration on the agenda.

5. **DEPUTATIONS**

NIL

6. **QUESTIONS WITH NOTICE – COUNCILLORS**

NIL

7. **QUESTIONS WITHOUT NOTICE – COUNCILLORS**

8. **MOTIONS ON NOTICE**

NIL

9. **MOTIONS WITHOUT NOTICE**

10. **PETITIONS**

NIL

11. RECOMMENDATIONS FROM ADVISORY COMMITTEES

11.1 AUDIT COMMITTEE – 8 October 2015

The recommendations of the Audit Committee are provided below for consideration by Council:

11.1.1 **REPORT TITLE:** **STATUTORY FINANCIAL STATEMENTS
FOR THE YEAR ENDING 30 JUNE 2015**
DATE OF MEETING: **8 OCTOBER 2015**
FILE NUMBER: **FOL/15/1717**

Recommendation

1. That the Financial Statements for the Year ending 30 June 2015 present fairly the state of affairs of the Council, and be presented to Council for adoption at its meeting on Monday, 2 November 2015.
2. That the Certificate of Auditor Independence be reviewed and signed by the Audit Committee Presiding Member and Chief Executive Officer.
3. Notes the Auditor's Independence Declaration.

11.1.2 **REPORT TITLE:** **AUDIT COMMITTEE MEETING DATES 2016
AND WORK PLAN**
DATE OF MEETING: **8 OCTOBER 2015**
FILE NUMBER: **DOC/15/96789**

Recommendation

1. That the Audit Committee meet at 8am on the following dates in 2016:

18 February
21 April
16 June
18 August
6 October;
2. That the following items be added to the work plan:
 - Internal Controls report each meeting
 - Internal Auditor – presentation of internal audit plan in February 2016
 - Human Resource statistics eg FTEs, turnover, workers compensation, sick leave - once per year (April).

Attachment to Item 11.1.2

Audit Committee Work Plan - 2016

	<u>Feb-18</u>	<u>Apr-21</u>	<u>Jun-16</u>	<u>Aug-18</u>	<u>Oct-06</u>
1. External Audit					
1.1 Confidential Meeting with External Auditors and review findings					
1.2 Make recommendations on the annual audit plan					
1.3 Reviewing Audit Management Letter and management's response					
2. Risk Management & Internal Controls					
2.1 High Risk Register					
2.2 Review appropriateness and effectiveness of internal control strategies					
2.3 Capital Works Project Management					
3. Financial Reporting					
3.1 Review statutory financial statements included in the annual report and the financial reporting issues and judgements they contain					
3.2 Review draft annual business plan prior to consideration by Council to ensure consistency with Council's strategic management plans					
3.3 Review Long Term Financial Plan					
3.4 Report on legal, contractors & consultant costs over \$10,000					
3.5 Review appropriateness of financial policies & procedures					
3.6 Indirect Developer Contributions					
3.7 Review report on receivables					
3.8 Review of insurance					
3.9 Review report on leave entitlements, including sick leave, rules and controls for TOIL & RDOs					
3.10 Review asset values and depreciation rates					
3.11 Review consistency between infrastructure and asset management plans					
3.12 Financial Management report					
3.13 Internal Audit - Payroll					
3.14 Internal Audit - Cash Handling					
3.15 Performance of investments					
3.16 Internal Audit Plan					
4. Whistle Blowing					
4.1 Review arrangements to ensure employees can confidentially raise concerns					
5. Other					
5.1 Review terms of reference, annual work plan					
5.2 Audit Committee Self Assessment and annual report					
5.3 Work Health Safety Audit Report					
5.4 Procurement Action Plan progress					
5.5 Presentation by General Manager on risks or other presenter					

Return to Order of Business

Attachment to Item 10.3

Mount Barker District Council

Audit Committee 8 October 2015

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11.1.3 **REPORT TITLE: WASTEWATER AND WATER ASSETS**
DATE OF MEETING: 8 OCTOBER 2015
FILE NUMBER: DOC/15/98496

Recommendation

- that the fair valuation of Wastewater and Water Assets be noted.
- that revised depreciation rates be applied as per attachment 1.

Attachment 1 Changes to Asset Accounting Policy**WASTEWATER AND WATER ASSETS**

RESPONSIBLE DEPARTMENT:	CORPORATE
DATE OF LAST REVIEW BY COUNCIL	October 2015

Asset Class: Wastewater			
Asset Type	Residual Value (%)	Useful Life (Yrs)	Valuation Pattern
Pipe – PVC/Poly	10% 0%	80 100	Straight Line
Pipe - VC	10% 0%	80	Straight Line
Manhole Inspection/Flushing Point	0%	80	Straight Line
Storage Basin/Lagoon	0%	80 40-100	Straight Line
Civil Equipment	0%	50 -80 20 -80	Straight Line
Mechanical Equipment	0%	15-25 15-80	Straight Line
Electrical Equipment	0%	20-25 20-80	Straight Line
Filtration		5-40	Straight Line

ASSET CAPITALISATION AND VALUATION SCHEDULE

Asset Class: Wastewater		
Asset Type	Capital Threshold	Valuation Threshold
Pipe Network	\$5,000	Nil network asset
Civil Equipment	\$5,000	\$5,000
Mechanical Equipment	\$5,000	\$5,000
Electrical Equipment	\$5,000	\$5,000

List of changes (Highlighted in red)

- 1 Removal of residual values as per AASB decision May 2015
- 2 Storage Basin/Lagoon reduction in life due to PVC liners 40 years and increase in earthworks life to 100 Years.
- 3 Civil equipment included unsealed roads life as per roads 20 years.
- 4 Mechanical plant with stainless steel tanks 80 year useful life.
- 5 Electrical includes additional power supply
- 6 Filtration membranes 5 years filtration frames and tanks 40 years

**11.2 STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE –
12 October 2015**

The recommendations of the Strategic Planning and Development Policy Committee are provided below for consideration by Council:

**11.2.1 REPORT TITLE: EXSITING CENTRES POLICY REVIEW
 MINISTERIAL DEVELOPMENT PLAN
 AMENDMENT
DATE OF MEETING: 12 OCTOBER 2015
FILE NUMBER: DOC/15/99662**

Recommendation

That Council:

1. Supports the majority of the proposed changes to the Mount Barker Development Plan as a result of the Ministerial Development Plan Amendment.
2. Council express in its written submission to the Minister its concern regarding the proposed *Centre and Township Zones* “complying development” triggers for local heritage places and the lack of reference to *Historic Conservation Areas* in the policy.
3. Council delegate the preparation and finalisation of Council’s written submission to this Ministerial Development Plan Amendment to the General Manager, Planning and Development.

Attachments

1. Glossary – Types of Development DOC/15/100247
2. Centre MDPA (Mount Barker only) DOC/15/99926

THE KINDS OF DEVELOPMENT - Glossary

All development, as defined by the Act and Regulations, requires the lodgement of a development application to seek development approval or a staged consent. There are three kinds of development: complying, non-complying and development on consideration of merit.

Complying development - Sections 35 and 36, Regulation 8 and Schedule 4 of the Regulations

The forms of development and building work deemed to be complying are listed in Parts 1 and 2 of Schedule 4 of the Regulations. Councils can also choose to include more extensive lists of complying development within the relevant Development Plan.

If an application requires referral to another authority or agency under Section 37 of the Act, the proposal is not a complying form of development. This enables the decision maker to consider referral advice.

When a development application is lodged in relation to one of the forms of development listed in the Regulations or Development Plan as complying, (and subject to any referral requirements), the relevant authority must grant a *Provisional Development Plan* (PDP) consent (subject to any conditions attached to a complying list).

Non-complying development - Section 35

Non-complying development is development of a particular nature listed in the Development Plan as being non-complying in a particular zone or policy area.

Development listed as non-complying in the Development Plan will generally be inconsistent with the statements of objective and principles of development control for a particular zone or policy area. Accordingly non-complying development is not usually approved without some form of unique or special circumstances.

In its assessment of a non-complying development, the relevant authority must assess an application in the same manner as if it were a 'merit' application, and must not grant a development approval or a consent if the proposed development is considered by the relevant authority to be seriously at variance with the relevant development plan.

Development for consideration on merit

Development for consideration on merit refers to any nature of development that is not listed as either a complying development or a non-complying development in a development plan or schedule 4 of the Regulations.

An application for a development for consideration on merit is assessed by the relevant authority, having regard to the objectives and principles of development control within the relevant development plan. In its assessment of this type of development application, the relevant authority must not grant a development approval or a consent if the proposed development is seriously at variance with the relevant development plan. A development can be seriously at variance whether or not it is non-complying.

Attachment 2 to Item 11.2

PART 12

(Mount Barker Council)

AMENDMENT INSTRUCTIONS TABLE**Name of Local Government Area:** District Council of Mount Barker**Name of Development Plan:** Mount Barker Council Development Plan**Name of DPA:** Existing Activity Centres Policy Review DPA***The following amendment instructions (at the time of drafting) relate to the Mount Barker Council Development Plan consolidated on 24 October 2013.******Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.***

Method of Change	Detail what is to be replaced or deleted or detail where new policy is to be inserted.	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only).	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
Amendment Instruction No: • Replace • Delete • Insert	• Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)		Is Renumbering required (Y/N)

COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)**Amendments required: No****ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS** (including figures and illustrations contained in the text)**Amendments required: Yes****Local Centre Zone**

1.	Replace	In Desired Character under the sub-heading 'Function' the following: 'The gross leasable floor area of a shop or group of shops should not exceed 450 square metres.'	With: 'The maximum gross leasable floor area of a shop or group of shops should be in the order of 450 square metres.'	N	N
2.	Replace	In the list attached to PDC 1 and after the words 'shop or group of shops', which states: 'with a gross leasable area of 450 square metres or less'	With: 'with a maximum gross leasable floor area in the order of 450 square metres'	N	N
3.	Replace	The heading 'Complying Development' and associated text	With the contents of Attachment MtB/1.	Y	N

4.	Delete	In the list 'Non-complying Development' the following: 'Shop or group of shops' and associated Exceptions		N	N
Neighbourhood Centre Zone					
5.	Replace	The heading 'Complying Development' and associated text	With the contents of Attachment MtB/2.	Y	N
Regional Town Centre Zone (including Policy Areas)					
6.	Insert	In the 1 st paragraph of the Desired Character under the sub-heading 'Function', after the words: 'The zone will ...'	The following: 'primarily'	N	N
7.	Delete	PDC 9 as follows: 'Shops with a gross leasable floor area in excess of 500 square metres should only occur where, it is in the form of a: (a) shop (other than a bulky goods outlet) and it is located within the Core Policy Area 7 (b) bulky goods outlet and it is located within the Bulky Goods Policy Area 5.		Y	N
8.	Delete	PDC 6 of Bulky Goods Policy Area 5 which states: 'Supermarkets, major retail outlets and restaurants should not occur within the policy area.'		Y	N
9.	Insert	In Objective 1 of Civic Policy Area 6, after the words: 'An area'	The word: 'primarily'	N	N
10.	Replace	The heading 'Complying Development' and associated text and table	With the contents of Attachment MtB/3.	Y	N
11.	Delete	In the list 'Non-complying Development' the following: 'Shop or group of shops with a maximum gross leasable floor area of more than 500 square metres' and associated Exceptions		N	N

Township Zone (including Policy Area)					
12.	Replace	The heading 'Complying Development' and associated text and table	With the contents of Attachment MtB/4.	Y	N
13.	Insert	In the table under the heading 'Public Notification' and in the column headed 'Category 1'	The following: <i>'Consulting room located in Hufendorf Policy Area 20 or Strassendorf Policy Area 22'</i> <i>'Office located in Hufendorf Policy Area 20 or Strassendorf Policy Area 22'</i> <i>'Shop located in Hufendorf Policy Area 20 or Strassendorf Policy Area 22'</i>	N	N
14.	Insert	In the table under the heading 'Public Notification' and in the column headed 'Category 2'	The following: <i>'All forms of development not listed as Category 1 in Hufendorf Policy Area 20 or Strassendorf Policy Area 22'</i>	N	N
15.					
TABLES					
Amendments required: No					
16.					
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required: No					
Map Reference Table Adjustments					
17.					
Spatial Extent Maps					
18.					
Concept Plan Maps					
19.					

ATTACHMENT MtB/1**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated (except where the development is non-complying) as complying development.

- 1 Advertisements and/or advertising hoardings that comply with the conditions contained in *Table MtB/4 - Design Guidelines for Advertisements* except for State and Local Heritage Places and where located within a **Historic Conservation Area**.
- 2 A change of use within an existing building used primarily for a shop, office or consulting room to accommodate one or any combination of those uses where all of the following are achieved:
 - (a) the building is not a State heritage place
 - (b) any alterations to the external appearance of a local heritage place do not materially affect the heritage values of that place
 - (c) where the change in use is for a shop primarily involving the handling and sale of foodstuffs (and may include a restaurant, café, take-away and/or fast food outlet), the location of the development and associated areas for the storage and collection of refuse are at least 10 metres from a residential zone boundary or the boundary of a site used for residential purposes other than where:
 - (i) the development is the same or substantially the same as a previously approved development, or
 - (ii) the dwelling is located in the same building as the shop or is directly associated with the shop
 - (d) if the change in use is to a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, at least one of the following applies:
 - (i) the primary vehicle access is from a road that is not an arterial road
 - (ii) the shop is located in a building (or buildings) comprising multiple tenancies that operate as an integrated complex used primarily for shops, offices and/or consulting rooms and incorporates shared off-street vehicle parking areas, vehicle loading and unloading bays, and areas for the storage and collection of refuse
 - (e) off-street vehicular parking is provided at a rate in accordance with *Table MtB/2 - Off-Street Vehicular Parking Requirements*, other than in respect to the following:
 - (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a previously approved development
 - (iii) the change of use is located in a building (or buildings) comprising multiple tenancies that operate as an integrated complex used primarily for shops, offices and/or consulting rooms and incorporates shared off-street vehicle parking areas, vehicle loading and unloading bays, and areas for the storage and collection of refuse.

ATTACHMENT MtB/2**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated (except where the development is non-complying) as complying development.

- 1 Advertisements and/or advertising hoardings:
 - (a) that comply with the conditions contained in Table MtB/4 - Design Guidelines for Advertisements
 - (b) in not located within the Historic Conservation Area or on an allotment containing a Heritage Place identified in Table MtB/9 - State Heritage Places or MtB/7 - Local Heritage Places
- 2 A change of use within an existing building used primarily for a shop, office or consulting room to accommodate one or any combination of those uses where all of the following are achieved:
 - (a) the building is not a State heritage place
 - (b) any alterations to the external appearance of a local heritage place do not materially affect the heritage values of that place
 - (c) where the change in use is for a shop primarily involving the handling and sale of foodstuffs (and may include a restaurant, café, take-away and/or fast food outlet), the location of the development and associated areas for the storage and collection of refuse are at least 10 metres from a residential zone boundary or the boundary of a site used for residential purposes other than where:
 - (i) the development is the same or substantially the same as a previously approved development, or
 - (ii) the dwelling is located in the same building as the shop or is directly associated with the shop
 - (d) if the change in use is to a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, at least one of the following applies:
 - (i) the primary vehicle access is from a road that is not an arterial road
 - (ii) the shop is located in a building (or buildings) comprising multiple tenancies that operate as an integrated complex used primarily for shops, offices and/or consulting rooms and incorporates shared off-street vehicle parking areas, vehicle loading and unloading bays, and areas for the storage and collection of refuse
 - (e) off-street vehicular parking is provided at a rate in accordance with Table MtB/2 - Off-Street Vehicular Parking Requirements, other than in respect to the following:
 - (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a previously approved development
 - (iii) the change of use is located in a building (or buildings) comprising multiple tenancies that operate as an integrated complex used primarily for shops, offices and/or consulting rooms and incorporates shared off-street vehicle parking areas, vehicle loading and unloading bays, and areas for the storage and collection of refuse.

ATTACHMENT MtB/3**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated (except where the development is non-complying) as complying development.

- 1 Advertisements and/or advertising hoardings:
 - (a) that comply with the conditions contained in Table MtB/4 - Design Guidelines for Advertisements
 - (b) in not located within the Historic Conservation Area or on an allotment containing a Heritage Place identified in Table MtB/9 - State Heritage Places or MtB/7 - Local Heritage Places
2. A change of use within an existing building used primarily for a shop, office or consulting room to accommodate one or any combination of those uses where all of the following are achieved:
 - (a) the development is located in one of the following area(s):
 - Core Policy Area 7
 - Gawler Street Policy Area 8
 - Mixed Use Policy Area 9
 - (b) the building is not a State heritage place
 - (c) any alterations to the external appearance of a local heritage place do not materially affect the heritage values of that place
 - (d) where the change in use is for a shop primarily involving the handling and sale of foodstuffs (and may include a restaurant, café, take-away and/or fast food outlet), the location of the development and associated areas for the storage and collection of refuse are at least 10 metres from a residential zone boundary or the boundary of a site used for residential purposes other than where:
 - (i) the development is the same or substantially the same as a previously approved development, or
 - (ii) the dwelling is located in the same building as the shop or is directly associated with the shop
 - (e) if the change in use is to a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, at least one of the following applies:
 - (i) the primary vehicle access is from a road that is not an arterial road
 - (ii) the shop is located in a building (or buildings) comprising multiple tenancies that operate as an integrated complex used primarily for shops, offices and/or consulting rooms and incorporates shared off-street vehicle parking areas, vehicle loading and unloading bays, and areas for the storage and collection of refuse
 - (f) off-street vehicular parking is provided at a rate in accordance with Table MtB/2 - Off-Street Vehicular Parking Requirements, other than in respect to the following:
 - (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a previously approved development
 - (iii) the change of use is located in a building (or buildings) comprising multiple tenancies that operate as an integrated complex used primarily for shops, offices and/or consulting rooms and incorporates shared off-street vehicle

ATTACHMENT MtB/3

parking areas, vehicle loading and unloading bays, and areas for the storage and collection of refuse.

ATTACHMENT MtB/4**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated (except where the development is non-complying) as complying development.

1. A change of use within an existing building used primarily for a shop, office or consulting room to accommodate one or any combination of those uses where all of the following are achieved:
 - (a) the development is located inside one of the following area(s):
 - Hufendorf Policy Area 20
 - Strassendorf Policy Area 22
 - (b) the building is not a State heritage place
 - (c) any alterations to the external appearance of a local heritage place do not materially affect the heritage values of that place
 - (d) where the change in use is for a shop primarily involving the handling and sale of foodstuffs (and may include a restaurant, café, take-away and/or fast food outlet), the location of the development and associated areas for the storage and collection of refuse are at least 10 metres from a residential zone boundary or the boundary of a site used for residential purposes other than where:
 - (i) the development is the same or substantially the same as a previously approved development, or
 - (ii) the dwelling is located in the same building as the shop or is directly associated with the shop
 - (e) if the change in use is to a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, at least one of the following applies:
 - (i) the primary vehicle access is from a road that is not an arterial road
 - (ii) the shop is located in a building (or buildings) comprising multiple tenancies that operate as an integrated complex used primarily for shops, offices and/or consulting rooms and incorporates shared off-street vehicle parking areas, vehicle loading and unloading bays, and areas for the storage and collection of refuse
 - (f) off-street vehicular parking is provided at a rate in accordance with *Table MtB/2 - Off-Street Vehicular Parking Requirements*, other than in respect to the following:
 - (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a previously approved development
 - (iii) the change of use is located in a building (or buildings) comprising multiple tenancies that operate as an integrated complex used primarily for shops, offices and/or consulting rooms and incorporates shared off-street vehicle parking areas, vehicle loading and unloading bays, and areas for the storage and collection of refuse.

12. REPORTS

12.1 REPORT TITLE: MANAGEMENT OF SHARED USE SPORT & RECREATION FACILITIES POLICY

DATE OF MEETING: 19 OCTOBER 2015

FILE NUMBER: FOL/15/3758 DOC/2015/98925

Strategic Plan 2012-2017 Ref:

Outcome 9: Sport and recreation facilities to meet community need

Outcome 10: Community facilities and programs to meet community need

Outcome 14: Good governance structures, supporting Council focus on strategic areas

Outcome 16: The Council communicates and engages effectively with the community and other stakeholders

Purpose:

To formalise and adopt a policy for the management of Council's shared use sport and recreation facilities.

Summary – Key Issues:

1. Following Councillor Keen's Motion on Notice of 15 June 2015 staff have drafted a Management of Shared Use Sport and Recreation Facilities Policy which formalises objectives for shared use sport and recreation facilities.
2. Staff have undertaken an online comparative survey with other Councils and the results of this survey have been taken into account in compiling this report.
3. Amendments to Council's standard Management Agreement will be made for Shared Use Sport and Recreation Facilities.

Recommendation:

That Council:

1. Adopt the draft Management of Shared Use Sport and Recreation Facilities Policy (Attachment 1).
2. Note that staff will undergo a consultation process to amend Management Agreements for shared use sport and recreation facilities ensuring that the policy objectives are included.

Background:

1. On 15 June 2015 Councillor Keen moved a Motion on Notice for Council to formalise guiding principles for the management of its sports and recreational facilities. Any policies overarching the standard Management Agreement were to be amended to include the guiding principles and further, any necessary changes were to be made to the standard Management Agreement to ensure 'best practice' is achieved for all sporting 'hubs'.
2. Council's standard Management Agreement with sports clubs expire on 30 June 2016 and it is anticipated that staff will undertake a consultation process with all Committees that are currently appointed by Council to manage the District's shared use sport and recreation facilities.

Discussion:

3. On 15 July 2013 Council endorsed that a standard Management Agreement be prepared for all sports venues, halls & institutes throughout the District with delegation to staff for making site specific amendments provided that the overarching objective of fair and equitable outcomes throughout the District remained.
4. At the time staff identified that Council owned 17 sites where Incorporated Associations (Committees) managed sports venues, halls and institutes. Since that date staff have identified a further 10 sites that require a Management Agreement.
5. To address Councillor Keen's Motion on Notice it will be necessary to amend the standard Management Agreement and prepare a standard Management Agreement specifically for shared use sport and recreation facilities. This will apply to 9 shared use sites (see Attachment 2).
6. The amended Management Agreement will include the guiding principles set out in Council's response to the Motion on Notice on 15 June 2015, which are:
 1. Maximising Use;
 2. Asset Management;
 3. Participation Rates;
 4. Diversity of Use;
 5. Efficient Use;
 6. Community and Economic Development;
 7. Environmental Sustainability;
 8. Public Safety.
7. The guiding principles above are detailed as Policy Objectives in the draft Management of Shared Use Sport and Recreation Facilities policy.

8. It should be noted that the standard Management Agreement currently contains clauses that address the guiding principles, however staff acknowledge that the clauses need to be amended to ensure best practice is achieved for all sporting hubs through clearly defined clauses for guiding principles.
9. In addressing the Motion on Notice staff undertook an online survey with other Councils, the 'Management of Sports and Recreation Facilities' survey. Staff received 17 responses to the survey.
10. The survey responses confirm that Councils vary in the way in which they ensure fair and equitable outcomes for their sporting hubs. Respondent Councils were consistent having:-
 - Facilities under a lease, licence or management agreement
 - Various forms of direct assistance to manage the facilities
 - Strategic, Policy, Guiding Principles documentation
 - Management/Legal Agreements for clarity of responsibilities.
11. Staff believe that the draft Management of Shared Use Sport and Recreation Facilities Policy supported by existing Management Agreements is a consistent management and governance approach when compared to other Councils.
12. An Oval Coordinating Committee or Recreation Grounds Committee made up of at least one representative from each sub-user group of the facility will provide the best mechanism of governance and management in achieving the policy objectives.
13. The majority of Council's existing shared use sport and recreation facilities currently adopt either an Oval Coordinating Committee or Recreation Grounds Committee enabling fair and equitable outcomes for all user groups of these facilities. The adoption of this governance approach at all facilities will ensure consistent fair and equitable outcomes throughout the District.
14. It is clear that the Nairne Oval Coordinating Committee Inc is an excellent example of the policy in action where most, if not all, of the principles mentioned above are pursued through their governing and operational model including the sourcing of revenue streams to fund asset improvements.
15. This policy is just one building block in establishing a sound platform for achieving excellent sports and recreation outcomes in the District.
16. This policy will not apply to the Springs Road Regional Sports Facility or to joint use school based facilities. A different commercially based governance and operating model will be adopted for these locations.

17. However, any governance or commercial operational management arrangements established at the Springs Road Sports Regional facility will likely inform the next evolution of this policy.
18. Council will also be exploring the further progression of sports facility development planning which will take sports facility concepts to partners and stakeholders and identify sites to deliver on the conceptual objectives. This may also include an independent peak Regional Sports 'council' as an advisory body to inform decision making.

Community Engagement:

Informing only	Information is provided by way of this report which is available in hard copy at the Local Government Centre and on Council's website.
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Policy:

Open Space, Recreation & Public Realm Strategy 2013

Budget:

The implementation of Management Agreements has had a budget impact in that legal advice has been sought in establishing contemporary contractual agreements. Council also now contribute on a more equitable basis to the community lessees.

However, in the process, staff have made redundant duplicate payments (e.g. insurance) and made lessees consistently responsible accountable for minor asset maintenance which did not occur before.

Statutory/Legal:

Local Government Act 1999
Associations Incorporation Act 1985
SA Public Health Act 2011

Staff Resource Requirements:

The policy will be implemented with existing staffing resources.

Environmental:

The policy includes an objective regarding environmental sustainability.

Social:

The proposed policy will facilitate fair and equitable outcomes for community members and groups involved with sport and recreation facilities on community land.

Risk Assessment:

The risks associated with this policy are at the local political sporting club level. The policy itself will mitigate risk associated with asset management, for example.

Asset Management:

The implementation of the Management of Shared Use Sport and Recreation Facilities Policy and the amendment of Management Agreements will encourage a diversification and activation in the use of community assets with Council staff collaborating with Incorporated Associations to enhance the use of Council owned buildings.

Conclusion:

On behalf of the community, Council has a goal of providing Council owned community facilities in a fair and equitable way to community groups and organisations.

The proposed policy will further facilitate fair and equitable outcomes for community members and groups involved with shared use sport and recreation facilities on community land.

Key Contact

Michelle Bell, Building & Recreation Manager, Council Services

Manager or Sponsor of Project

Greg Parker, General Manager, Council Services

Attachments

A1: Draft Management of Shared Use Sport and Recreation Facilities Policy (DOC/15/99700)

A2: List of sites that are subject to a Management Agreement (DOC/15/101981)

TITLE: Management of Shared Use Sport and Recreation Facilities

REFERENCE NUMBER:	DOC/15/99700
RESPONSIBLE DEPARTMENT:	Community and Customer Services
APPLICABLE LEGISLATION:	Local Government Act 1999 Associations Incorporation Act 1985 SA Public Health Act 2011
EXCLUDED LEGISLATION	Retail and Commercial Leases Act 1995 (Council was granted an exemption from this Act on 16 October 2013 for Management Agreements with peppercorn rent)
STRATEGIC PLAN 2012-2017:	Outcome 9: Sport and recreation facilities to meet community need Outcome 10: Community facilities and programs to meet community need Outcome 14: Good governance structures, supporting Council focus on strategic areas Outcome 16: The Council communicates and engages effectively with the community and other stakeholders
RELATED POLICIES:	<ul style="list-style-type: none"> Open Space, Recreation and Public Realm Strategy 2013
SUPPORTING DOCUMENTS	Management Agreements
ENDORSED BY COUNCIL:	<<Insert Date>>
NEXT REVIEW DATE:	<Insert Date>>

1. POLICY STATEMENT

Publicly owned community sporting and recreation facilities are a key element in Council's contribution to public health and wellbeing.

On behalf of the community, Council has a goal of providing Council owned community facilities in a fair and equitable way to community groups and organisations and individuals.

This policy relates specifically to existing shared use sport and recreation facilities where there is more than one user group.

The facilities include ovals, pitches, courts, BMX tracks, skate parks, clubrooms, storage sheds and associated infrastructure.

Council requires an appropriate management and governance model to enable the pursuit of the objectives/principles stated within this policy.

This policy will be underpinned by the development and implementation of Management Agreements between Council and representative Incorporated Associations that embody the interests of all facility users and the wider community at a specific location.

The scope of this policy does not include

- facilities based on school (public or private) campuses

- Council owned single use facilities eg lawn bowls
- future Regional/State level facilities that will require commercial management and equivalent governance models. Eg Stadium Authority or Trust
- Regional level sports advisory councils or bodies
- Sports Peak bodies (eg SANFL, Tennis SA) and their specific objectives.

2. POLICY OBJECTIVES

The primary policy objectives of this Policy in terms of Council owned Shared Use Sport and Recreation Facilities are to:

1. Maximise Use

- eg (a) shared use by sporting clubs eg cricket/football; soccer/softball; tennis/netball
- (b) lighting for night use
- (c) Multi-use, multi-purpose and multiple functions of facilities are highly desirable.

2. Equity and Diversity of Use

- e.g. providing equitable opportunity for a diverse range of interests and different demographics (e.g. ages),
- Facilities are welcoming and accessible for all ages, abilities and cultures,
- Facilities are geographically located to provide opportunity and benefit across Council's Local Government Area (LGA).

3. Sound Asset Management

- sound and clear asset management and maintenance arrangements so the asset is maintained to a satisfactory standard.

4. Maximise Participation Rates

- maximising the number of community members and sporting groups that enjoy the facilities.

5. Efficient Use

- ensuring the asset is managed in the most efficient way possible utilising community skills and acumen and reducing Council's recurrent funding.

6. Community and Economic Development

- managing the facilities where the assets bring a financial return and increased level of community well-being.
- maximise social interaction and community benefit

7. Environmental Sustainability

- the facilities are managed to maximize energy efficiency, reduce carbon emissions, , optimal use of recycled water and a focus on recycling and Zero Waste initiatives.

8. Public Safety

- the facilities can be used with appropriate levels of risk to public safety.

3. DEFINITIONS**Community Engagement:**

Any process that involves the public in problem-solving or decision making and uses the public input to make more informed decisions.

Council owned shared use recreational and sporting facilities

Facilities including, but not limited to, ovals, pitches, courts, BMX tracks, skate parks, clubrooms, storage sheds and associated infrastructure that are shared by more than one user and located on Council owned property or property under the care and control of Council..

Incorporated Association

As defined by the Associations Incorporation Act 1985.

Management Agreement:

A signed contract with negotiated terms and conditions between Council and an appointed Incorporated Association for the express purpose of managing and overseeing the administration of the property, facilities and activities.

Peak Committee

An Incorporated Association formed to manage Council assets on behalf of Council and its representative sub-user groups. Often referred to as an *Oval Coordinating Committee or Recreation Grounds Committee*.

Sub-user group

An organised group or club representing a sport or leisure activity.

4. ROLES & RESPONSIBILITIES

Council:

- To endorse and review policy to ensure optimum outcomes of benefit to the Community are achieved.

Chief Executive Officer:

- Overall responsibility for policy implementation.

General Managers:

- Ensure appropriate process is in place to manage and implement this policy.

Building and Recreation Manager;

- To prepare and negotiate Management Agreements with groups / organisations in support of this policy.
- To inform the Peak Committee of the roles and responsibilities associated with managing shared use sport and recreation facilities.
- To monitor the performance of both the Management Agreement as an instrument, and the Peak Committee, in pursuing the objectives of this policy.

Senior Community Development Officer:

- To facilitate and assist the Peak Committee and function of community groups and organisations.
- To provide opportunities for groups and organisations to access and develop the skills and knowledge required to manage shared use sport and recreation facilities for optimum community benefit.

- **Peak**

Committee

To manage the asset on behalf of sub-users in accordance with a Management Agreement.

5. POLICY INFORMATION

- 5.1 The objectives of this policy will be enabled through the development and implementation of a Management Agreement between Council and an appropriate Peak Committee.
- 5.2 The Peak Committee signing the Management Agreement will be a Peak Committee representing the user groups at the location of the facilities and will be called an *Oval Coordinating Committee* or *Recreation Grounds Committee*.
- 5.3 The Peak Committee will nominally have equal representation of each sub-user group/club so democratic and fair decision making can be applied.
- 5.4 The Management Agreement will (amongst other things) include the definition of Council's and the Peak Committee's roles and responsibilities in particular in relation to management and maintenance.
- 5.5 The Management Agreement will provide security for user groups yet allow for Council to respond to changing community needs and Council priorities.

- 5.6 Sub-user groups/clubs issues and needs will be directed to the Peak Committee in the first instance.
- 5.7 The Peak Committee will prioritise, and Council will be informed of any new or asset renewal proposals. **Council will then decide and prioritise new and renewal asset proposals.**
- 5.7 Council will monitor the Peak Committee's performance in terms of the Management Agreement through measurement of KPIs.
- 5.8 The term of the Management Agreements will be up to a maximum of five years and will be decided on a case by case basis.
- 5.9 Where possible Council will assist Peak Committees in identifying and supporting funding opportunities (dependent on Council's plans and priorities).
- 5.10 Management Agreements will address environmental sustainability (including waste management, carbon emissions, recycling, Zero Waste initiatives and efficient water use) and public safety objectives.
- 5.11 Regular meetings between Peak Committees and Council will be incorporated into the Management Agreements to ensure ongoing responsiveness to change and need.

6. REVIEW

This Policy will be reviewed after 12 months and then every four (4) years or earlier in the event of changes to legislation or related Policies and Procedures or if deemed necessary by Council's Building & Recreation Manager.

7. ACCESS TO THE POLICY

The Policy is available for public inspection at the Customer Service Centre, at the Local Government Centre, 6 Dutton Road, Mount Barker, South Australia and on the Council's website www.dcmtbarker.sa.gov.au.

8. FURTHER INFORMATION

For further information on this Policy, please contact:

Title: Building & Recreation Manager

Address: PO Box 54, Mount Barker
South Australia, SA, 5251

Telephone: (08) 8393 6440

Email: mbell@dcmtbarker.sa.gov.au

DRAFT

LIST OF SITES THAT ARE SUBJECT TO A MANAGEMENT AGREEMENT

#	Site	Category of Site
1.	Adelaide Hills Motor Restorers Club (Adelaide Hills Motor Restorers Club Inc.)	Sports Club
2.	Anembo Park (Anembo Sports and Recreation Association Inc.)	Shared Use Sport & Recreation (Regional) Facility
3.	Brukung Hall (Brukung Residents Association Inc.)	Hall
4.	Callington Recreation Grounds (Callington Memorial Oval Inc.)	Shared Use Sport & Recreation Facility
5.	Echunga Recreation Grounds (Echunga Recreation Grounds Committee Inc.)	Shared Use Sport & Recreation Facility
6.	Hahndorf Bowling Club (The Hahndorf Bowling Club Inc.)	Sports Club
7.	Hahndorf Institute (Hahndorf Institute Management Committee Inc.)	Institute
8.	Hahndorf Recreation Grounds (Hahndorf Community Recreation & Sport Ground Committee Inc.)	Shared Use Sport & Recreation Facility
9.	Harrogate Tennis Club (Harrogate Tennis Club Inc.)	Sports Club
10.	Kanmantoo Hall (Kanmantoo Grounds Committee Inc.)	Hall
11.	Littlehampton Peace Memorial Hall ** (Littlehampton Peace Memorial Hall Inc.)	Hall
12.	Macclesfield Institute (Macclesfield Community Association Inc.)	Institute
13.	Macclesfield Recreation Grounds (Macclesfield Recreation Grounds Committee Inc.)	Shared Use Sport & Recreation Facility
14.	Meadows Bowling Club (Meadows Bowling Club Inc.)	Sports Club
15.	Meadows Memorial Hall (Meadows Memorial Hall Inc.)	Hall
16.	Meadows Recreation Grounds ** (Meadows Recreation Ground Committee Inc.)	Shared Use Sport & Recreation Facility
17.	Mount Barker Bowling Club ** (Mount Barker Bowling Club Inc.)	Sports Club

18.	Mount Barker Croquet Club (<i>Mount Barker Croquet Club Inc.</i>)	Sports Club
19.	Mount Barker Football Club (<i>Mount Barker Football Club Inc.</i>)	Shared Use Sport & Recreation Facility
20.	Mount Barker Model Railway Club ** (<i>Mount Barker Model Railway Club Inc.</i>)	Recreation Club
21.	Mount Barker Tennis Club (<i>Mount Barker Tennis Club Inc.</i>)	Shared Use Sport & Recreation Facility
22.	Nairne Museum (<i>Nairne Institute Committee Inc.</i>)	Museum
23.	Nairne Market Inc. (<i>Nairne Market Inc.</i>)	Community Centre
24.	Nairne Recreation Grounds (<i>Nairne Oval Committee Inc.</i>)	Shared Use Sport & Recreation Facility
25.	Nairne Soldiers Memorial Hall ** (<i>Nairne Soldiers Memorial Hall Inc.</i>)	Hall
26.	Prospect Hill Community Centre (<i>Prospect Hill Community Association Inc.</i>)	Community Centre
27.	Prospect Hill Memorial Hall (<i>Prospect Hill Community Association Inc.</i>)	Hall

**** Initial Management Agreement is still to be signed**

**12.2 REPORT TITLE: POST CONSULTATION – REVIEW OF
CODE OF PRACTICE (FOR ACCESS TO
COUNCIL AND COMMITTEE MEETINGS
AND DOCUMENTS)**

DATE OF MEETING: 19 OCTOBER 2015

FILE NUMBER: DOC/15/99504

Strategic Plan 2012-2017 Ref:

Governance and Leadership

Purpose:

To provide the revised Code of Practice (for Access to Council and Committee Meetings and Documents) for adoption by Council.

Summary – Key Issues:

- No submissions were received during the consultation process so the revised Code should be adopted.

Recommendation:

That Council adopt the Code of Practice (for Access to Council and Committee Meetings and Documents) as per attachment 1.

Background:

1. Section 92 of the Local Government Act 1999 (“the Act”) requires a Code of Practice (for access to Council and Committee Meetings and Documents). This Code identifies how the community may access Council and Committee Meetings and documents and under what circumstances this information will be available.
2. The Code must be reviewed within 12 months of an election.
3. On 7 September 2015 the Council resolved to provide the revised Code of Practice (for Access to Council and Committee Meetings and Documents) for public consultation for 21 days.

Discussion:

4. No submissions were received during the consultation period.
5. An additional alteration has been made to 3.6 in the attachment regarding retaining minutes and agendas for 10 years. There is not likely to be a cost impact so reconsidering this timeframe on this basis has been removed.
6. The attached revised Code should now be adopted. The red print indicates the minor changes since the last review in 2013.

Community Engagement:

Decision to be made	Whether the revised Code of Practice (Access to Council and Committee Meetings and Documents) are acceptable
Key factors to be considered in decision (dot points)	Whether the Code clearly states how the public may get access to Council and Committee Meetings and documents.
Area of community influence	<p>Aspects that are fixed:</p> <ul style="list-style-type: none"> - Minimum requirements of legislation eg agendas available 3 days prior to the meeting and minutes available 5 days after the meeting - If an item is confidential there will be a need to exclude the public <p>Key areas for community input:</p> <ul style="list-style-type: none"> - whether the Council's practices are acceptable -
Method of consultation, informing community & cost	Advert in the Courier Information on Council's website or available at the customer service centre
Feedback to stakeholders/Council	.An acknowledgement letter will be provided to those who have made a submission
Timeframe for consultation	Wednesday 9 September – Wednesday 30 September
Community input (post consultation only)	No submissions received
Recommendations (post consultation only)	Adopt the revised Code as printed.

Policy:

The Code of Practice already exists and has been updated with minor changes.

Budget:

The advert cost approx. \$300.

Statutory/Legal:

Section 92 of the Local Government Act 1999

Staff Resource Requirements:

N/A

Environmental:

N/A

Social:

The Code encourages public attendance at Council and Committee meetings.

Risk Assessment:

Providing the Code reduces the risk of the community not knowing why access has been denied to either meetings or documents.

Asset Management:

N/A

Conclusion:

The revised Code has been provided for public consultation and as there were no submissions it should be adopted.

Key Contact

Ros McDougall, Risk & Governance Officer, Corporate Services

Manager or Sponsor of Project

David Peters, General Manager Corporate Services

Attachments

1 – Revised Code of Practice - Doc/15/57010

TITLE: CODE OF PRACTICE (FOR ACCESS TO COUNCIL AND COMMITTEE MEETINGS AND DOCUMENTS)

REFERENCE NUMBER:	Doc/15/57010
RESPONSIBLE DEPARTMENT:	Corporate Services
APPLICABLE LEGISLATION:	Local Government Act 1999
STRATEGIC PLAN 2012-2017:	Governance and Leadership
RELATED POLICIES:	
SUPPORTING PROCEDURES:	
ENDORSED BY COUNCIL:	
NEXT REVIEW DATE:	October 2019

1. POLICY STATEMENT

In fulfilling the role of an effective Council that is responsive to the needs of the community and which operates within the legal framework prescribed by the *Local Government Act 1999*, the **Mount Barker District Council** is fully committed to the principle of open and accountable government. However, Council also recognises that on a limited number of occasions it may be necessary, in the broader community interest, to restrict public access to discussion/decision and/or documents.

2. INTRODUCTION

The Code sets out the commitment of Council to provide public access to Council and Council committee meetings and documents and outlines the policies and procedures contained within the *Local Government Act 1999*, to restrict public access. The Code includes:

- Information on the relevant provisions of the Act;
- Council's policy on public access and participation;
- The process that will be adopted where public access to a meeting or a document is restricted;
- Grievance procedures to be followed if a member of the public believes that the Council has unreasonably restricted public access on a particular matter.

This Code sets out the policy of Council for access to meetings and documents and includes information relating to:

- access to the agenda for meetings;
- public access to meetings;
- the process to exclude the public from meetings;
- matters for which the Council, or a Council committee, can order that the public be excluded;
- how the Council will approach the use of the confidentiality provisions in the Act;
- public access to documents, including minutes
- review of confidentiality orders;
- accountability and reporting to the community, and the availability of the code; and
- grievances about the use of the code by Council

3. PUBLIC ACCESS TO THE AGENDA FOR MEETINGS

- 3.1 At least three clear days¹ before the Council or Council committee meeting (unless it is a special meeting) the Chief Executive Officer (CEO) must give written notice of the meeting to all Council/Committee members setting out the date, time and place of the meeting. The notice must contain or be accompanied by the agenda for the meeting.

Section 82 of the Local Government Act 1999 allows for the calling of special meetings (that are in addition to ordinary meetings of Council). Special Meetings may be held at any time. The Chief Executive Officer must give each member of the Council 4 hours notice of the meeting before the commencement of the meeting.

- 3.2 The notice of meeting and agenda will be placed on public display at the principal office of the Council Level 1, Mount Barker Home Maker Centre, 6 Dutton Road, Mount Barker and on Council's website www.dcmtbarker.sa.gov.au.
- 3.3 Items listed on the agenda (that are not confidential items) will be described accurately and in reasonable detail. Confidential items will be listed with as much detail as practicable.
- 3.4 The Notice and Agenda will be kept on public display and continue to be published on the website until the completion of the relevant Council or Committee meeting.
- 3.5 Copies of the agenda documents and non-confidential reports that are to be considered at the meeting will be made available to members of the public in attendance. A reasonable number of copies will also be available for public inspection as soon as practicable after they are supplied to the Members of Council.
- 3.6 Council minutes and agendas will be retained for 10 years. ~~and this timeframe will be reviewed if data storage costs increase.~~ Committee meeting agendas and minutes will be retained until the beginning of the previous year. A minimum of 4 meetings of hard copies of agendas and minutes will be available at the customer service counter.
- 3.7 Members of the public may obtain a copy of the agenda and any particular reports for a fee to cover the costs of photocopying, in accordance with a Council's schedule of fees and charges.
- 3.8 Where the CEO of the Council (after consultation with the principal member of the Council, or in the case of a Committee - the presiding member) believes that a document or report on a particular matter should be considered in confidence with the public to be excluded, the basis under which the order could be made in accordance with section 90(3) of the Act will be specified. [see sections 83(5) (Council) and 87(10) (Committee) of the Act.]

¹ 'clear days' means that the time between the giving of the notice and the day of the meeting, but excluding both the day on which the notice was given and the day of the meeting, eg notice is given on a Thursday for a following Monday meeting, the clear days are Friday, Saturday and Sunday.

4. PUBLIC ACCESS TO MEETINGS

Council and Council Committee meetings are open to the public and attendance is encouraged, except where the Council (or the Council committee) believes it is necessary in the broader community interest to exclude the public from the discussion (and, if necessary, decision) of a particular matter.

The public will only be excluded when considered proper and necessary i.e. the need for confidentiality outweighs the principle of open decision-making.

Council encourages public attendance at meetings of the Council and Committees through public notification of meetings and by the sign on the Local Government Centre building.

In addition Council provides the Gallery an opportunity to ask any question at the beginning of the meeting for a maximum period of 15 minutes. It also provides the opportunity for questions for the Gallery regarding items discussed at the meeting.

In accordance with section 90 of the Act, it is not unlawful for Members of Council, Committee members and staff to participate in **informal gatherings** or discussion provided that a matter which would ordinarily form part of the agenda for a formal meeting is not dealt with in such a way as to obtain, or effectively obtain, a decision outside of a formally constituted meeting of Council or Committee. The Council is not bound to hold an informal gathering open to the public in accordance with section 90(1) of the Act as openness to the public only applies to Council and Council Committee meetings. This means that section 90(2) to exclude the public has no role to play.

The following are examples of informal gatherings or discussions that may be held in accordance with section 90(8):

- planning sessions associated with the development of policies and strategies;
- briefing or training sessions;
- workshops; or
- social gatherings to encourage informal communication between members or between members and staff.

5. PROCESS TO EXCLUDE THE PUBLIC FROM A MEETING

The practice of the **Mount Barker District Council** is as follows:

- other than if the matter is an adjourned matter – confidential items will be considered as the last item on the agenda for the convenience of the public
- should an adjourned matter be a confidential matter it will be considered as the first report as required under the Local Government (Procedures at Meetings) Regulations 2000.

Before a meeting orders that the public be excluded to enable the receipt, discussion and consideration of a particular matter, the meeting must, in public, formally determine if this is necessary and appropriate, and then pass a resolution to exclude the public while dealing with that particular matter. If this occurs then the public must leave the room. This means that all members of the public (including staff), unless exempted by being named in the resolution as entitled to remain, are required to leave the room. For the operation of section 90(2) a member of the public does not include a member of Council.

Once Council, or a Council committee has made the order, it is an offence for a person, who knowing that an order is in force, enters or remains in a room in which such a meeting is being held. Although it is lawful for an employee of Council or a member of the police to use reasonable force to remove the person from the room if he or she fails to leave on request, it will be the practice of Council staff to call the police to undertake this action.

Once discussion on that particular matter is concluded, the public are then permitted to re-enter the meeting. If there is a further matter that needs to be considered in confidence it is necessary to again undertake the formal determination process and to resolve to exclude the public as above.

Please note that the Council, or the Council committee, can by inclusion within the resolution permit a particular person or persons to remain in the meeting. An example would be allowing a ratepayer who is suffering personal hardship to remain in the meeting when their circumstances concerning the payment of rates is being discussed².

6. MATTERS FROM WHICH THE PUBLIC CAN BE EXCLUDED

In accordance with the requirements of section 90(3) of the Act, Council, or a Council Committee, may order that the public be excluded in the following circumstances:

- (a) *information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead);*
- (b) *information the disclosure of which—*
 - (i) *could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the Council; and*
 - (ii) *would, on balance, be contrary to the public interest;*
- (c) *information the disclosure of which would reveal a trade secret;*
- (d) *commercial information of a confidential nature (not being a trade secret) the disclosure of which—*
 - (i) *could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and*
 - (ii) *would, on balance, be contrary to the public interest;*
- (e) *matters affecting the security of the Council, members or employees of the Council, or Council property, or the safety of any person;*
- (f) *information the disclosure of which could reasonably be expected to prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial;*
- (g) *matters that must be considered in confidence in order to ensure that the Council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;*
- (h) *legal advice;*

² Attachment A of this document provides examples.

- (i) *information relating to actual litigation, or litigation that the Council or Council committee believes on reasonable grounds will take place, involving the Council or an employee of the Council;*
- (j) *information the disclosure of which—*
 - (i) *would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council); and*
 - (ii) *would, on balance, be contrary to the public interest;*
- (k) *tenders for the supply of goods, the provision of services or the carrying out of works;*
- (m) *information relating to a proposed amendment to a Development Plan under the Development Act 1993 before a Development Plan Amendment proposal relating to the amendment is released for public consultation under that Act;*
- (n) *information relevant to the review of a determination of a Council under the Freedom of Information Act 1991.*

The Act provides for a definition of “personal affairs”, being a person’s financial affairs, criminal records, marital or other personal relationships, personal qualities, attributes or health status, or that person’s employment records, employment performance or suitability for a particular position, or other personnel matters relating to the person, but does not include the personal affairs of a body corporate.

In considering whether an order should be made under section 90(2), it is irrelevant that discussion of a matter in public may:

- cause embarrassment to the Council or Committee concerned, or to members or employees of the Council; or
- cause a loss of confidence in the Council or Committee. [s.90(4)]

If a decision to exclude the public is taken, the Council or the Council committee is required to make a note in the minutes of the making of the order and the grounds on which it was made. Sufficient detail of the grounds on which the order was made will be included in the minutes.

7. PUBLIC ACCESS TO MINUTES

Minutes of a meeting of Council or a Council committee will be publicly available, including on the internet, within 5 days after the meeting.

8. USE OF THE CONFIDENTIALITY PROVISIONS

Any consideration of the use of the confidentiality provisions to exclude the public from the discussion of a particular matter at a meeting will require the identification of one or more of the grounds listed within section 90(3) of the Act and the factual reasons for the relevance and application of the ground(s) in the circumstances. These are listed in paragraph 6 of this Code.

1. The principle of open and accountable government is strongly supported;
2. Information of the grounds on which an order to exclude the public is made will be conveyed to the public at the time of them being ordered to leave the meeting. The public will not be excluded until after a confidentiality motion

- has been debated and passed and sufficient reasons for the need to exclude the public given.
3. Once discussion of the matters is concluded the meeting will then consider if it is necessary to make an order that a document associated with this agenda item (including minutes) remain confidential. In determining this, the meeting will have regard to the provisions of section 91 and in particular section 91(8) which details when a council must not order that a document remain confidential
 4. If the meeting determines that it is proper and necessary to keep a document confidential, then a resolution for an order to this effect is required to be resolved by the meeting in accordance with section 91(7) of the Act
 5. Once discussion of the matter is concluded and the public have returned, the decision of the meeting in relation to this matter will be made publicly known unless the Council has resolved to order that some information remain confidential. Details relating to any order to keep information or a document confidential in accordance with section 91(7) are also to be made known. When making an order the meeting must specify the duration of the order or the circumstances in which the order will cease to apply, or a period after which the order must be reviewed. If the section 91(7) order is to apply for a period exceeding 12 months, then this order must be reviewed every 12 months from the date it was made. This along with the making of the order pursuant to section 90(2) and the grounds pursuant to section 90(3) on which it was made are also to be recorded in the minutes
 6. In all cases the objective is that the information be made publicly available at the earliest possible opportunity and that the community is informed of any Council order and the associated implications; and
 7. Where a person provides information to the Council and requests that it be kept confidential, Council is not able to even consider this request unless the matter is one that falls within section 90(3). If this is the case, Council will then be in a position to consider the request on its merits.

9. PUBLIC ACCESS TO DOCUMENTS

Various documents can be available for inspection and purchase (for a fee) by the public. Council will, as far as is reasonably practicable, also make a document available in electronic form and place it on the Internet within a reasonable time after they are available at the principle office of the Council for public access.

The Council or the Council committee will only order that a document associated with a discussion from which the public are excluded is to remain confidential if it is considered proper and necessary in the broader community interest.

The Council or the Council committee can only resolve to keep minutes and/or documents confidential under section 91(7) if they were considered in confidence pursuant to sections 90(2) and 90(3).

In accordance with section 91(8) the Council or the Council committee must not make an order to prevent:

- the disclosure of the remuneration or conditions of service of an employee of the Council after the remuneration or conditions have been set or determined; or
- the disclosure of the identity of a successful tenderer for the supply of goods or the provision of services (including the carrying out of works), or of any reasons adopted by the Council as to why a successful tenderer has been selected; or

- the disclosure of the amount or amounts payable by the Council under a contract for the supply of goods or the provision of services (including the carrying out of works) to, or for the benefit of, the Council after the contract has been entered into by all parties to the contract; or
- the disclosure of the identity of land that has been acquired or disposed of by the Council, or of any reasons adopted by the Council as to why land has been acquired or disposed of by the Council.

Where keeping a document confidential is considered proper and necessary, a resolution to this effect is required which shall include:

- the grounds for confidentiality; and
- the duration of the order or the circumstances in which the order will cease to apply, or a period after which the order must be reviewed – if the order has a duration of more than 12 months, the order must be reviewed at least once in every year;
- (if applicable) whether the power to revoke the order will be delegated to an employee of the Council. [s.91(9)]

Requests to access Council and Council Committee documents can be made under the *Freedom of Information Act 1991*. Inquiries in relation to the process for seeking access to documents held by Council should be directed to Council's accredited Freedom of Information Officer on 8391 7200.

10. EXAMPLE CONFIDENTIALITY PROVISIONS

The **Mount Barker District Council** will record in the minutes of any Council and Council committee meetings the making of an order in accordance with sections 90(2) and (3) and section 91(7) – refer to Attachment A for some examples.

11. REVIEW OF CONFIDENTIALITY ORDERS

A confidentiality order made under section 91(7) of the Act must specify the duration of the order or the circumstances in which the order will cease to apply, or a period after which the order must be reviewed. In any event, any order that operates for a period exceeding 12 months must be reviewed at least once in every year.

An order will lapse if the time or event specified has been reached or carried out. There is no need for the Council to resolve for the confidential order to be lifted. Once the order has lapsed, the minutes and/or documents automatically become public.

A review of the reports or documents that were considered under the provision of sections 90(3) and 91(7) of the Act will be conducted at least every 12 months at the first meeting in September to ensure that items are released in accordance with the resolution of Council, when the confidential provision no longer applies

Orders that exceed 12 months must be reviewed annually and the Council must assess whether the grounds for non-disclosure are still relevant and, if so, provide the relevant grounds and reasons for the minutes and/or documents remaining confidential. The conduct of the annual review can be delegated to the Chief Executive office and sub-delegated to an employee of the Council if appropriate. If there are any items that require a fresh confidentiality order because the original order is about to expire, then the reviewer will prepare a report to Council making recommendations with respect to each item to be retained in confidence. Each item must then be addressed separately and assessed against section 90(3) and section 91(7) of the Act. While a Council may delegate the power to undertake an annual

review, the Council cannot delegate the power to apply sections 90(3) and 91(7) of the Act.

A Council may resolve to exclude the public from a meeting to discuss and undertake consideration of the recommendations arising from the annual review in confidence, subject to the application of the relevant ground under section 90(3) of the Act. Section 90(3) of the Act must be applied separately to each item and not en bloc.

If there is no longer any need for the confidentiality order then the Council or Council Committee may delegate to an employee of the Council the power to revoke an order made in accordance with section 91(7) of the Act. The Council or Council committee may also include in the resolution whether any delegation is given to an employee to revoke the order and if relevant, any conditions associated with the delegation.

12. ACCOUNTABILITY AND REPORTING TO THE COMMUNITY

A report on the use of sections 90(2) and 91(7) by the Council and Council committees must be included in the annual report of a Council as required by Schedule 4 of the Act. This supports commitment to the principle of accountability to the community. The reporting should include the following information, separately identified for both Council and Council committees:

1. Number of occasions each of the provisions of sections 90(2) and 90(3) were utilised;
2. Number of occasions each of the provisions of sections 90(2) and 90(3) and section 91(7) were utilised, expressed as a percentage of total agenda items considered'
3. An indication of any particular issues that contributed to the use of confidentiality provisions on more than one occasion e.g. a proposal to acquire a parcel of land was considered on 3 separate occasions;
4. Number of occasions that information originally declared confidential has subsequently been made publicly available; and
5. Number of occasions that information declared confidential has not been made publicly available and the reason for this in each case.

13. GRIEVANCE

Council has established procedures for the review of decisions under section 270 of the Act for:

- Council, and its committees;
- employees of the Council; and
- other persons acting on behalf of the Council.

Should a person be aggrieved about public access to either a meeting or a document then they can lodge an application for review of that decision under the procedures established by Council. The Procedures are available from Council's website www.dcmtbarker.sa.gov.au

14. REVIEW

This Code will be reviewed within 12 months after the conclusion of each periodic election or earlier in the event of changes to legislation or related Policies and Procedures or if deemed necessary by the Risk and Governance Officer.

15. ACCESS TO THE CODE

The Code is available for public inspection at the Customer Service Centre, at the Local Government Centre, 6 Dutton Road, Mount Barker, South Australia and on the

Council's website www.dcmtbarker.sa.gov.au, and may obtain a copy for a fee fixed by Council.

16. FURTHER INFORMATION

For further information on this Policy, please contact:

Title: Risk and Governance Officer

Address: PO Box 54, Mount Barker
South Australia, SA, 5251

Telephone: 8391 7231

Email: rmcdouga@dcmtbarker.sa.gov.au

ATTACHMENT A

Some examples of confidentiality orders

1. Performance Matters of the Chief Executive Officer

Section 90(3)(a) Order

Pursuant to s.90(3)(a)

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Joe Bloggs, Human Resource Consultant be excluded from attendance at the meeting for Agenda Item 3 (Performance Matters of the Chief Executive Officer).

The Council is satisfied that, pursuant to section 90(3)(a) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of the Chief Executive Officer, in that details of her performance review will be discussed, which are sensitive and are details only known to those who have participated in the review process.

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of details of the Chief Executive Officer's performance may prematurely be disclosed before the details of the review have been discussed with the Chief Executive Officer.

Section 91(7) Order

Pursuant to s.91(7)

That having considered Agenda Item 3 (Performance Matters of the Chief Executive Officer) in confidence under section 90(2) and (3)(a) of the *Local Government Act 1999*, the Council, pursuant to section 91(7)(b) of that Act orders that the documents and all minutes be retained in confidence until the Performance Review process has been completed by the provision of a final report to Council.

2. Consideration of a the terms for a waste resources contract

Section 90(3)(b) Order

Pursuant to s.90(3)(b)

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Joe Bloggs, CEO of ABC Council and Ivana Citizen, lawyer, XYZ Lawyers, be excluded from attendance at the meeting for Agenda Item 10.1 (Terms of Waste Resources Contract).

The Council is satisfied that, pursuant to section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is:

- proposing to conduct business; and
- the information would prejudice the commercial position of the Council;

in that the Council is currently engaged in a post tender negotiation with a preferred tenderer to finalise the terms and conditions of engagement for this service – the information to be considered in relation to this Agenda Item include detailed costings for in-house provision of waste resources services and other specific financial information, the disclosure of which would prejudice the Council's commercial position during the current ongoing negotiations.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may severely prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.

(confidential recommendation here)

Section 91(7) Order

Pursuant to s.91(7)

That having considered Agenda Item 10.1 (Terms of Waste Resources Contract) in confidence under section 90(2) and (3)(b) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the Tender documents and related Council reports and all minutes be retained in confidence for a period of 2 years, or until a contract has been finalised and that this order be reviewed every 12 months.

3. Joint Venture Arrangement – Proposed Health and Leisure Centre

Section 90(3)(d) Order

Pursuant to s.90(3)(d)

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except Joe Bloggs, CEO ABC Council, be excluded from attendance at the meeting for Agenda Item 6 (Joint Venture Arrangement – Proposed Health and Leisure Centre).

The Council is satisfied that, pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information in that the financial capability of the joint venture partner to secure finance, and the developer's capability to undertake the project will be discussed in detail, and that this information may prejudice the commercial position of the joint venture partner as financial details and the resources of the developer will be disclosed.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in a competitor receiving the information to the detriment of the developer.

(Confidential recommendation here)

Section 91(7) Order

Pursuant to s.91(7)

That having considered Agenda Item 6 (Joint Venture Arrangement – Proposed Health and Leisure Centre) in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the Council report and all minutes be retained in confidence for a period of 2 years or such lesser period as may be determined by the Chief Executive Officer and that this be reviewed every 12 months.

4. Consideration of Update on State Sports Stadium

Section 90(3)(j) Order

Pursuant to s.90(3)(j)

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public except, Joe Bloggs, CEO ABC Council, be excluded from attendance at the meeting for Agenda Item 10 (Update on State Sports Stadium).

The Council is satisfied that, pursuant to section 90(3)(j) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which would divulge information provided on a confidential basis by or to The Recreation and Sport Minister in that information between the Council, Minister and relevant parties relating to the Sports Stadium is requested by the Minister to remain confidential until all contracts are signed.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the update provided will include discussion and consideration of material relevant to the project that the Minister has requested remain confidential.

(Confidential recommendation here)

Section 91(7) Order

Pursuant to s.91(7)

That having considered Agenda Item 10 (Update on State Sports Stadium) in confidence under section 90(2) and (3)(j) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that all minutes and correspondence be retained in confidence for a period of 6 months.

12.3 REPORT TITLE: MOUNT BARKER AND NAIRNE MAIN STREET STRATEGIES**DATE OF MEETING: 19 OCTOBER 2015****FILE NUMBER: FOL/15/1749 – DOC/15/101389****Strategic Plan 2012-2017 Ref:**

Economic Development:

Outcome 1: New employment opportunities created in the region.

Urban Growth

Outcome 2: Innovative and renewed public spaces, civic precincts and urban areas

Character and Culture

*Outcome 11: A community with a strong identity and cultural awareness that acknowledges and respects the past and present while embracing and influencing the future.**Outcome 12: The district is a creative cultural centre with vibrant festivals and public places***Purpose:**

To summarise the Main Street Projects of Nairne and Mount Barker and provide recommendations on how to further improve their physical appearance, function and feel.

Summary – Key Issues:

1. Council has completed Main Street Strategies for Gawler Street, Mount Barker and Main Road (Princess Highway), Nairne. These can be found in attachment 1 and 2.
2. Mount Barker and Nairne Main Streets require a mix of physical and non-physical improvements in order to ensure they continue to serve their local and regional communities.
3. The proposed improvements in the Main Street Strategies are focused on supporting business development and improving the customer experience of both main streets.
4. A list of key priorities have been identified which provide Council and the Community with short, medium and long term actions. The main street projects are not designed to have all key actions implemented at once and will instead be staged, responding to funding availability and the competing priorities of Council over 10 plus years.

Recommendation:

That Council;

1. Endorse the Nairne Main Street Strategy Report for Nairne Main Street, dated September, 2015.
 2. Endorse the Gawler Street Strategy Report for Mount Barker Main Street, dated September, 2015.
 3. Authorise broad community notification of the Main Street Strategies and the likely staged development and projected timeframes contained within the Implementation Plan for each project.
 4. Note that the projects contained within the Strategies will be developed in accordance with the Implementation Plan contained within each Strategy, by the Manager of Planning, Policy and Strategy, as resources allow. Individual elements of the projects will be considered by Council as part of its annual budgeting processes.
-

Background:

1. The main streets of Mount Barker (Gawler Street) and Nairne (Main Road) have been identified through respective Township Master Plans and Strategies as requiring focused attention in order to assist their development as important community and business locations for the District.
2. In the case of Nairne, the recent completion of the PLEC undergrounding of power lines has provided a trigger for Council to now consider not only the physical appearance of the street but the broader function of the main street and how it can better serve the community of Nairne.
3. In the case of Gawler Street, recently completed upgrades to the Morphet/Hutchinson Precinct have highlighted the need to ensure Gawler Street continues to respond to the expectations of the community and enables business to thrive in the historic Main Street of Mount Barker. A 2014 safety audit of the street has also provided further weight to the need to invest in the public realm.
4. Jensen Planning & Design together with the assistance of David O'Loughlin (specialising in trader engagement and business development) were engaged to assist Council in developing Main Street Strategies for both Mount Barker and Nairne.
5. This report will where applicable, address issues specific to each main street, and at times consolidate discussion across both.
6. A main street presents an opportunity to bring people together, providing a location for community interaction, expression, a place to do business and be entertained.

7. There continues to be renewed interest and growth in main streets (locally and internationally) as people seek unique and specialised experiences to compliment the more convenient and 'everyday' shopping experiences that they undertake.
8. The main street projects for Nairne and Mount Barker will seek to respond to this need, both with physical improvements and increased community and business led activation of the street.

Discussion

9. Successful Main Streets have basic principles that underpin their success. These principles have been consistently communicated throughout the main street projects and have helped guide the review and inform the proposed improvements to the streets. These principles include:
 - a. Quality and diverse business offerings who engage with the street
 - b. Lots of different things to do
 - c. A safe and ambient environment
 - d. An authentic and local feel, helping people relate to the space
 - e. Spaces and place for people to linger
 - f. A unique destination, attractive to both locals and visitors
 - g. Complementary elements to the local lifestyle
 - h. Dynamic and changing attractions
 - i. Attractive landscape
10. The following discussion summarises the consultation process undertaken, the feedback received and the proposed priority actions proposed.
11. In April, both projects undertook a similar community engagement process, highlighted by activities such as community workshops, presentations, a bus tour and guided walks of the street.
12. In addition to these structured events, informal conversations with business and land owners also provided valuable insight into what's required to improve both Gawler Street and Main Road.
13. Considerable effort was made to respond to individual requests or comments about both projects. This informal approach allowed for further development of key ideas to better inform key priorities for the Strategies.
14. At the conclusion of the April engagement period in conjunction with additional research and data collection, some common themes developed across both main streets, these include:
 - a. Improved pedestrian and vehicle safety/accessibility
 - b. Enhanced sense of arrival to the street
 - c. Continued investment in business shopfronts/facades
 - d. Increased outdoor dining, public seating and refreshed landscaping
 - e. Art, music and cultural expression to be on display

- f. Improved governance and main street management
- g. Branding, marketing and promotions to 'sell' the main street.
- h. Additional parking (public and private land)
- i. Support, protect, enhance and activate heritage buildings/areas

And more specifically for:

Main Road, Nairne

- Development of functional and attractive town square/playspace
- Increased business offerings (including supermarket)
- Road design to reduce vehicle speeds (particularly trucks) and promote safer area for vehicles to perform u-turns

Gawler Street, Mount Barker

- Improved infrastructure to support small to large scale activation and events
- New, interesting lighting (eg: fairy lights to compliment standard street lighting)
- Improve Gawler/Hutchinson and Gawler/McLaren intersections
- Continue main street public realm treatment from Hutchinson Street to Cameron Road

15. In addition to the community feedback, the consultant team also undertook a briefing session of Elected Members, where similar ideas regarding improved streetscape, additional shopping and entertainment offerings and more street activation were among the key ideas put forward.
16. In response to this feedback, the consultant team and Council staff proposed key priority actions for both main streets and produced and distributed a brochure which advertised these actions and showed a high-level plan of the street (attachments 3 and 4).
17. A further briefing of Elected Members was conducted on the 27th July, where these priority actions were presented, which received fundamental support with some additional comments for consideration.
18. A three week consultation period during September, 2015 was undertaken, where the community was invited to provide comment, with several drop-in sessions held to allow people to ask questions and seek clarification on the Strategies.
19. Copies of the written submissions received can be found in attachments 5 and 6.
20. There was fundamental support and enthusiasm for most of the priority actions and there was also some valuable feedback on how to better represent the plans for the street and changes proposed. The consultation is summarised within the consultant reports but key messages that drove some minor amendments to each Strategy were as follows:

Main Road, Nairne

- A need to better represent the proposed works between Leith and Jeffrey Streets (*works have been identified as a priority within the Implementation Plan. Minor changes have also been made to the Strategy Plan itself*)
- Concern that a staged development approach will result in some businesses benefiting over others (*clarity provided that the intent is to distribute investment across the street, whilst recognising the inevitability that funds will not allow a blanket redevelopment of the street*)
- Concern regarding tree removal (*staged and selective replanting is recommended*)
- Clarity regarding timing and priority of action (*Implementation Plan now completed*)
- Concern about specific details of infrastructure upgrades (*to be resolved as part of detailed design – budgeted for 2015/16*)
- Additional car parking requested – (*additional parking opportunities at western end of street, opportunity for additional parking to be explored through detailed design of village green/core area*).

Gawler Street, Mount Barker

- Concern about loss of parking due to the number of parklet trials (*some comments based on assumption that all trial sites would be occupied which is not correct. Additional on-street parking has been identified to off-set any loss*)
- Increased attention and focus on preserving heritage in Gawler Street (*lighting and activation/events to celebrate and utilise historical buildings and land owners encouraged to invest in their upgrade*)

21. The key actions proposed for each street are essentially the same as those advertised to the community and are explained in detail within the Strategy document. A summary of key areas of action are listed below:

Main Road, Nairne

- Upgrade of footpaths, new landscaping, seating and selective replacement of existing street trees
- Redevelopment/upgrade of Mick Murphy Park and adjacent community green space
- Facilitate and support increased outdoor dining and activation from business of the footpath
- Develop entry statement(s) into the street
- Celebrate, promote and activate the history of the street
- Support a small supermarket at the western end of the main street (eg: former Chapmans site) to draw more people through the street
- Increase street activity and the town profile through a programme of community and business led small and large events

- Establish and work with a Nairne Main Street Group to promote Main Road and assist with improvement projects. Explore options for this group to become self-funded (i.e. separate rate)

Gawler Street, Mount Barker

- Upgrade key intersections (improving safety, exposure and amenity)
- Parklet trial and expand outdoor dining opportunities
- Extending the main street 'feel' east to Cameron Road
- Refreshed and consistent landscape, new seating and public art
- Create an interesting night time environment
- Increase street activity through events and small scale activation
- Support a Gawler Street traders group and improve the marketing and brand of the street

Implementation, priorities and funding

22. The main street projects are not designed to have all key actions implemented at once and will instead be staged, responding to funding availability and the competing priorities of Council over the timeframes indicated below.
23. An Implementation Plan is included within the Strategies and provides an indication of which actions fit within a short (0-4yr), medium (4-10yr) or long (10+yr) timeline. These plans are intended to have a degree of flexibility in order to potentially bring forward projects due to funding or opportunistic events, but also allow for a delay for similar reasons. The Implementation Plans will be reviewed and updated to ensure their relevancy is maintained.
24. As a summary, key short term (0-4) actions for each street are as follows and are subject to internal and external funding:

Main Road, Nairne

- Construct safe pedestrian crossing point near post office and renewal of footpath (particularly pavement on northern side of street)
- Refreshed landscape, selected street tree replacement and installation of heritage trail signage
- Small-scale public art, music and community-led events
- Improve western entrance to street
- Support development of new supermarket on former Chapmans site
- Support Nairne Main Street traders group
- Explore opportunity for Parklet trial(s) and expanded outdoor dining
- The branding, marketing and promotion of the street

Gawler Street, Mount Barker

- Detailed Design and construction of a new Gawler Street entrance (from Adelaide Road)
- Install first Parklet trial and explore subsequent installations
- New seating and landscaping beds and amenity lighting (fairy lights)
- Completion of detailed design for Gawler/Hutchinson upgrade and subject to funds, its construction
- Facilitate, through the community, the activation of the street (art, music and events).
- Support the on-going function and development of a main street traders group
- The branding, marketing and promotion of the street

25. Should the community, land or business owners come to Council with their own ideas and are able to assist with resourcing and or funding them, then these too may be incorporated into the short term actions for the streets.

Funding

26. Funding for the projects highlighted in the strategies must respond to priority and opportunity and must ensure efficient use of funds to ensure the following key objectives are achieved:

- i. An improved customer experience; and
- ii. Support for business development

27. A significant amount of the physical works proposed in these strategies may be part or fully funded from Asset Renewal, lessening the burden on new funding.

28. The Strategies also encourage and actively rely on investment from land and business owners to realise the potential for these two main streets. It is acknowledged that Council alone will be unable to fund or deliver on all the key actions identified.

29. The ability to leverage private and State/Federal investment is critical and if done will ensure value for the Council's and communities investment.

Early Wins

32 There have already been several outcomes from these projects which are encouraging and show a high level of commitment and buy-in from the community. Including:

- a. Multiple outdoor dining areas being expanded or established and new Parklet constructed
- b. New and renovated tenancies
- c. Public art and music performance (including donation of public piano)
- d. New community art group formed and several great event and activation ideas being developed

Policy:

There is no significant policy changes proposed. Minor changes to outdoor dining may be investigated to further support this activity.

Budget:

Funding to support the key actions identified will be sourced from a range of Council budgets and will also seek to leverage private funds as well as State and Federal grant funding. Budget bids will be submitted to further promote the delivery of the key actions of these main street projects.

Statutory/Legal:

N/A

Staff Resource Requirements:

No additional staff resources are required. Implementation of key actions will be distributed to the appropriate divisions within Council.

Environmental:

The physical upgrade of both streets will be cognisant of environmental factors and will endeavour to improve the environment through urban and landscape design, as well as promoting a range of transportation options to where possible lessen the reliance on vehicular travel.

Social:

A vibrant and inclusive main street can be an important piece of social infrastructure that helps bind communities together, creating a focus for expression, connectedness and diversity. These projects seek to include a diverse range of the community and aim to create main streets which accommodate for the differing groups, including those with special needs within the community.

Risk Assessment:

The risks associated with these Strategies will be managed on a case by case basis, with larger projects incorporating their own risk assessments.

Asset Management:

An upgrade of existing assets and installation of new assets will require careful consideration on their life-cycle costs and maintenance, as a result, consultation with Council's Assets team will form a crucial part of subsequent detailed design stages of these Strategies. Current service levels may need to be increased in order to respond to the higher order needs of these prominent main streets.

Conclusion:

The development of key priority actions for the main streets of Mount Barker and Nairne will enable Council and the community to confidently invest in projects and initiatives that will not only improve the experience of visiting each street, but will also support them in being successful locations to do business.

The staged implementation of the Strategies aim to ensure the realistic and achievable delivery of the identified actions. The strategies implementation with community support will ensure the two main streets are proudly and successfully the heart of their respective communities into the future.

Key Contact

Luke Gray, Senior Planner – Strategic Projects

Manager or Sponsor of Project

Greg Waller, General Manager Planning and Development

Attachments

1. Mount Barker Main Street Strategy DOC/15/101661
2. Nairne Main Street Strategy DOC/15/101665
3. Mount Barker Consultation Brochure DOC/15/85771
4. Nairne Consultation Brochure DOC/15/85774
5. Mount Barker written submissions DOC/15/101729
6. Nairne written submissions DOC/15/101725



Gawler Street Mainstreet Strategy

Making a great street even better October 2015



Jensen
PLANNING
+ DESIGN

Property and Advisory
Rider Levett Bucknall

PREPARED FOR



MOUNT BARKER
DISTRICT COUNCIL



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4.4	Intersection Improvements	15	Document	Gawler Street Mainstreet Strategy Report	
4.5	Over Time Extend the Mainstreet Feel East to Cameron Road	17	Document File Name	P0915.Gawler Street Strategy.V4	
4.6	Refreshed and Consistent Landscape	17	Author of Document	MMCK/LM	
4.7	Create an Interesting Night Time Environment	18	Version	4	
	Gawler Night Time Strategy	19	Date of Document Release	1 October 2015	
4.8	Lane Way Treatments + Street Artwork	20	Name of Person/s document was released to	Mount Barker District Council	
4.9	Encouraging Street Activity Through Events + Small Scale Activation	23	Method of Release Authorised By	MMCK	
			Authorisation Date	1 October 2015	



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1.0 Introduction

Gawler Street is already a great street. A historic main street with charm and character, Gawler Street is busy with people from a fast growing regional population. This growth provides new business and social opportunities while placing additional pressure on a well-loved but ageing public realm infrastructure, and new demands for a contemporary main street experience.

The Gawler Street Main Street Strategy aims to further improve the quality of the Gawler Street public realm through small scale interventions and planning for future, more significant, development. The Strategy also aims to reinforce the thriving town centre and create new business opportunities such as a stronger evening economy. Finally, the Strategy is concerned with improving the environment for the enjoyment of the community and visitors.

In the end, it's about *Making A Great Street Even Better!*

The Gawler Street Mainstreet Strategy is being undertaken at a time where the importance of streets is being recognised locally, nationally and internationally. As our homes are becoming smaller and cities and towns are becoming more densely populated, streets are playing a vital role as extensions to our private open spaces and as places to meet and connect with each other and nature. With this in mind, street design is shifting away from a vehicular focus to that of pedestrians and cyclists, to the benefit of the environment, ambience and amenity and economic landscape. Streetscapes are now being designed (or existing streets retrofitted) with elements that slow vehicle speeds, make drivers more aware of people-centric activities and with more space than ever for sitting, eating/ drinking, playing and enjoying the public realm. In South Australia, State and Local Government are looking at techniques to reactivate streetscapes, entice families, young people and elderly people back to shop

in mainstreets (rather than only shopping centres) and encourage walking, cycling and use of public transport networks to access these important public places. It is within this broader 'streets for people' context that Mount Barker District Council are undertaking this Strategy.

The objectives include:

- Guide the staged upgrade of Gawler Street, including small wins and longer term aspirations
- Create activity and vibrancy through design
- Ensure physical upgrades support the function and success of businesses
- Lift the profile of the street within the broader Gawler context and ensure that status is reinforced as the population increases
- Remove barriers currently limiting traders 'taking ownership' of the public realm
- Build relationships and connections between traders and the local community
- Encourage 'buy-in' through the course of the project and raise awareness for trends in streetscape design
- Encourage a sense of enthusiasm and optimism for the future of the Mainstreet with traders and the community
- Transform Gawler Street into a destination for locals and visitors during the day and at night
- Efficient use and priority of Council and private funds



The Team and Council acknowledge that Gawler Street is already a much-loved, bustling and lively highstreet with an ambient and attractive landscape of shade trees and interesting built form. This Strategy therefore aims to build upon these characteristics and make a great street even better.

1.1 Strategic Context

Council has identified Gawler Street, the main street of Mount Barker, as a key area for future improvement, given its strong social, cultural and heritage value to the community.

Council's Strategic Plan 2012-2017 identifies a number of key outcomes and objectives that encourage innovative and renewed public spaces within the township, the creation of new employment opportunities and tourism attraction, improved walkability and connectivity for pedestrians and cyclists, the promotion of a strong identity and cultural awareness, and the facilitation of community events and activities¹.

A reinvigorated main street will service the Mount Barker region's growing population, in its transition from a country town to a Regional Centre². This growth is in

accordance with the State's Planning Strategy, and in particular the 30-Year Plan for Greater Adelaide, which identifies Mount Barker as a key location for future urban growth. The population of Mount Barker is anticipated to grow significantly over the next 25 years - by between 17,227 people (low growth scenario) and 25,840 people (high growth scenario)³. This will mean that Mount Barker will be home to around 40,000 people, whilst the wider District will have a population of approximately 65,000 residents.

As a regional centre, Mount Barker will provide a full range of retail, commercial, administrative, entertainment, recreational and regional community facilities to meet the needs of the local and wider community⁴.

1. The District Council of Mount Barker Strategic Plan 2012-2017
2. Mount Barker, Littlehampton and Nairne Strategic Infrastructure Plan, 2014
3. District Council of Mount Bakers Open Space, Recreation and Public Realm Strategy, Background Report, 2013, p.3
4. Mount Barker, Littlehampton and Nairne Strategic Infrastructure Plan, 2014

2.0 Engagement + Data Collection

As part of the strategy for collecting information about Gawler Street, different techniques were developed that aimed to engage with stakeholders, visitors and the local community in unique and interesting ways. The engagement approach aimed beyond informing and consulting traders, towards involving, collaborating and empowering them to take a leadership role in the success of Gawler Street.

Traders (and other key stakeholders) were invited as much as possible to take part in all site analysis and investigations. For those who are not able to take part, results were summarised and the information made available.

The Team undertook analysis of the street concurrently with the engagement process. This meant that everyone was discovering, discussing and learning about Gawler Street together, identifying those ideas and opportunities for improvement in a collaborative way.

The success of the project relies heavily on the level of "buy-in" and support offered by the local trading community. They must feel confident that the outcomes will benefit their business and work hard to activate and take ownership of their Main Street environment.

This level of public impact is reflective of the importance of Gawler Street within the town centre, its role as a Mainstreet, the already established ownership and use of the space by the community and potential level of interest in its future development.

The Engagement Strategy can be found in Appendix 1.

Engagement kicked off with Council's project manager 'door knocking' businesses on the street. Many ideas and themes of interest were gathered at that early point. Activities that traders, residents or landowners were then invited to participate alongside the Team included:

- Mainstreet 'Check-up'
- Moving Minds Tour
- Participation in a Mainstreet Survey
- Mainstreet Workshop
- Mainstreet SA Conference

These activities are further explained on the following pages.



Above: Getting the word out - Flyers advertising the project, engagement + research activities



Above: The Moving Minds Tour - participants talking about the Prospect Road Village Heart project

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2.0 Continued

2.1 Moving Minds Tour

The Moving Minds Bus Tour in April 2015 was organised by the Team to present to Gawler Street traders some of the streetscape design, activation and governance techniques that are currently being employed by other local councils throughout South Australia. The purpose being:

- For businesses to get advice and coaching about how to be successful in a mainstreet, establish new networks and see successful mainstreets in action
- Review trends in mainstreet activation (including small scale interventions and full reconstruction projects)
- Broaden thinking about how businesses are developing and using the public realm
- Excite and inspire
- Build momentum for the project and champions of design

Participants were taken on a tour of Stirling; King William Road, Hyde Park; and Prospect Road, Prospect where they could meet Council staff and traders who played an instrumental role in the success of that precinct. The Tour also took in Gouger St, Hindley St, Bank St/Leigh St and Rundle St (East). It proved highly successful as inspiration for what was possible in Gawler Street and built relationships amongst members of the community and Council Staff who attended.

The Moving Minds tour was undertaken in conjunction with the ReNew Nairne main street improvement project, offering further opportunity for collaboration and knowledge sharing.



Above and top right: King William Road parklet discussion.



Above: King William Road, Stirling and Prospect Road



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2.0 Continued

2.2 Mainstreet 'Check Up' -
Analysing what works and what could
work better in Gawler Street

The Team lead a group of traders and Council Staff on a series of walks of Gawler Street, undertaking a detailed review of the street and user patterns.

This encouraged traders and the community to consider design elements and function differently by analysing different sections in relation to the following considerations:

- Factors contributing to success in doing business such as foot traffic, accessibility, loading and economic vitality
- Creating places for people and considering opportunities for congregation, feeling safe and the pedestrian environment
- Quality and functionality of the public realm

These were rated from poor (requiring significant improvement) to good (only minor improvements required if any) with area to record additional observations. Participants were then asked to identify their top 5 priorities they believe would make Gawler Street an even better place and that would become a focus of the strategy.

These included the following:

- Adelaide Road entry: first impressions, pedestrian environment, traffic speed + traffic queuing issue
- Refresh landscaping including new plantings around street trees and garden beds
- Refresh seating areas – new seating, public art, detailing, colour, parklet trials
- Improved events space + infrastructure to encourage more festivals
- New interesting lighting
- Remove outdoor dining fees
- Gawler/Hutchison intersection improvement – pedestrian priority
- Retention and improvement of avenue of street trees
- Gawler/McLaren intersection improvements
- Maintenance drive – tree trimming, repair and clean public realm
- Open up land for parking behind main street
- Reconstruct footpath sections with level change issues (south side, Stephen St to Adelaide Rd)
- Encourage use of the street by key tenancies
- Need for mid-block crossing(s)
- Improve heritage buildings/facades
- Mainstreet public realm improvements between Hutchison and McLaren

Main Street Checkup

A framework for understanding, discussing and recording the 'health' of the street, and identifying things to change

STREET:.....		STREET SEGMENT:.....		DATE / TIME:.....						
Main Street Health - Success Factors		Indicators				Good - minor / no improvements required	OK - opportunity for improvement	Poor - significant improvement opportunity	N/A - for this street segment	Top 5 priority?
1. Success factors for...DOING BUSINESS										
1.1	Foot traffic	Pedestrian counts, overall street-presence and level of activity on the street, diversity of people (old, young, smart, scruffy etc.)								
1.2	Visibility	Business premises and signage clearly visible to pedestrians and motorists. Slower speeds and clear sight lines facilitating way-finding on the street.								
1.3	Doing business on the street	Outdoor dining, retail displays, interesting window displays								
1.4	Economic Vitality	Shops are open for business, no vacancies, diversity of shops / services, creating a unique, inviting and intriguing place.								
1.5	Accessible by Pedestrians	Quality pedestrian connections from surrounding area and no major barriers.								
1.6	Accessible by Car	Convenient parking, with a range of time limitations, close to shops and other attractions. No major congestion.								
1.7	Accessible by Bicycle	Presence of bikes, bike lanes, safe bike parking								
1.8	Easy loading	Convenient loading zones, easy to find, that do not impact on other road users.								
1.9	Disabled Access	Easy access for wheelchairs, frames and other mobility requirements.								
Notes:										
2. Creating...PLACES FOR PEOPLE										
2.1	Opportunities for sitting, congregating	Convenient seating, clean, well maintained, low noise levels, climate positive (sun/shade; heat/coolness; breeze)								
2.2	Feeling of safety	Personal safety, Road safety, Eyes on the street, Good lighting								
2.3	Opportunities to walk (within this street segment)	Wide, level footpaths, Shade and shelter, safe street crossings, legibility, clarity of information/signage, no obstacles, good surfaces, rest stops								
2.4	Interest!	Public art, local history, people to watch, overall attractiveness, interesting buildings, sense of place								

Above: Main Street Checkup

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2.0 Continued

2.3 Mainstreet Survey

On three different occasions (9th 11th and 22nd April, includes a day on the weekend), at different times of the day the team - assisted by students from the University of Adelaide - interviewed customers along Gawler Street. Questions were asked regarding travel and parking on the mainstreet, the activities that were being undertaken, what people like and didn't like about the street, how they felt about suggestions for improvement and events and how they may hear about things happening occurring in Gawler Street.

Approximately 70 customers were interviewed (not all questions were answered by everyone) and valuable data was collected that was used to guide priorities in the Masterplan/strategy.

Some key findings from these interviews included:

Of interviewees

- 78% traveled by car to Gawler Street
- 46% parked on Gawler Street
- 32 respondents were visiting a café/bakery, 33 respondents were shopping
- 56% were with family
- 68% were likely to attend an event in Gawler Street and would hear about it through Facebook, newspaper and street posters

Respondents were in favour of ideas like more outdoor dining and temporary 'pop-up' events and replacing some car parks with outdoor dining was received largely positively. The majority of responses related to creating activity along Gawler Street – such as lighting, music, events, shops, and more places for people as well as retaining trees and car parking availability.

On the same day traders and employees were invited to talk about where they usually park their cars whilst at work on Gawler Street in order to:

- Collect data about where traders park their cars
- Ensure valuable on-street car parks are preserved for customers/visitors
- Obtain info about which are the most frequented/convenient off-street car parks

The results of all surveys are included at Appendix 2.

In the future, Council may use the survey data as a comparison to how people feel about the streetscape environment once some works are implemented evaluate the project's success.

2.4 Mainstreet Workshop

"Let's maintain the momentum, it feels like things are starting to happen in Gawler Street"

Jensen Planning + Design facilitated an interactive workshop with key traders, residents and Elected Members (it was an open invitation) in the mainstreet. It was an interactive discussion-forum style environment where everyone was encouraged to share views, ask the designers questions and provide feedback on initial ideas (both long and short term) for improving Gawler Street.

The Team presented:

- Data collected from surveys/interviews
- Described the learnings from the Moving Minds Tour

- Presented a schematic diagram illustrating different precincts, activities and potential locations requiring improvement
- Ideas and imagery relating to tree and shrub planting, parklets/protuberances, artwork, lighting, events, lane way treatments and the street surface/footpaths

Although the group was small, there was much enthusiasm generated for the early ideas presented and interest in the work done to date. Discussion was centred around markets, the Eastern End of the streets, the Adelaide Rd entry, landscaping, lighting, events, lane way treatments, street surfacing, pedestrian and traffic movement, protuberances and parklets.

A detailed summary of all data collected and engagement activities can be found in Appendix 2.



Above: Workshop Presentation Imagery

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"The Mt Barker and District Residents' Association is pleased to provide feedback to the Gawler Street draft Master Plan.

As with the Mt Barker Showgrounds reports, this report prepared by Jensen Consultants is easy to read, relevant and an informative presentation of the key issues, options and next steps. The consultants have engaged with the community in a variety of ways to ensure there is a broad cross section of feedback informing their findings for this report."

— Mt Barker & District Residents' Association Inc.

2.0 Continued

2.5 Feedback to Draft Gawler Street Masterplan

A draft Masterplan was prepared and released for community feedback in August 2015.

Business operators, residents and landowners along the main street and/or any community members with a special interest in Gawler Street were encouraged to provide feedback on the draft Masterplan during the consultation period (24th August to 18th September).

Information about the draft Masterplan was provided in the following ways:

- A flyer was distributed to the Mount Barker community, including the draft Masterplan and 10 priorities for change, and an invitation to provide feedback.
- A drop-in information session was held on 8th September at the Mount Barker Town Hall.
- A Business Roundtable was held on the 18th of August and attracted a number of business and land owners from Gawler Street.
- Community members could also provide feedback and seek more information by phone or email.

A total of five feedback responses from the community were received. One formal submission and four responses by email were received and reviewed by the project team.

The following is a summary of the feedback responses provided by the community as well as an indication of how many times similar comments were made.

Car Parking and Parklet Trials

Mixed responses

- Car parking is limited so existing spaces should not be reduced (2)
- Parklet trails are supported because they have been successful elsewhere (1)
- Car parking is limited so parklet spaces are not encouraged (1)

Lighting

Overall – supportive

- Fairy lights (1)
- More and improved lighting is required at night time (2)

Street Activity and Nightlife

Overall – supportive

- Nightlife should be encouraged however will require heavy incentives by Council and extended trading in the main street – things for people to do (1)
- Activities could be encouraged through events that have been successful in the past (1)
- Music along Gawler Street

Traffic Management

Overall – supportive

- Traffic management needs to be improved (2)
- Plan should encourage transport linkages including cycling and pedestrian linkages (1)
- Pedestrian safety particularly at intersections, including Adelaide Rd / Gawler St. (2)

Landscaping

Overall – supportive

- Refreshed landscaping is supported (2)
- Landscaping should be of native species and designed by a variety of people (school children – designers) (1)



Above: Brochure advertising how to 'have your say' on the draft Masterplan and 10 priorities for change

Seating

Mixed responses

- More seating is required. Seating could be designed by locals. Seating should be of a variety of styles, designed by locals, and be positioned for a variety of views (ie to view people, not just buildings). Existing seating should not be removed. (1)

Laneway treatment

Mixed responses

- Laneway treatment is encouraged (1)
- Laneway treatment should not encourage trader competition (1)

Heritage

- Heritage should be maintained

Response to community feedback

The feedback responses to the draft Masterplan were overwhelmingly positive. Community members expressed significant support for the 10 priorities for change and were excited to see the suggested improvements.

The community was particularly encouraging of the consideration for pedestrian and traffic safety, upgraded seating and landscaping, parklet trials, and the opportunities for events and small scale activities.

Minimal changes were required to the draft Masterplan to accommodate community feedback. As implementation of the Masterplan's recommendations gets underway opportunities will emerge to ensure the community's detailed suggestions can be incorporated in individual mainstreet projects.

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3.0 Gawler Street Mainstreet Strategy - 10 Priorities for Change

After analysing the data collected, conversations and input from stakeholders, we propose a mainstreet improvement strategy centred around 10 priorities for change. These 10 priorities have been selected to support the vision to make a great street even better...

- Better for doing business
- A Place to meet friends and feel part of the community
- A great place to shop in an attractive, comfortable environment
- Easy to get to and move around once there
- Exciting and interesting to visit as a tourist
- Safe and activated during the day and evening
- A Place that celebrates Mount Barker and its community
- And better able to be realized through public and private investment over the next few years.

1. Make the Auchendarroch-Adelaide Rd Address a AAA arrival experience!

Improve the major entry to Gawler Street at Adelaide Road, making it safer and easier to cross Adelaide Road, for traffic to enter the street with reduced queuing, and making a better first impression!

2. Parklets Trial

Work with businesses to trial Parklets in Gawler Street to increase space for seating, outdoor dining and other business opportunities in the street.

3. A Street for People - new seating and public areas

Refresh existing seating areas, and provide new permanent seating areas in key locations along Gawler Street.

4. Intersection Improvements (Especially at Hutchison and McLaren Streets)

Some intersections along Gawler Street are unsafe, unattractive, hard to cross and are limiting the success of the top end of the street spreading eastward. Gawler/Hutchison is a particularly difficult junction. Intersections at Walker and Stephen Streets can also be improved with continuous footpaths and other simple changes.

5. Over Time Extend the Mainstreet Feel East to Cameron Road

The Gawler Street mainstreet public realm treatment largely stops at Hutchison Street. Recent business investment further down the street highlights the need to expand this mainstreet feel and environment over time to Cameron Road. The Gawler/Hutchison intersection renewal can be the first stage of this extension.

6. Refreshed + Consistent Landscape

Refresh landscaping including new plantings around street trees and planting beds. Retain and improve the avenue of street trees with some new trees. New planter boxes in key locations/ businesses.

7. Create an interesting Night Time Environment

Encourage trade into the evenings with new interesting lighting, associated with artworks, landscape and seating spaces. Programme events in the evenings to encourage the change in habits required to support a larger evening economy.

8. Lane Way Treatments + Street Artwork

Lane way transformation at Stephen Street on both sides of Gawler Street with new murals, roadway surface treatments and integrated public art. This new treatment could lead to a new breakout space off the mainstreet. Install different types of street art throughout the mainstreet at key locations.

9. Increase Street Activity Through Events and Small Scale Activation

Program smaller and larger community events in Gawler Street, supported by improved spaces + infrastructure such as the Stephen Street laneway. Encourage activation of the street by key tenancies.

10. Support a Gawler Street Traders Group

Ensure ongoing and energetic curation of Gawler Street by establishing a governance group with an appropriate membership and structure. A particular focus on marketing, publicity and events coordination should be the initial focus of the group. Close involvement of Mount Barker District Council and Business Mount Barker is recommended, especially in the initial stages.

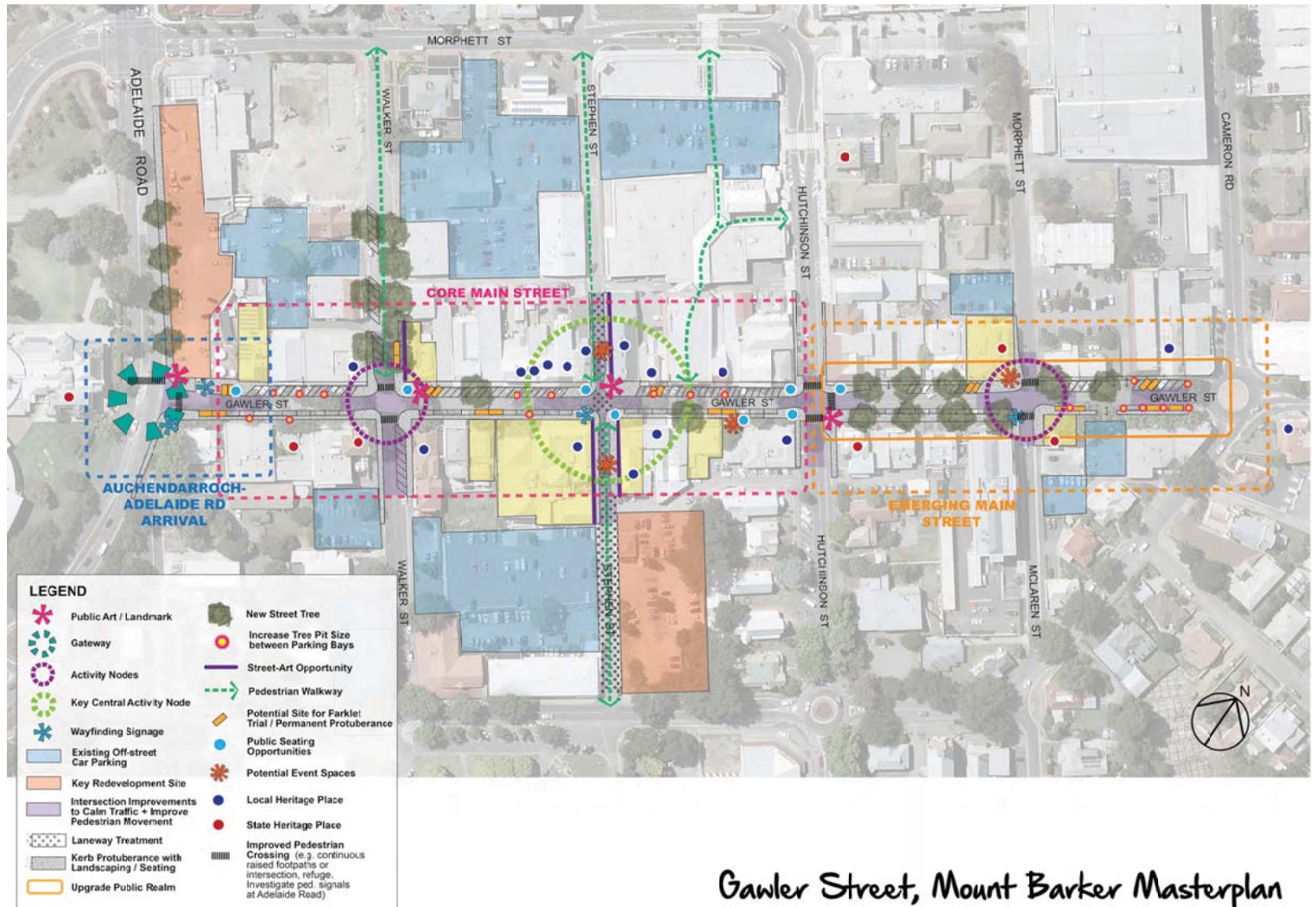
These top priorities have been mapped spatially in the Masterplan on the next page, and detailed in subsequent sections of the report.

Other suggestions that can be pursued as part of the strategy and within implementation projects include:

- Reconstruct footpath sections with level change issues (south side, Stephen St to Adelaide Rd)
- Open up land for parking behind main street
- Provide new bike parking areas in place of car parks
- Mid-block crossing locations / kerb protruberances to assist crossing of Gawler Street.



Above: Gawler St is a well-utilised mainstreet with successful businesses, it requires some new thinking about how spaces are utilised and allocated



Gawler Street, Mount Barker Masterplan

4.0 Continued

4.1 Make the Auchendarroch-Adelaide Rd Address an AAA Arrival Experience!

The Adelaide Road intersection is the front door to Gawler Street (and to Mount Barker Town Centre). This point is where most people arrive at Gawler Street, from busy Adelaide Road and beyond. The core main street section of Gawler Street is a one way street ensuring this entrance is the main driving access to the street, but it is also an important pedestrian access point from the historic Auchendarroch House and cinema complex, the nearby TAFE and library. This makes the crossing of Adelaide Road especially

important for students and for the evening economy. Today this intersection does not function optimally as the primary address and arrival point for Gawler Street. Pedestrian crossings of Adelaide Road are difficult, involving crossing four lanes of fast moving traffic with only a small pedestrian refuge to assist. Cars must turn off a busy arterial road into a street which can be hard to see, being partially obscured by the slope of the land falling away from Adelaide Road on the south side.

Gawler Street is the only major town centre street with no signals or roundabout, making it particularly difficult sometimes for northbound traffic turning right into Gawler Street. Adding to the difficulty is queuing within Gawler

Street at peak times as cars wait for on-street parking spaces to become available, a queue backing up close to Adelaide Road which has been recognised as a traffic concern. All in all not a 'AAA' arrival experience for Mount Barker's premier street. Changes are needed. Changes that deal with all of the challenges this arrival point faces:

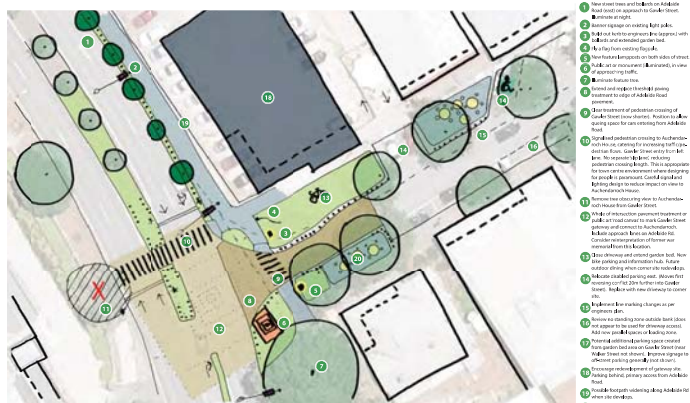
- Providing safe and easy pedestrian access into Gawler Street from the other side of Adelaide Road.
- Easier access by cars and less queuing within Gawler Street
- Improving visibility and creating a welcoming gateway into the main street.

In our view, treatments addressing landscaping or traffic alone will not solve the problem and not contribute to the holistic success of Gawler Street as a place for business and community life.

One option worth considering is a pedestrian activated crossing (pedestrian signals) on Adelaide Road just north of Gawler Street. Such an improvement would make it much easier and safer for pedestrians to cross Adelaide Road from Auchendarroch House, the TAFE and Cinema. The signalised crossing would also have the effect of spacing out traffic entering Gawler Street which would improve the situation for right turning traffic, and potentially lessen the queuing within Adelaide Road. A pedestrian activated crossing in this location would also make Gawler Street easier to find (helpful for visitors from out of town). Slowing traffic speed on Adelaide Road would further improve accessibility and ease of access into Gawler Street. In the end, getting people into Gawler Street and out of their cars and spending money in the shops is the objective of the main street and should be a priority of the Council and transport authorities.

Other alternatives, like lowering the intersection, or building a pedestrian overpass, would address some but not all of the challenges listed, and are likely to be costly, technically difficult and will impact on the heritage values of the area.

In early 2014 Jensen Planning + Design developed an initial concept for the Adelaide Road entrance into Gawler Street with a pedestrian activated crossing. The concept includes new tree planting, public art, signage and other landscape features to improve the appearance and visibility of Gawler Street. The concept also proposes the full development of a prominent development site on the corner of Adelaide Road and Gawler Street, building close to the street on both frontages and maximising the footprint of new buildings. It is noted that this part of Gawler Street next to Adelaide Road is not a high amenity location, and may not be an ideal place for major public outdoor space. Additional signage and tree and shrub planting will put the final touches on AAA arrival for the top of Gawler Street.



1. New street trees and shrubs on Adelaide Road frontage to improve the arrival experience.
2. New street trees and shrubs on Adelaide Road frontage to improve the arrival experience.
3. New street trees and shrubs on Adelaide Road frontage to improve the arrival experience.
4. New street trees and shrubs on Adelaide Road frontage to improve the arrival experience.
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19. New street trees and shrubs on Adelaide Road frontage to improve the arrival experience.
20. New street trees and shrubs on Adelaide Road frontage to improve the arrival experience.



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4.0 Continued

4.2 Parklets Trial

– (1 x car park) + (1 x people park)

= **Parklet!**

= Outdoor seating and activity space in the street

= Benefits to business, environment, community

The parklet movement grew from overseas community / design industry events where for short periods 1x car park was transformed into a park for people. It proved successful in activating the streetscape and adjoining business like a parked car never could before. The development of parklets has been adopted and embraced locally over the past couple of years, as a great way to:

- create more people space in a streetscape easily and without large-scale changes to the structure of the roadway
- Test the success of removal of car parks and new design ideas prior to undertaking the construction work
- Engage traders and local business to help them activate the street and take ownership of the public realm
- Create interest, colour and adopt more imaginative design thinking in the street
- Build an argument for the business case of streets for people
- Quickly and easily implement visible change

On the 'Moving Minds' tour, residents and traders from Mt Barker were shown local examples of where parklets have been installed and are being used. There was great enthusiasm generated for this design technique.

The Masterplan highlights locations where parklets may be suitable, these are linked with established businesses that have potential to spill out and utilise the streetscape. Over time, these parklet locations may be transformed into constructed protuberances, with car parks permanently removed in place of outdoor dining. Associated bicycle parking to be incorporated at these parklet locations is encouraged. An additional idea for consideration could be a 'drop-in' bike park adding distinctive bicycle parking spaces instead of one car parking space (or even better, a section of 'left over' street that is not large enough for a car parking space).

Careful choice of materials and design and decoration should be made with parklets to not only create a colourful, attractive new place for the street, but to also respect and possibly even showcase Gawler Street's notable cluster of fine heritage buildings which we note are only often enjoyed by looking up!

At the time of preparing this Mainstreet Strategy, Council have been investigating construction of a Parklet in response to expressions of interest from local traders.



4.0 Continued

4.3 Streets for People - new seating and public areas

There are currently very limited areas to sit within Gawler St comfortably, to sit in a group and talk and to feel separated from the traffic areas. Great places for people have lots of different seating of different types - providing choice for people of different ages, abilities and groups.

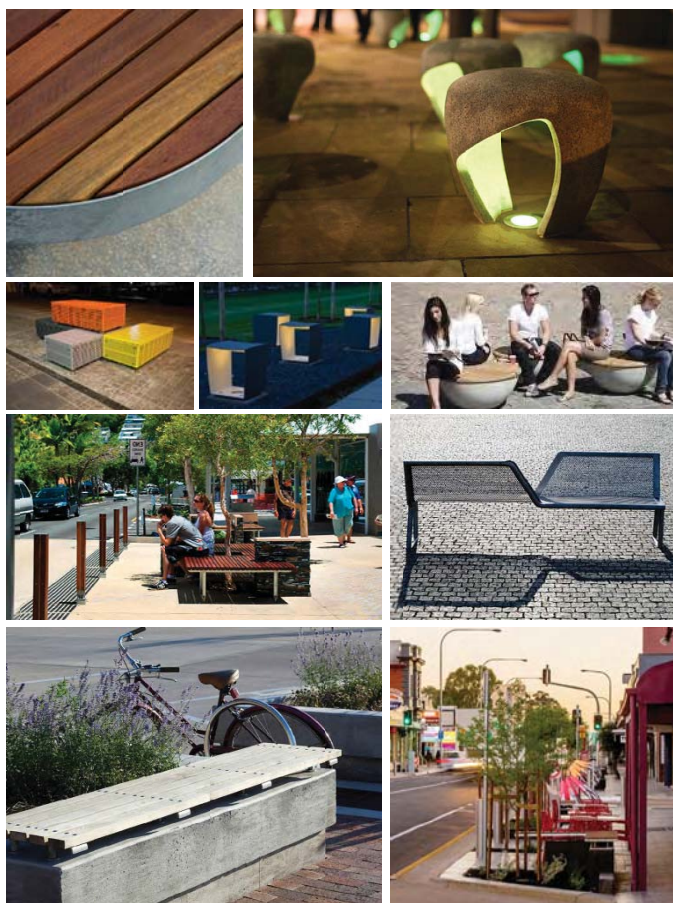
The existing (very traditional) seats are distributed well throughout Gawler Street but are facing the intersections and don't provide much opportunity for groups of people to sit and socialise or families with children to relax comfortably. These seating nodes can be enhanced and new ones developed.

The existing benches could be set back further into planting beds creating more space in front for additional stools or even 'L' shapes that wrap around planting in a more contemporary design. Examples for how these may be configured have been included in the intersection detail illustrations and imagery right.

New more-organic shaped seats would work well with existing beds and trees. These can be paired with stools in different configurations that encourage socialisation and reflect a sense of whimsy. Its possible that these stool-style seats be lit from underneath or could even be movable (but too heavy for a person to lift). Hardwood timber is natural and tactile, greying over time. It would work well in Gawler Street when used in a contemporary way. Reference to the casual seating that has been introduced to the street by Grounds for Coffee that utilises recycled pallets is also reflected in the sketch designs in the Strategy. As well as the suite of furniture there should be consideration for artistically designed seats that are sculptural in form and are interesting objects in their own right.

A word or two about style...

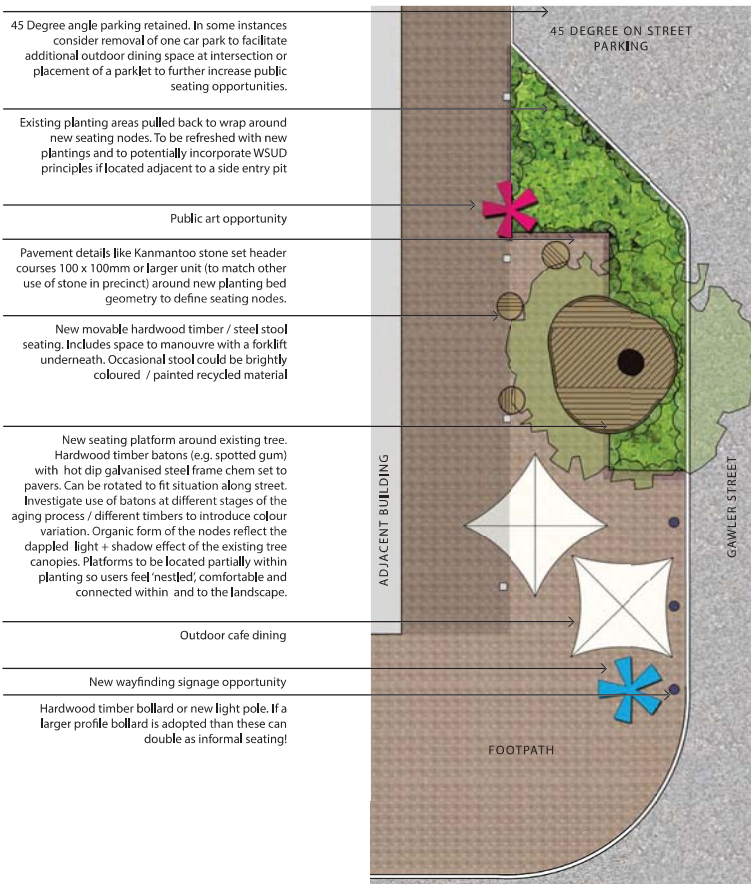
The style and flavour of the Gawler Street improvements should reflect its status as a High Street and the eclectic mix of businesses and patrons. In selecting street infrastructure, anything too generically "urban" or "city" should be avoided as Mt Barker is a unique hills community and place – to be celebrated. Examples of organic – shaped furniture has been suggested for the street which would become artistic features in their own right. The use of hardwood timber (which ages over time), Kanmantoo bluestone and other locally sourced stone/granite would be sustainable options that speak of the local context while providing a high quality finish. These elements, paired with the pallet of artwork and stylish LED pedestrian lighting suggestions will work together to create an interesting and memorable streetscape environment and experience for visitors.



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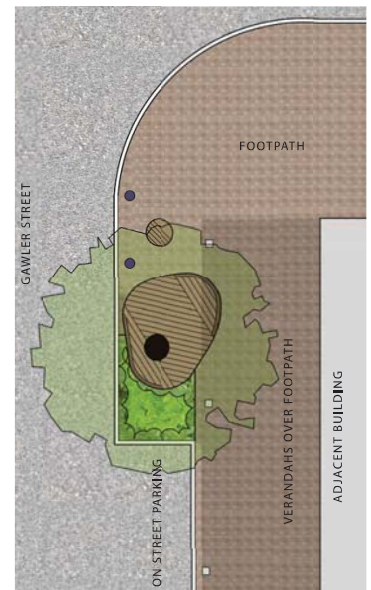
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New seating platform around existing tree. Smaller size unit developed to suit narrower footpath / protuberance situations. In more detailed design stages consider pulling back parking from corners/intersections to create more people space - may not result in loss of parking numbers because existing parks may (potentially) be wider / longer than required.

Consider this seating option for new mid-block crossing points / expanded tree pit areas within existing parking zones.

It's very important to provide seating that is clear of the shady verandah lines. It becomes more visible, is sunny and activity and cafe/business branding is clearly seen by those visiting the street - it automatically looks like more is happening!



In some sections of Gawler Street (between Walker Street and Hutchinson Street) the kerb is split into two different levels - making the space less usable and harder to navigate, especially if you have a movement or visual impairment or are pushing a pram. To locally alleviate this design issue a protuberance can be created where one car park is removed and a planting bed installed that wraps around the space. This means that the level difference can be fixed with a low retaining wall and a flat space for seating created with planting as the backdrop.

4.0 Continued

4.4 Intersection improvements *Especially at Hutchison and McLaren Streets*

Successful mainstreets are people-places, and that means places that are easy to get to and easy to walk around. For Gawler Street, traversing a town centre street grid, this means it must be easy for pedestrians to cross all streets within the mainstreet precinct.

Earlier in the report we discussed the Auchendarroch-Adelaide Road street crossing, but there are a number of other intersections along Gawler Street that must be made more attractive and easier to cross.

Most significantly the Gawler Street / Hutchison Street intersection located half way along Gawler Street has already been identified as problematic for pedestrians but also for traffic. Drivers are subject to confusion at the current unconventional four-way intersection which has three two-way streets and a one-way street (which has priority) converging. This poorly functioning intersection is one reason why Gawler Street east of Hutchison Street is relatively undeveloped and has much lower pedestrian traffic on the footpaths.

All intersections along Gawler Street must be made pedestrian friendly by increasing the pedestrian priority on intersection crossings. This can be done in a number of ways such as widening the footpaths at street corners, making crossings shorter and easier, or by building continuous raised footpaths across intersections which clearly delineate pedestrian priority. Another technique involves raising the whole intersection and/or creating a shared space where pedestrians, cyclists and cars have to negotiate movement. Finally, more formalised crossing options such as wombat crossings or even pedestrian signals may be appropriate in some cases.

For the Hutchison Street / Gawler Street intersection we do not recommend offsetting pedestrian crossings away from the intersection such as been done recently at the nearby

Hutchison Street / Morphett Street intersection. Such a design takes people away from their desired path of travel. In some cases pedestrians will ignore the design and cross the street at the intersection anyway, with obvious safety implications. The greater concern however is that people just won't walk at all or avoid the area entirely. The solution to Hutchison / Gawler Street intersection is likely to be a complex one. One possibility that could be investigated is a European-style roundabout with tight geometry and slow speeds. The roundabout would have narrow pedestrian crossing legs possibly supported by wombat crossings to give pedestrians clear and safe priority. A drive-over roundabout centre would allow for buses and the roundabout control would be very clear to drivers.

Other intersections on Gawler Street, including Walker Street and Stephen Street, are already relatively easy to navigate. However improvements such as painting road-art markings onto the intersection, and constructing continuous footpaths will further elevate pedestrian priority in these areas and spruce up these sections of the mainstreet.

Further south, around Morphett and McLaren Streets the intersection is wide and relatively undeveloped with limited kerb and channel. This intersection should be a high priority for improvements featuring wider footpaths, much narrower intersection crossings, and associated opportunities for seating, footpath dining, public art and landscaping.



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New tree planting - in more detailed design phases, check sightlines and plant trees accordingly

New protuberance and 'people place' built in existing 'no parking' zone. To incorporate seating areas, public art and planting.

Raised plateau in a different coloured material. Could be painted / embossed bitumen or coloured, exposed aggregate concrete. Consider incorporating a design that wraps itself up onto neighbouring buildings and footpaths.

Continuous footpath sections that link Gawler Street mainstreet to the Eastern section. In the longer term consider installation of wombat crossings - this will automatically introduce a 40km/h speed restriction. In the short term, ensure that the raised plateau extends far enough down the side street to accommodate this future change.



4.5 Over Time Extend the Mainstreet Feel East to Cameron Road

The existing Gawler Street mainstreet public realm treatment largely stops at Hutchison Street.

Recent business investment further east along Gawler Street highlights the need to expand this mainstreet feel and environment over time to Cameron Road. This will encourage additional activity in this section of Gawler Street, and provide a sense of continuity.

The public realm improvements identified by the Masterplan for this section of Gawler Street will focus on creating this extension of the mainstreet feel. Upgrading the eastern segment of Gawler Street is a major project requiring extensive design, consultation and funding components. Our implementation plan (page 27) identifies this action as a medium to long term initiative. Nonetheless it is important to get the process started and be ready as funding opportunities emerge over the coming years.

It is envisaged that the Gawler/Hutchison intersection renewal will be the first stage of this extension.

With the proposed improvements to the public realm it is important to acknowledge the need to preserve the existing heritage character of Gawler Street, which is highly valued by the community. Whilst Gawler Street has contemporary spaces and activities, with careful design these can occur without compromising the heritage character of the street. The need to celebrate, preserve and complement the built heritage and character of Mount Barker is recognised and encouraged.



Above: East of Gawler Street the road reserve is less well used for public activities and high quality paving and landscape treatments are mostly absent

4.6 Refreshed + Consistent Landscape

The existing avenue of Chinese elms in Gawler Street is one of the precinct's greatest public realm assets. The trees contribute to the character and amenity of the Place, enclose the space and road with linked canopies, provide a dappled-light effect with their foliage and have an interesting spotted bark texture. They are much-loved by the community.

The street trees should be retained and the avenue structure enhanced wherever possible. Those trees in small tree pits should be provided with more area at their base to flourish, and where there are trees missing, these should be replanted. These locations have been highlighted on the Masterplan.

Council have introduced Crepe Myrtle trees in side streets throughout Mt Barker. Although not suitable for use in Gawler Street, these would be an ideal tree to introduce in the Stephen Street laneway off the mainstreet for their size, form and beautiful spring floral display. The trunk and branches are also quite sculptural in form and so introduce another interesting streetscape feature.

As well as consolidating and improving the avenue of trees, understorey planting has the potential to be improved as well. Plants with more colour and foliage variation should be replanted in the existing beds. Sedges and grasses should be considered and other natives that flower and have different coloured foliage to bring some colour and vibrancy to the streetscape.

Another suggestion that was presented successfully during the Mainstreet workshop was the introduction of window boxes or planters for use by local residents, community groups or traders. These could be distributed by Council and those interested could plant flowers or herbs. This would allow the introduction of plants that wouldn't ordinarily be seen in street plantings as they may be annual and thus difficult for Council to maintain long term.

This is a relatively easy and low-cost design element to introduce and would add an immediate burst of colour to Gawler Street, at ground and balcony levels.

1, 2, 3 - Planter and window boxes provide colour and visual interest at differing levels.

3, 4 - Crepe Myrtles

5 - Water Sensitive Urban Design

6, 7, 8 - Regular tree and shrub planting creates rhythm, enclosure and amenity



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4.0 Continued

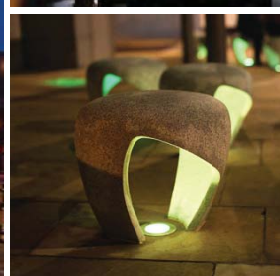
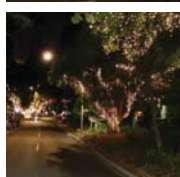
4.7 Create an Interesting Night Time Environment

Currently, Gawler Street is not well patronised at night time with only a few businesses open. It is noted that a key business has very recently commenced trading on a Friday night and this could act as a catalyst for others to follow. The night time strategy highlights a whole range of different techniques from small scale and easy to implement ideas to more complex design techniques that work as different layers contributing to a more inviting nightscape in Gawler Street.

Primarily, Council could focus on activation of one or two key precincts within Gawler Street as illustrated on the Plan rather than the whole length of the street, concentrating energy and letting successful night trade develop from there organically.

Some design and activation techniques that could be incorporated in Gawler Street include:

- New contemporary designed pedestrian - level street lights and poles
- Illuminated street art and sculpture
- Lighting associated with public seating nodes
- Catenary lights strung over the roadway
- Glow in the dark pavement treatments and patterns
- Fairy lights in the street trees (potential to turn them off at say 10 or 11pm)
- Uplighting to heritage places, in particular Auchendarroch House
- A focus on 'Fridays' in Gawler Street with consideration for night markets, street food and a partial road closure to encourage pedestrian activation of the strip
- New marketing associated with evening trade and events
- Facilitating co-operation between businesses to create a complimentary twilight economy of scale and a critical mass of interest to promote nighttime activity within the street



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4.0 Continued

4.8 Lane Way Treatments + Street Artwork

It is recommended that Stephen Street, both north and south of Gawler Street, be redesigned as a semi-permanent event space and laneway.

This change would have several advantages that tie in well with the broader program of changes for Gawler Street. Benefits would include the following:

As a small event space Stephen Street could be used on a regular basis for day time and evening events. Encouraging the Farmers Markets to trial locating in Stephen Street would be a great first step. Events in Stephen Street would benefit from the central location and from being next door to the Town Hall, which could be used as part of the events space, and also being close to the public toilets. It would also mean that events could be run regularly without closing Gawler Street itself. Major events could be held in conjunction with the use of space on Gawler Street.

A pedestrian focused laneway functioning as a shared space or shared zone would encourage more people to walk between the shopping centres in the northern part of the CBD and Gawler Street.

The laneway would provide easy, comfortable and legible walking route to the public toilets and creek south of Gawler Street, and also link to existing and future car parking. Redevelopment of the council-owned land at Stephen Street would be well connected to Gawler Street via the revitalised lane.

Stephen Street could be further activated by surrounding businesses including the hotel. Locating a parklet in the laneway would be one way of promoting this. In the longer term the laneway investment could encourage new businesses and new uses to locate in buildings and spaces facing directly onto Stephen Street.

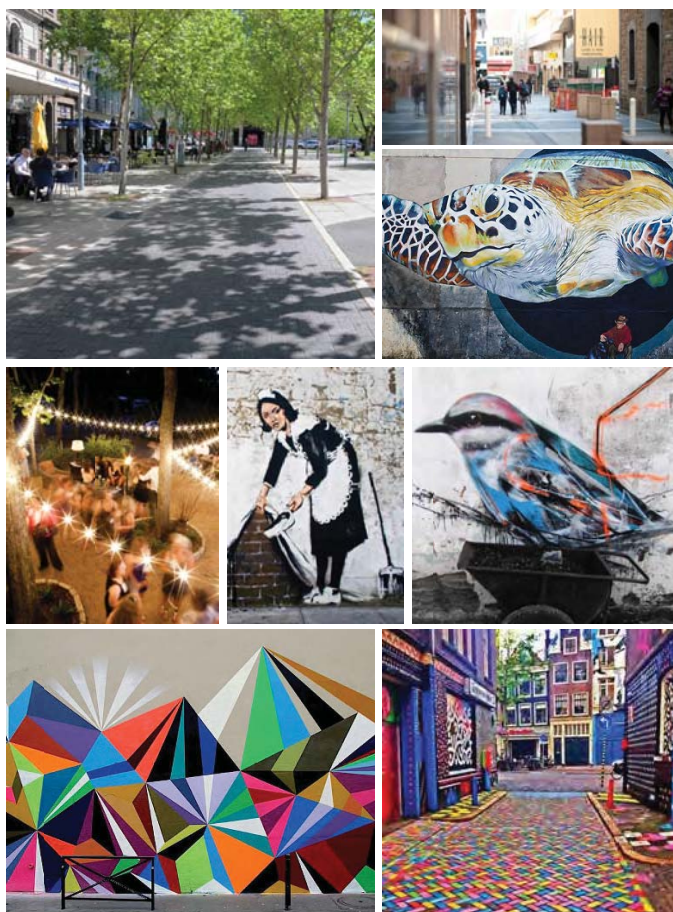


4.0 Continued

Public and street art could be a major theme within Gawler Street.

Public Art can incorporate individual statements on highly visual locations, such as street corners and entries to the street. Public art can also be integrated within the public realm infrastructure and distributed throughout the street.

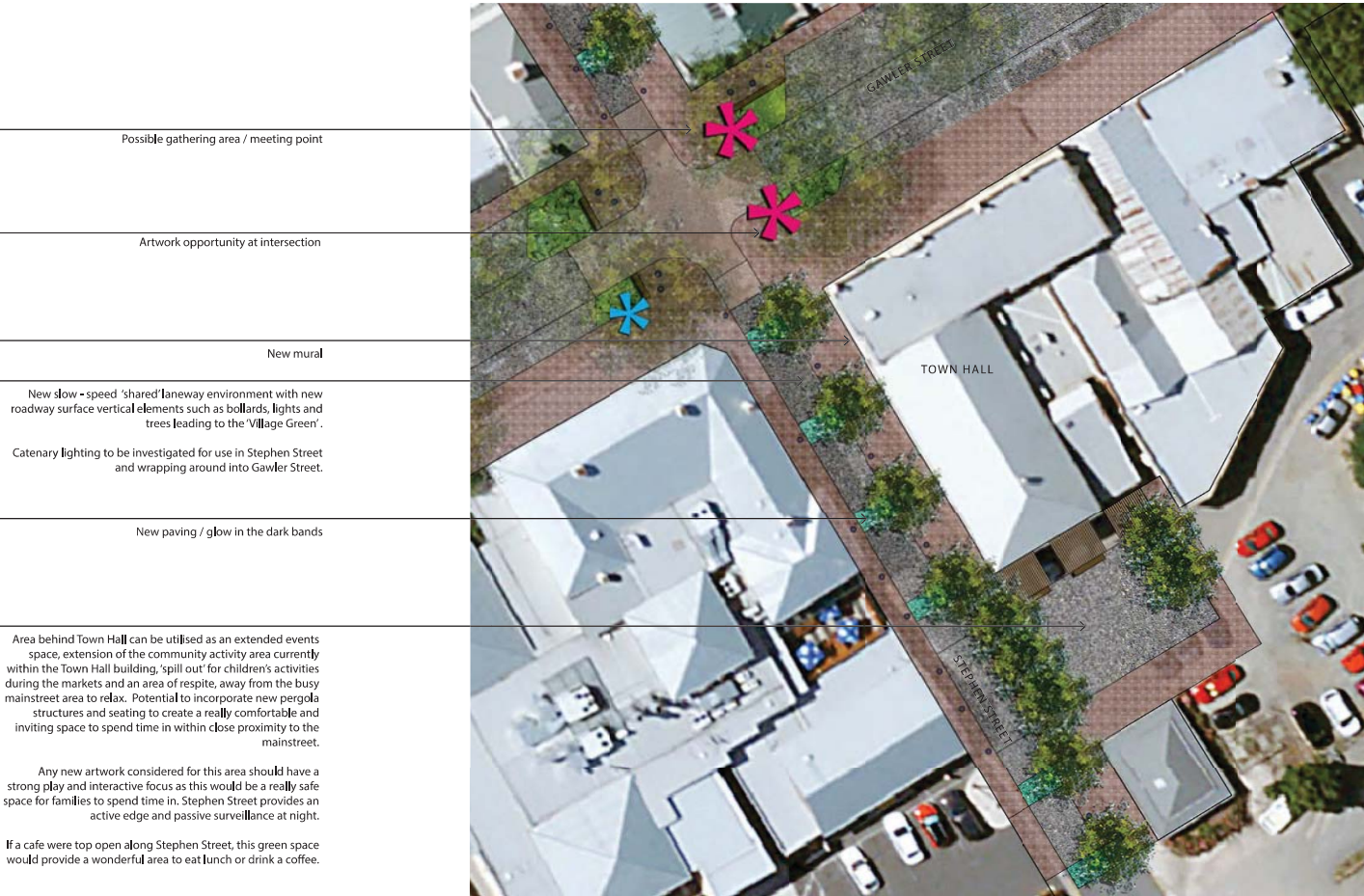
A major and short term opportunity would be one or more murals on blank walls on buildings edging the Stephen Street laneway. These murals could form part of a revolving street art space that could be supported by a street art festival or street art event facilitated by Council. Other street art locations are likely to emerge as property owners and businesses see the attraction of integrating street art to there buildings. (In fact one of two small examples can already be found at Gawler Street).



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4.0 Continued

4.9 Increase Street Activity through
Events and Small Scale Activation

Keito Events were commissioned as part of the team to investigate the potential for events at Gawler Street. In particular their investigations aimed to ascertain the best ways to encourage and facilitate businesses and community groups to get involved in creating events in Gawler Street, and also to make recommendations on physical infrastructure and design requirements for the staging of events at Gawler Street.

The process to prepare the event strategy included a site visit with the rest of the team, and conversations with Council officers, businesses and community groups active around Gawler Street and Mount Barker. A review of past events at Gawler Street and Mount Barker was also prepared and research was taken into the types of events held in other parts of the Adelaide Hills. Finally the study reviewed how other Councils encourage events through funding, trader associations etc.

The strengths of Gawler Street as an event destination relate:

- the character and charm of the buildings and landscape of the street
- the range of local artists and performers that could contribute to events in the street.

It was also identified that there are a number of locations at Gawler Street that have the space to accommodate small scale events. Widened footpaths around street corners were an obvious example.

The two main weakness of Gawler Street as an event destination today are:

- lack of facilities for events including access to water, power, public toilets and level ground
- the lack of an organising group to help facilitate events and encourage ideas.

Opportunities

A number of recommendations are included in the event strategy:

- First and foremost a committee or organising group needs to be established in order to drive events in Gawler Street. This committee should not be separate from the broader traders associations that is proposed to be established, to avoid duplication overlap and conflict.
- Given budget limitations and the desire to encourage a community and business driven model of events and place management, it is recommended that Council help to facilitate a Community Driven Council Supported events program. This would mean that Council would help organise and communicate a program of events but that the community and businesses would come up with the ideas and help run the events themselves. Council would likely be required to provide some funding as well as logistical and practical support. Over time it could be expected that Council's role would become less and less, as community organisations and businesses take the lead in proposing, organising and managing events at Gawler Street.

- It is also recommended that events at Gawler Street have a target audience of local Mount Barker and Adelaide Hills communities, as there is a limited tradition of tourism at Mount Barker. If successful events at Gawler Street is likely to draw in tourists over time.
- Upgraded public spaces suitable for holding events will be needed if events - small or large are - to feature regularly at Gawler Street. In particular one or more spaces are needed along Gawler Street that have improved access to power and water, and adequate level space. Improved lighting will be required for night time events. As a simple option the addition of fairy lights to trees and verandas would be a cost effective and functional way to achieve this.

The Events Strategy is included at Appendix 3.

5.0 Managing a Mainstreet

Recommendations for governance and getting traders involved

Mainstreets are dynamic environments, where events, new traders, seasonal sales, changing weather and passing traffic all contribute to an ever changing landscape. However, without proper management and ongoing re-investment, they can also be static places, where nothing appears to change over time but the date.

Recipes for success

The difference between a much loved main street and a string of shops is vast. Many factors will influence how Gawler Street continues to be relevant and remains more the former than the latter. The consultation phase has successfully highlighted many areas for improvement and investment by the District Council and these will be important to design, fund and implement over time, in consultation with the affected owners and traders.

Being the best dressed street in town will certainly help, however it is not the only key to success. The very concept of success in a main street environment implies that the associated traders, property owners, shoppers and visitors alike all perceive the street as a place where they experience positivity and success. This can mean a variety of outcomes depending on your perspective, such as higher turnover, higher property value and rent, greater range of shops and services, ease of access, a rewarding and pleasurable shopping or dining experience, or a relaxing visit with friends. *All of these outcomes are possible, concurrently, in successful mainstreet environments.*

To achieve a broad range of successful outcomes for the full range of stakeholders, close attention needs to be paid to a variety of issues beyond the quality of the paving and the level of lighting, with the most important issue being the level and type of activity along the street.

People bring people

In shopping, dining and promenading locations, activity is the number one draw-card. Busy places attract people, whereas places that are (or appear to be) deserted, repel. A Council predominantly controls the public realm; beyond this, it is up to the traders and owners to provide the reason(s) to visit, whether it be the attractive offering, the first rate customer service, the great dining experience the best coffee or a reason to wander further down the street – together with a reason to return the next time.

Mainstreet precincts can achieve the above by focusing on a range of areas of influence, including but not limited to:-

- Marketing and promotion;
- Targeting and attracting more suitable traders;
- Trading hours, including the weekend and evening economy;
- Presentation, including of the public realm and of privately owned premises;
- Attitudes and customer service;
- Events, small and large; and
- New development and redevelopment.

Marketing and branding

Marketing a main street encompasses many tasks and can take a variety of forms. Developing a brand and identity for the street can be helpful, particularly if traders are happy to combine their promotional efforts under a single banner, much in the way shopping centres do. Coordinated and combined sales events are a relatively simple way to start, as are seasonal promotions around key trading periods such as Easter and Christmas.

In time, the brand can evolve into stronger imagery and embed itself into the local consciousness, as well as be reflected in the street colours and decorations, street signs and promotional stories that are provided to the local media.

Business Roundtable

On the 18th of August 2015, Council held a 'Business Roundtable' which attracted Gawler Street business owners and land owners. A strong enthusiasm for taking Gawler Street to the next stage in its evolution was evident from the participants. It was encouraging to see a mix of representatives of both long-established Gawler Street businesses, as well as newer emerging businesses.

The Mount Barker Business Group was acknowledged for their positive work in supporting Gawler Street business and activity. Working together, Council and local businesses have what it takes to help 'make a great street even better'.



KING WILLIAM ROAD
HYDE PARK



PROSPECT ROAD
Rediscover main street shopping

Above: Mainstreet Branding Examples.

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6.0 Continued

MANAGING MAINSTREET RECOMMENDATIONS:

- **Gawler Street Traders Association and Coordinated Promotions**

In association with the other aspects of successful mainstreets, it is highly recommended that a governance structure in the form of a Gawler Street Traders Association be (re)established to make sure the best ideas rise to the top, that traders and owners are engaged, that property owners also feel involved and to ensure the task is seen as ongoing, not a flash in the pan.

Trader associations are a proven way of involving locals and should be encouraged to welcome property owners and elected members to ensure there are a healthy cross section of ideas presented and actioned. Objectives should be set for the group, to ensure they stay on track and positive, for it is too easy for such group to engage in finger pointing and hand wringing. If this sets in then the first to leave will be the brightest and the most positive, these being exactly the type of people who can be transformative but who will not hang around and be weighed down by negativity.

A structure should be established that is representative and accountable, but which has spark and excitement, where ideas, kooky as they may be, are encouraged to flourish and become reality. It is difficult to know precisely what will work and what will fail so an abundance of ideas and a shortage of caution is often a better mix than otherwise. You never know, that odd idea may turn out to be just the tonic that the street was looking for.

Linked to the formation of the Traders Association, it is recommended a core group of Gawler Street traders be formed to develop and manage a combined approach to promotion, with a focus on including those traders

who already advertise and therefore have a marketing budget, understand the value of promotion and may be receptive to leveraging off of each others efforts. The group can seek grants from Business Mount Barker (of whom they could be a sub-group), council or potentially state government grants programmes.

- **Curate a programme of small events**

Events can bring larger numbers and visitors who do not usually shop along the street, or new business. Good events can be simple to run; however, great events take extensive planning and curation. Great events don't need to be often but they can aid in transforming the way locals and visitors think about the strip. Changing perceptions can be a valuable tool in shifting thinking and behaviour – to make Gawler Street the preferred destination for shopping, grazing and relaxing. Events can also be poorly run, providing an impression that the street is disorganised, boring or a failure. It is vital to avoid this impression as it can take years of successful events to change attitudes.

Two approaches to events are recommended. The first is to start small. Be clear on an objective, such as increasing Friday night trade, and work strategically and consistently over a longer period to achieve it.

A 'Friday Nights in Gawler' program could be developed by a small group of interested traders to regularly open and promote a slightly different offer at night, such as hosting local performers in store and outside, to add atmosphere and a twist on the daytime offer. Each week could feature a different performer, with popular acts on regular rotation to build a following.

An alternative is to host regular art exhibitions with 'openings' for invited guests who receive free refreshments, provided by the artist by way of promoting interest and sales. Poetry readings, yarn bombing, art classes and ripping yarns are other mini-events that cafes and similar

venues could host to extend the trading window beyond 5:00pm and well into the evening. Council could support traders to obtain limited licences for the service of alcohol for the Friday night program where they don't already have a licence.

Success will be measured by attendance and turnover, repeat business, and the number of new customers who return during the week for daytime trade. Success can also be measured by witnessing the crowd build and spill into the street, and even dance outdoors!

It will only take a handful of smaller venues to establish a regular Friday night following to change locals' attitude to the street from down-at-heel and frumpy to a little bit funky. From a small and modest start, activity on street will build, more people will come to see what is going on and, if enough is happening, they will walk the street just for the pleasure of taking it all in, all the while making mental notes of what is in the other shopfronts they pass.

Leveraging a 'growth in the evening' economy to provide opportunities for non-food traders to participate can be as simple as inviting them to leave their shopfront lighting on. Dress shops and upmarket products come alive via good lighting and thoughtful window displays, which should be actively encouraged. The type of lighting is important, as spotlighting is perceived as more sophisticated than floodlighting when it comes to the evening economy.

This also applies to lighting building facades, trees and pavements. Floodlighting should be avoided, save for compliance with intersection road safety. Subtle and layered lighting can be applied to highlight elements with rich character, both on facades and under verandahs, plus landscaping, paving, tree foliage and trunks, public art and other street elements. Good façade lighting can significantly change the way a street is perceived and add greatly to a sense of safety, vital for attracting families, singles and older visitors.

As above, changing perceptions of a place at night can build affection and emotional attachment, making Gawler Street a special place for locals, who will want to return time and time again because they have made it their place, a place to meet, to celebrate, to organise, to shop and do business.

- **Thorough coordination of major events**

Major events need thorough coordination to be successful, and should be repeated annually or at regular intervals to embed them into the community's psyche and to offer opportunities to learn from the last one and incrementally improve them every time they are run.

Some preliminary ideas include:-

Gawler Goes Gangbusters! A combined sale event where every business offers special treatment or prices, associated with heightened street activity such as markets etc, to tie in with end of financial year or Christmas shopping season, Christmas Eve, fairy lights, 'snow', 'ice (roller) skating rink, Santa stall, real reindeer, feeding up for the big night ahead, last minute letters to Santa via local elves. Tie in with local schools for bands, awards, performances etc.

Gawler Gets Groovy! A street event where food and beverage outlets are encouraged to open up and interact with outdoor spaces, taking over parking spots with outdoor dining, add music, buskers, street performers, close between Stephens and Hutchinson and have a stage with curated acts. This might be timed to tie in with great weather and perhaps the Tour Down Under, or autumn when the street tree colour changes.

6.0 Continued

- **Continue to engage effectively with traders throughout all implementation projects**

Whether it is umbrella shaded outdoor dining, colourful retail stock displayed on the footpath or the night lighting of window displays, traders provide the key to activation in mainstreet environments. Other uses are also important.

Local mainstreets are often characterised by unique trader offerings. It may be the trader's only place of business, upon which rests both their current financial sustainability and their eventual retirement plan when they sell. They are consequently very sensitive to any change to their trading environment. The process of engaging traders is therefore vital to the success of any intervention in the main street, be it changes to the public realm, changes to zoning, parking, loading zones or even delivery hours. If traders are not involved they may feel disenfranchised and, in turn, become antagonists and critics of the 'improvements', both during the change process and after. Successfully managed, the traders can experience high levels of ownership of the changes and become advocates for them, including reassuring customers and other potential critics that the changes are worth any short-term inconvenience.

If a traders' association is in place, their existing concerns and aspirations can be used as key drivers for change. In the absence of an association, a combination of trader workshops and personal visitation will be required to identify the problems, in their language, and the way forward.

Constant communication is encouraged. A hard and soft copy newsletter approach can be very successful. Trader gatherings throughout the consultation, documentation, construction and commissioning phases not only help with the flow of information, costs and timeframes, they also build trust and provide an opportunity for direct feedback, both ways. Trader gatherings also provide a framework for ongoing communication and cooperation, well after a project has concluded. They can be used to gauge support

for future events or marketing strategies, or for celebrating the end of a successful year, recognising long service or simply building a community of like-minded locals. Used in this way, the change process can be a catalyst for improved communication with and amongst the trader community. Regular forums allow guest speakers to be introduced to provide new ideas and motivation to adopt improved business practices. Individual visitation will be less characterised by complaints and more focused on how the traders can best exploit the new public realm, joint marketing program or upcoming events.

The transformation of Prospect Road's multi-award winning Village Heart is an excellent example of where a successful trader engagement process led to improved outcomes in public realm upgrade, outdoor dining, local activation, low or no vacancies, new traders, new investment and significant increases in visitation. The communication strategy led to no loss of trade or traders during the reconstruction and the high levels of trust that were established provided the platform for high levels of trader participation in Tourific Prospect, the popular street party associated with the Tour Down Under. The creation of the Village Heart on Prospect Road has also lifted civic pride, attracted external markets and events, advanced the city 'brand' and provided improved property values. Mainstreet projects can be astonishingly successful, with many benefits far exceeding those normally associated with public realm upgrades. The key to success is the commitment to local involvement, and there are none more involved than the traders whose very existence depends upon the success of the mainstreet environment.

- **The role of Council**

While Mount Barker District Council is keen to allow businesses to play a strong role in the management of Gawler Street, inevitably Council has a role in leading or at least establishing projects, and certainly in the short term until the Gawler Street Traders Group gets established. In the case of large and capital works projects, Council must remain fully involved and committed, to help achieve both funding and efficient delivery.



Above: Street party in the Prospect Road Village Heart, Image: City of Prospect

6.0 Implementation Plan

This masterplan identifies many improvement options, to be staged over a number of years. Individual projects are subject to council, state government, and private sector funding.

A high level implementation plan is suggested to commence and deliver all 10 Priorities for Change. Not all project can be started or delivered at once. However commencing the design and delivery of several priorities simultaneously is achievable.

The timeframes assigned to the Actions and Tasks are defined as follows:

- Short 0 to 4 years 4
- Medium to 10 years 10
- Long + years

The timing of actions and tasks listed within this table may be affected by the availability of opportunistic funding made available or obtained from both within and external to Council and other Council priorities.

The responsibilities of Council as identified in the implementation plan are:

- Advocacy - speak and act in support of the outcome
- Facilitation - actively seek to help others realise the outcome
- Delivery - deliver the outcome

ACTION	TASK	RESPONSIBILITY	TIMING
1 Make Auchanroch - Adelaide Road Address an AAA Arrival Experience			
1.1 Detailed Concept Plan	Completed investigations and produce detailed concept plan	Council (Delivery)	Short
1.2 Boundary re-alignment	Complete any necessary land transfers/re-alignment	Council (Facilitation/Delivery), Land Owner	Short
1.3 Detailed Design	Complete detailed design including all necessary approvals from DPTI	Council (Delivery)	Short
1.4 Construction	Construct entry upgrade and pedestrian crossing	Council (Delivery)	Medium
2 Parklets Trial			
2.1 Expression of Interest	Confirm location of first parklet	Council (Facilitation/Delivery), Business Owners	Short
2.2 First Trial	Design, construct, install and activate first parklet	Council (Delivery), Business Owners	Short
2.3 Temporary - low scale parklet	Work with unsuccessful parties to create expanded and or temporary dining areas	Council (Facilitation/Delivery), Business Owners	Short
3 A Street for People - new seating and public areas			
3.1 Detailed Design	Complete detailed design and costings	Council (Delivery)	Short
3.2 Stage 1 Construction	Installation of new seating/pavement treatment at corner nodes	Council (Delivery)	Short
3.3 Stage 2 Construction (mid-block)	Installation of new landscaping, seating in mid-block areas (may include permanent protruberances/parklets)	Council (Delivery)	Medium
4 Intersection Improvements (Especially at Hutchinson and McLaren Streets)			
4.1 Detailed Concept Design (Hutchinson)	Complete detailed concept design and integration with landscape design	Council (Delivery)	Short
4.2 Detailed Design	Complete detailed design and costings	Council (Delivery)	Short
4.3 Construction	Complete upgrade of intersection and associated landscape	Council (Delivery)	Medium
4.4 Detailed Concept Design (McLaren)	Complete detailed concept design and integrate with Gawler East design	Council (Delivery)	Medium
4.5 Detailed Design	Complete detailed design and costings	Council (Delivery)	Long
4.6 Construction	Completed upgrade of intersection and associated landscape	Council (Delivery)	Long
5 Over Time extend the Mainstreet Feel East to Cameron Road			
5.1 Detailed Concept Design	Complete designs for eastern section of Gawler Street	Council (Delivery)	Medium
5.2 Detailed Design	Complete detailed designs	Council (Delivery)	Long
5.3 Construction	Complete upgrade of public realm	Council (Delivery)	Long
6 Refreshed and Consistent Landscape			
6.1 Detailed Design (Stage 1 & 2)	Confirmation of plant species and associated infrastructure	Council (Delivery)	Short
6.2 Installation (stage 1)	Installation of landscaping, consistent with Stage 1 Public Realm upgrade	Council (Delivery)	Short
6.3 Installation (stage 2)	Installation of landscaping, consistent with Stage 2 Public Realm upgrade	Council (Delivery)	Medium
6.4 Detailed Design (Stage 3)	Installation of landscaping - Gawler Street East	Council (Delivery)	Long
7 Create an interesting night time environment			
7.1 Extended Trading and Activation	Encourage extended trading hours. Encourage small-scale night time market.	Council (Facilitation)	Short
7.2 Amenity Lighting	Fairy lights installed in street trees	Council (Facilitation, Delivery), Business	Short
7.3 Building Illumination	Lighting of heritage and landmark buildings	Council (Facilitation/Delivery), Business and Land Owners	Medium
7.4 Night time event schedule	Delivery of a program of twilight and night time events	Council (Advocacy, Facilitation), Land and Business Owners, Community	Medium
7.2 Permanent and substantial lighting upgrade	Upgrade of street lighting and other lighting installations (catenary, pedestrian, street)	Council (Delivery)	Long
8 Lane Way Treatments			
8.1 Artwork	Temporary, semi permanent artworks of various scales installed/completed	Council (Advocacy, Facilitation, Delivery), Land and Business Owners, Community	Short - On-going
8.2 Activation of Laneway	Small scale activities and events that activate laneways	Council (Advocacy, Facilitation), Land and Business Owners, Community	Short - On-going
8.3 Footpath, road pavement, landscaping upgrade	Construct and install new expanded footpath and upgraded roadpave concept and	Council (Delivery)	Medium
9 Increase street activity through events and small scale activation			
9.1 Small scale activation	Business and community led activation of the street (art, music, outdoor dining, etc)	Council (Advocacy, Facilitation), Land and Business Owners, Community	Short - On-going
9.2 Events	Support the establishment of regular and diverse range of events	Council (Advocacy, Facilitation), Land and Business Owners, Community	Short - On-going
10 Support a Gawler Street Traders Group			
10.1 Effective management and representation of Gawler Street Traders	Establish a clearly defined representative group for traders, self governed and adequately resourced	Council (Facilitation), Land and Business Owners	Short

Appendices

- APPENDIX 1: Engagement Strategy
- APPENDIX 2: Summary of Stakeholder Observations, Engagement + Data Collection
- APPENDIX 3: Event Strategy

Appendix 1: Engagement Strategy

Gawler Street Engagement Framework

Introduction

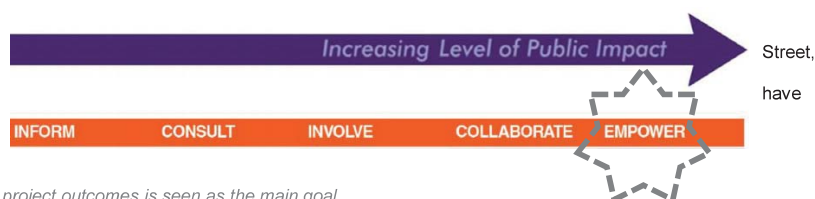
The Gawler Street Main Street Strategy aims to further improve the quality of the Mt Barker Main Street public realm through small scale interventions and planning for future, more significant, development. The project will help to reinforce the thriving town centre by supporting business and trade and improving the environment for enjoyment by the community and visitors.

Approach to Engagement

We propose to get the community and in particular, traders truly involved in our investigations at Gawler Street. We will do this to move beyond informing and consulting traders, towards involving, collaborating and empowering them to take a leadership role in the success of Gawler Street. Traders (and other key stakeholders) will be invited as much as possible to take part in our investigations. For those who are not able to take part, we will summarise and record the outcomes of these investigations and make the information widely available. *We acknowledge that the success of this project relies heavily on the level of "buy-in" and support offered by the local trading community. They must feel confident that the outcomes will benefit their business and work hard to activate and take ownership of their Main Street environment.*

Level of Engagement

Within the Main Street Strategy Project we aim to collaborate and empower the community. This level of public impact is reflective of the importance of Gawler Street within the town centre, its role as a Main the already established ownership and use of the space by the community and potential level of interest in its future development. We used the International Association for Public Participation (iap2) public participation spectrum, as a reference as this is considered to be industry 'best practice'.



As stated above, empowering those who use the street to embrace the project outcomes is seen as the main goal.

Principles Guiding Engagement

- Undertake two-way engagement
- Provide clear, well informed and fit for purpose information
- Be timely and accessible
- Be transparent and accountable
- Always document and report back
- Be collaborative
- Be inclusive
- Show respect and integrity

Engagement Objectives

The objectives of this Engagement Strategy are as follows:

- To inform traders and the community that; the project is being undertaken, what investigations are taking place, the outcomes and solutions
- To ask those who use the street regularly; where do they spend money, what aspects need improving and what parts are most loved and valued
- Seek feedback and encourage input on ideas and plans from those who “live and breathe” Gawler Street
- Discover what makes Gawler Street “tick”, the vibe and culture and the opportunities and challenges faced by those trading on the street
- Collaborate meaningfully with the community and associated stakeholder groups
- Empower traders to take ownership over the public realm, embrace change and utilise any new design interventions
- Enlighten traders to new possibilities and business opportunities

Negotiables and Non Negotiables

We will negotiate on:

- The timing of works
- Ideas for low cost interventions
- Longer term public realm and development opportunities
- Plans for the intersections
- Management and planning incentives to assist streetscape activation and business development
- Opportunities for events (an Events Strategy is to be prepared as part of the project and our engagement process will inform the Events Strategy)

We cannot negotiate on:

- Changes to buildings and land uses
- Removing mature street trees
- Large scale developments and expensive changes to the structure of the streetscape
- Fundamental changes to the street function and parking

Stakeholders

List of Proposed Stakeholders to be Engaged with:

- **Gawler Street landowners in the Study Area who will be directly affected by any development (PRIMARY STAKEHOLDER)**
- **Business Owners and Managers who will be directly affected by any development (PRIMARY STAKEHOLDER)**
- Business Mt Barker (those with a particular interest in Gawler Street)
- Visitors, customers and the wider community
- Key Local Government Staff and Elected Members
- Community based organisations or advocacy groups
- Representatives from special needs groups
- Government agencies such as DPTI, RDA etc.

Gawler Street Main Street Strategy Engagement Framework

Engagement Program

	TASK	ACTIVITY	AUDIENCE	INTENDED OUTCOMES	DATE / TIMING	RESPONSIBILITIES
(PREPARATION)	1C	Start Up Meeting + Informal Briefing + Walking Tour	Council Staff	<ul style="list-style-type: none"> Review and confirm the objectives, scope and methodology proposed for the project. Agree to the identified timelines and milestones. Confirm reporting requirements and frequency. Discuss approach to engagement and communication expectations for this project. Initial site inspection and gaining Council staff knowledge 	<i>Complete</i>	<i>Complete</i>
	1B	Informal Briefing with Councillors	Elected Members	<ul style="list-style-type: none"> Hear community and councillor issues, suggestions / opportunities Introduction to the Team and Project Outline opportunities for input 'Launch ideas' and get excited about opportunities 	10 th March	JP+ D – Preparation and Presentation DCMB – Organise Time
		DPTI Meeting	DPTI	<ul style="list-style-type: none"> Introduction to the project + objectives Potential key issues/interfaces 	<i>TBC</i>	JP+ D + DCMB – Attendance JP+ D – Schedule
	4	Putting the word out – Letter / Flyer and Poster Mail out (letter) to all owners and tenants, Shop window (poster)	Traders	<ul style="list-style-type: none"> Inform and Educate Keep everyone up to date with regular correspondence Describe opportunities for input Advertise the project 	<i>Issue 1 Monday 16th March</i> <i>Poster up Monday 16th March</i>	JP+D – Content for flyer + poster by Wednesday 11 th March DCMB – Printing, Mailing Out, Address Compilation 16 th March

Gawler Street Main Street Strategy Engagement Framework

(PREPARATION)	1C	Putting the word out – Newspaper Advertisement (Mt Barker Courier)	Broader Community	<ul style="list-style-type: none"> • Inform and Educate • Keep everyone up to date with regular correspondence • Describe opportunities for input • Advertise the project 	<i>Week of Monday 16th March?</i>	JP+D – Content by Wednesday 11 th March DCMB – Approval of content, contact Mt Barker Courier and commission and coordinate article
(KEY ENGAGEMENT ACTIVITIES – STAKEHOLDERS GET INVOLVED)	6	Place Audit – Gawler Street + Morphett Place	Traders, landowners, Councillors, Staff	<ul style="list-style-type: none"> • Assess operational function • What works / what doesn't • What can be applied here etc. • Start thinking about potential improvements and thinking on a smaller scale 	Two Sessions: Session 1 <i>Wednesday 1st April</i> Session 2 <i>Wednesday 8th April</i> <i>(at least one session after 5pm)</i>	JP+ D – Coordinate and undertake DCMB – Invitations
	7	Customer Surveys on the Street	Community, volunteers	<ul style="list-style-type: none"> • Investigate why people are visiting Gawler street • Whats the experience like and how it could be improved • How far they are walking / how they traveled here • What else would they like to see / need • Views on events opportunities 	Two Sessions: Session 1 <i>Wednesday 1st April</i> Session 2 <i>Wednesday 8th April</i>	JP+ D – Coordinate and undertake DCMB – Invitations and organising volunteers - use Mt Barker TAFE students / traders / others
	5	Moving Minds – Main Street Business Coaching Tour	Traders, landowners, Councillors, Staff (<i>Both Gawler Street and Nairne</i>)	<ul style="list-style-type: none"> • Council supported initiative for businesses to get advice and coaching about how to be successful in a Main Street, establish new networks and see successful main streets in action • Review trends in main street activation, design, management and branding • Broaden thinking about how businesses are developing and using the public realm 	<i>Wednesday April 15th</i>	JP+ D – Coordinate and undertake DCMB – Invitations and organise bus, catering, meeting places etc.

Gawler Street Main Street Strategy Engagement Framework

CONSULTING ON THE DRAFT STRATEGY				<ul style="list-style-type: none"> Excite and inspire – move minds and change attitudes if necessary Build momentum for the project and champions of design 		
	8	Trader Workshop #1	Traders	<ul style="list-style-type: none"> Summarise investigations Testing of ideas (imagery) Explore challenges and bureaucratic issues faced Opportunities for second storey activation "Look up Gawler Street!" 	Wednesday April 22nd after Tour or the following Week	JP+D - Preparation and Workshop facilitation DCMB – Invitations, room set up and booking etc.
		Mainstreet SA Conference	Trader, Council staff	<ul style="list-style-type: none"> Council nominate and fund one trader to attend Mainstreet SA conference 	Friday 17 th April	DCMB
		Putting the word out for Strategy review – Letter / Flyer	Traders	<ul style="list-style-type: none"> Inform and Educate Keep everyone up to date with regular correspondence Describe opportunities for input and Strategy review Where the Team is at 	Issue 2 Monday 18 th May	JP+D – Content for flyer + poster by Monday 27 th April DCMB – Printing, Mailing Out, Address Compilation by Monday 18 th May
	14	Elected Member Presentation	Councillors	<ul style="list-style-type: none"> Seek endorsement 	Wk of 2 nd June	JP+D - Preparation and Attendance
	15	Trader Workshop/Presentation #2	Traders	<ul style="list-style-type: none"> Seek feedback on the draft Master Plan 	Wednesday 10 th June	JP+D - Preparation and Workshop facilitation DCMB – Invitations, transmit report, room set up and booking etc.
		Community Engagement on the Draft Master Plan	Community	<ul style="list-style-type: none"> Seek feedback on the draft Master Plan 		DCMB

Appendix 2: Summary of Stakeholder Observations,
Engagement + Data Collection

GAWLER STREET MAKING A GREAT STREET EVEN BETTER

Summary of Stakeholder Observations, Engagement +
Data Collection

GAWLER STREET, MAKING A GREAT STREET EVEN BETTER

Mainstreet Check Up Summary

Date + time + venue	9 th April 2015, 12pm and 5pm Location: Mainstreet
What We Did	<p>Jensen Planning + Design lead a group of traders and Council Staff on a walk of Gawler Street, analysing different sections in relation to the following considerations:</p> <ul style="list-style-type: none"> • Factors contributing to success in doing business such as foot traffic, accessibility, loading and economic vitality • Creating places for people and considering opportunities for congregation, feeling safe and the pedestrian environment • Quality and functionality of the public realm <p>These were rated from poor (requiring significant improvement) to good (only minor improvements required if any) with area to record additional observations. Participants were then asked to then identify their top 5 priorities they believe would make Gawler Street an even better place and that would become a focus of the strategy.</p>
Purpose	<ul style="list-style-type: none"> • Detailed review of the street and user patterns • Encourage traders/community to consider design elements and function differently • Inform recommendations within the Masterplan/strategy • Engage and build relationships
Top Priorities for Change	<ul style="list-style-type: none"> • Adelaide Road entry: first impressions, traffic speed + traffic queuing issue • Adelaide Road + Gawler Street pedestrian crossings • Refresh landscaping including new plantings around street trees and garden beds • Refresh seating areas – new seating, public art, detailing, colour • Friendly enforcement of 1hr parking • Parklet trial – new people space in street – outdoor dining, events, displays – call for EOI from business/community – link to low-cost vibrancy programme supported by business • Improved events space + infrastructure (close Stephen St? Parklet?) • Gawler Street Winter Festival? • New interesting lighting – • Remove outdoor dining fees • Gawler/Hutchison intersection improvement – pedestrian priority • Street trees – Hutchison to McLaren + some McLaren to Cameron • Gawler/McLaren intersection improvements

Other Changes	<ul style="list-style-type: none">• Maintenance drive – tree trimming, repair and clean public realm• Open up land for parking behind main street• Reconstruct footpath sections with level change issues (south side, Stephen St to Adelaide Rd)• Encourage Barker Hotel/big charity shop (others?) to use street more/improve• Mid-block crossing(s)• Improve heritage buildings/facades• Mainstreet group/sub - committee?• Mainstreet public realm Hutchison to McLaren + some McLaren to Cameron
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Key Stakeholder Observations

Key Stakeholder	District Council of Mt Barker
Observations	<p>Look at the Stephen Street/Gawler Street precinct as a key area of attention – new paved areas/seating, refreshed landscaping, road pavement treatment (painting) – this is the logical ‘meeting’ point in the street.</p> <p>Identify the key entertainment/eatery locations – which would lend itself to not only outdoor dining but activation opportunities. This would include uses such as the radio station, ink pot arts – both of which have expressed interest in activating the public realm which is in the Stephen/Gawler intersection (include Barker Hotel and Little Café (37 Gawler Street) as opportunities for additional outdoor dining/parklets).</p> <p>Potentially look at McLaren Street as one-way and whether additional parking may be picked up as a result (potentially an adjunct to this project).</p> <p>Opportunities to revisit parking restrictions and configuration throughout “Emerging Mixed Use Precinct”</p> <p>Emerging activity node at Morphet/Gawler Street intersection (Gray’s Inn, Tattoo/Café)</p> <p>Additional trees to be investigated where required throughout full length of street – may result in loss of parking which will need to be weighed up (i.e. would we rather lose a couple of carparks for parklets/seating etc. or for trees?)</p> <p>Increasing amount of pedestrian movement is coming up through the dissecting streets of Walker/Stephen/Hutchinson – should be included in movement maps along with that identified through Aldi site.</p> <p>Lighting –is a fantastic, game-changing opportunity for the street.</p> <p>Ensuring the best use of existing landscape protuberances – passive landscaping adjacent an active use is a waste. Ensure any art is interactive and interesting and adds to the experience of being in the street.</p> <p>The benching of existing landscape beds may create additional seating opportunities.</p> <p>Daily activation and events both need to be facilitated. Shouldn’t focus / over cater only to large events and not ensure the daily experience is also of high value.</p> <p>Short-term pavement treatments to redefine pedestrian crossing points or shared spaces prior to progressing more permanent works.</p> <p>Consider creation of a consistent shoreline whilst not conflicting with verge trade.</p> <p>Management and Governance is a critical component of this street progressing to the next level.</p> <p>There is a great opportunity through use of Council’s own Institute/Town Hall building to activate this section of Gawler Street. Providing the Community Arts Group greater street level exposure would create much needed vibrancy and interest. The use of the main hall should also be encouraged as a part of activating and being a destination within the street</p>

Customer Interview Summary

Date + time + venue	Throughout April 2015 Location: Along Gawler Street
What We Did	<p>On three different occasions (9th 11th and 22nd April, includes a day on the weekend), at different times of the day Jensen Planning and Design, Council and Students from Adelaide University interviewed customers along Gawler Street. Questions were asked regarding travel and parking on the mainstreet, the activities that were being undertaken, what people like and didn't like about the street, how they felt about suggestions for improvement and events and how they may hear about things happening occurring in Gawler Street.</p> <p>Approximately 70 customers were interviewed (not all questions were answered by everyone) and valuable data was collected that can be used to guide priorities in the Masterplan/strategy. Potentially Council may use the data as a comparison to how people feel about the streetscape environment once some works are implemented in the future to gauge project success.</p>
Purpose	<ul style="list-style-type: none"> Collect data about why people are using the mainstreet, how they arrived and where they parked, if they feel safe in the streetscape etc. Gather ideas for potential improvements to the mainstreet to incorporate in the Masterplan/strategy
Summary	<p>How did you get to Gawler Street today?</p> <p>78% travelled by car 11% walked</p> <p>Where have you parked your car/bicycle?</p> <p>46% parked on Gawler Street 18% parked on a side street</p> <p>What kinds of things are you doing in Gawler Street today?</p> <p>32 respondents were visiting a café/bakery 33 respondents were shopping 19 were accessing services</p> <p>Who have you come to Gawler Street with today?</p> <p>56% were with family 31% were alone 13% were with friends</p>

	What are some things you like about other mainstreets that you would like to see in Gawler Street?
	Cafes/restaurant/coffee
	Markets
	Trees
	Interesting shops + more variety
	Are there any parts of Gawler Street you feel unsafe in?
	54% of respondents said no
	43% said yes
	Why?
	81% 'traffic'
	15% 'unsteady surfaces'
	Hutchinson/Gawler intersection was a main response, followed by speed and difficulty crossing the road
	Which parts of Gawler Street do you like and why?
	All of it
	Trees
	Cafes/restaurants
	Shops
	Adelaide Rd end
	Character
	Which parts don't you like and why?
	East end (not attractive, low amenity, boring)
	Hotel
	Not enough parking
	Gawler/Hutchinson intersection
	How likely are you to attend an event that interests you in Gawler Street?
	68% likely
	23% unlikely
	9% unsure

	What kinds of events/activities would you like to see in Gawler Street?
	Top 3 responses were: Music, food and markets
	How would you most likely hear about these kinds of events/activities?
	Top 3 responses were: Facebook, newspaper, street posters What kinds of things would you like to see in Gawler Street? Respondents favoured more outdoor dining and temporary 'pop-up' events Replacing some car parks with outdoor dining was received largely positively
	Any other ideas on how Gawler Street could be improved? Top 5 responses: More/better lighting Music Busking Retaining trees Car parking availability <i>Majority of responses related to creating activity along Gawler Street – such as events, shops, and more places for people</i>

Trader Car Parking Summary

Date + time + venue	1pm - 4pm, 22nd April 2015 Location: Along Gawler Street		
What We Did	Traders and employees were invited to talk about where they usually park their cars whilst at work on Gawler Street.		
Purpose	<ul style="list-style-type: none"> Collect data about where traders park their cars Ensure valuable on-street car parks are preserved for customers/visitors Obtain info about which are the most frequented/convenient off-street car parks 		
Where traders usually park	Carpark Locations	Number of Businesses using that location	Percentage
	Private Carpark / Behind Shops	29	64%
	Side streets	10	22%
	Council Carpark (i.e. unsealed carpark behind Town Hall	4	9%
	Public transport	2	4%
	TOTAL	45	100%

Mainstreet Workshop Summary

Date + time + venue	Tuesday 28 th of April, 7pm – 9pm; Location: Mt Barker Town Hall
What We Did	<p>Jensen Planning + Design facilitated an interactive workshop with key traders, residents and Elected Members (it was an open invitation) in the mainstreet. It was an interactive discussion-forum style environment where everyone was encouraged to share views, ask the designers questions and provide feedback on initial ideas (both long and short term) for improving Gawler Street.</p> <p>Jensen Planning + Design presented:</p> <ul style="list-style-type: none"> • data collected from surveys/interviews • described the learnings from the Moving Minds Tour • presented a schematic diagram illustrating different precincts, activities and potential locations requiring improvement • Ideas and imagery relating to tree and shrub planting, parklets/protuberances, artwork, lighting, events, laneway treatments and the street surface/footpaths <p>Although the group was small, there was much enthusiasm generated for the early ideas presented and interest in the work done to date.</p>
Purpose	<ul style="list-style-type: none"> • Recap the Moving Minds tour • Share investigations done to date (including findings of customer surveys) • Share initial ideas about potential improvements to Gawler Street • Identify priorities to progress further
Minutes	<p><i>“Let’s maintain the momentum, it feels like things are starting to happen in Gawler Street”</i></p> <p>GENERAL</p> <hr/> <p>Feedback from the Jazz festival should be passed on to Keito events (obtain from Luke)</p> <p>Hoot Jazz Festival is well liked and not frequent enough. Most organised performances that require pre-purchased tickets are too expensive.</p> <p>Some concern regarding lack of transparency of consultation processes and feedback</p> <p>Retain all the trees</p> <p>Remove barriers to residents walking to the Main Street. Council acknowledges that efforts are being made through planning processes to increase population living within the town centre.</p> <p>Power is required in the streets to support markets and events, this is where events have failed in the past.</p>

	<p>The only night time activity in Gawler St is generated by the Hotels, this can sometimes be unsavoury – a better mix is needed.</p> <p>Should there be some continuity in treatments from the new development into Gawler St? Paving is getting dirty very quickly</p> <p>Friday nights could be a new thing, on the back of Sazon offering dinner/street food, more than likely other cafes/restaurants will be encouraged to open longer</p> <p>MARKETS</p> <hr/> <p>More on the Stirling ‘Laneways’ model for the mainstreet</p> <p>“Build on the links between the two” (both streetscape/infrastructure and events)</p> <p>Develop complimentary events and activities to further promote visits to the mainstreet after shopping at the markets</p> <p>EASTERN END</p> <hr/> <p>Lack of shelter and slope</p> <p>Livestock market was closed in the “Saleyard area”</p> <p>Check the Traffic Plan for one-way proposals</p> <p>Great businesses here that are emerging and would like extra space for dining</p> <p>ADELAIDE RD ENTRY</p> <hr/> <p>Lack of traffic lights at Gawler Street mean people don’t recognise it as the High Street</p> <p>Needs a large enough feature to attract attention and draw people to turn off Adelaide Rd as the don’t naturally drive in as you would in other towns</p> <p>Auchendorrach House should be opened up and the car park area improved</p> <p>LANDSCAPING</p> <hr/> <p>Trial for shopkeeper involvement in planter box idea “I’m on board”</p> <p>Much enthusiasm for helping tend to flowers and edible plants in planter boxes (both for windows and on the ground) to bring colour to the streetscape as a quick-win idea</p> <p>Observed that if one shopkeeper takes the lead, others will follow</p> <p>Graffiti Team has been great</p> <p>HERITAGE</p> <hr/> <p>Not everyone knows about the Council’s incentive scheme, should it be increased to encourage shopfront upgrades in Gawler Street?</p> <p>Must maintain a balance between the heritage character of the street and newer, more modern finishes and treatments</p>
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	EVENTS
	Need to be managed and promoted by Council
	Some difficulties in event organisation to date due to lack of appropriate infrastructure and funding
	Everyone is keen for more events to be held in Gawler St and acknowledge the benefits to business
	LIGHTING
	Much enthusiasm for use of fairy lights as a quick-win to light the trees
	Concern re. impact on local bird habitat and behaviour, lights could illuminate trunk and lower canopy branches to potentially minimise any disruption
	Much enthusiasm for more attractive contemporary pedestrian-level lights
	Street could be lit until 10pm only – doesn't have to be all night
	Investigate LED lighting
	Art should incorporate creative lighting
	LANEWAY TREATMENTS
	Murals would be welcome as long as they are done by established artists, could be a good quick-win
	Acknowledge that the side streets are very important and could be perfect as event spaces that complement the mainstreet uses
	STREET SURFACE / INTERSECTIONS
	Much enthusiasm for continuous footpaths over side streets in the short term and a shared street finish/single surface roadway/footpath in the long term
	A single surface would assist during events and promote flexible use of the public realm
	Investigate painted/patterned short term roadway treatments at intersections
	PARKLETS/PROTUBERANCES
	People would be willing to walk a bit further if there is a great destination, unrealistic expectation to park right out the front
	Parklets sound like a great idea to get more outdoor dining space on the street
	People love sitting outside and people watching – its what is different to visiting a mall
	Observed that some traders really want more space outside and may welcome the idea of a parklet
	Narrowing the intersection dimensions to create more usable footpath space at the Eastern end is a good idea, will attract people to walk down to that end of the street as there are already some great businesses

	<p>Noted that well-designed footpath/dining spaces are used by existing businesses but also attract new ones to the street</p> <p>Could also be used for public seating and different activities throughout the year (children's activities, put-put etc.)</p>
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Appendix 3: Event Strategy



GAWLER STREET EVENT STRATEGY

1. Research Process

- Initial site visit with Jensen Planning + Design and Council (2 March)
- Conversations with Peter McGinn from Council, Dillon Horne from Gawler St Café and Peta Page, organiser of the Mt Barker Farmers Markets (3-5 March)
- Obtaining a calendar of past Mt Barker events from the last year (10 March)
- Viewing photos of past events held in Gawler St & Mt Barker to get an indication of how they were set up (Hills Jazz Festival, Art Trail, Adelaide Hills Fire Festival) (25 March)
- Researching other local areas and what types of events they hold/how they have activated the area (4-5 March & 25-26 March)
- Looking into how other Council areas encourage events through grant schemes, trader associations etc. (25-26 March)
- Progress meeting with Jensen planning (28 March)
- Receive feedback from Jensen planning (customer surveys & trader feedback) (5 May)
- Feed these ideas into the report and finalise (11 May)

2. Report Objectives

- Identify existing and past events in Gawler St and Mt Barker
- Examine the current strengths, weaknesses, opportunities and threats to events and activations occurring on Gawler St (SWOT analysis)
- Identify other examples of successful events and activations in nearby areas or other locations
- Ascertain the best ways to encourage and facilitate traders and members of the public in creating future events in Gawler St
- Make recommendations on planning aspects that would facilitate the staging of events in the area
- Make recommendations on the types of events and activations that could take place



3. Existing events in Mt Barker

Date	Name Of Activity	Organisation
5th July 2014	20th Anniversary Cabaret	Mount Barker Concert Band
14th September 2014	Soul Fest-Music With Soul	Mount Barker District Concert Band
28th September 2014	Hills "Eye Tri" Fun Day	Mount Barker Aux. Blind Sporting Council
October 2013	Hymnfest 2013	Mount Barker District Concert Band
October 2013	Spring Garden Competition	Mount Barker Agricultural Society Inc
13th October 2013	Adelaide Film Festival At Mount Barker	Mount Barker Cinemas
18th October 2014	Veteran's Health Week Bbq	Mount Barker RSL Sub Branch Inc
18th October 2014	Adelaide Hills Fire Festival	Prancing Pony Brewery
7th Or 14th December 2013	Mount Barker Christmas Pageant	Mount Barker Christmas Festival Committee
15th December 2013	Carols In The Park	Mount Barker Minister's Fellowship
January 2014	Tour Down Under	Event SA
26th January 2015	Australia Day At Auchendarroch	Wallis Cinemas Mt Barker/Auchendarroch House
15th February 2015	Mount Barker Highland Gathering	Mount Barker Caledonian Society
25th April 2014	Horses In Action	Mount Barker Agricultural Society Inc
25th April 2014	Conquer The Summit	Mount Barker Lions Club
25th April 2014	Anzac Day Dawn Service & Gunfire Breakfast	Mount Barker RSL Sub Branch Inc
13-15th June 2015	Steamranger Jazz Trains	Steamranger



4. Gawler St as an event destination – SWOT analysis

Strengths

- Growing café society (Gawler St Café, Sazon, Nanna's Kitchen, Millie's etc.)
- "Charming" aesthetic of the heritage buildings featuring a number of balconies on the street
- Trees and greenery
- Draw of the Steamranger train nearby
- Hills radio station in a central location on Gawler St
- Range of local artists and performers that could contribute to events in the street
- Visitors to Gawler St are not only from the Mt Barker area, but also the wider hills area (Macclesfield, Strathalbyn, etc)
- Old Town Hall situated on Gawler St
- A number of parking bays that can be used temporarily for events
- Ample amount of space on street corners that can be put to use
- A number of balconies that could be used for events
- Beautiful mature street trees
- People's connection to the "old" Mt Barker, where the main street was the heart of the community

Weaknesses

- Lack of facilities including lighting for night events, amount of public toilets and no access to water and power
- Not many level areas
- Bottom of Gawler St near Hutchinson St is neglected
- Lack of central committee to facilitate events and encourage ideas and support
- Lack of knowledge of existing Council support for events (community event sponsorship program)
- Amount of traffic and traffic circulation issues
- Lack of shared zones
- Varied demographic with dissimilar interests
- No clear event "hub(s)" or obvious event spaces

Opportunities

- Use and rejuvenation of existing underused spaces, eg. eastern end of Gawler St
- Focus on trader driven events
- Events that showcase unique features that Mt Barker has to offer
- Develop "hub(s)" in locations that have great potential as a way of reinvigorating that space



- Build on the existing diversity of events (see event schedule on page 2)
- Marketing of Mt Barker through events, primarily to people within the Adelaide Hills area and eventually to tourists
- Raise awareness of the benefits of holding events in the street to encourage trader involvement
- Festivals and cultural events (such as the Art Trail & Hills Jazz Festival)
- Encourage more activity during the evenings, especially on weekends
- Link events such as the Farmers Market, Jazz Train etc. to Gawler St
- Promotion of live music and art
- Funding and support for events from Council
- Collaborative marketing of events through both traders and Council
- Use of the laneways off Gawler St
- Creation of a traders association
- Eastern end provides the opportunity for events in this area
- Recent investment and creative entrepreneurs opening for business in the street, eg. Frontyard Tattoo

Threats

- Opposition to road closures and reduction of parking (temporary or permanent) from traders and members of the public
- Lack of knowledge of the benefits, including direct/indirect economic value of events
- Retention of events
- Limited sponsorship
- Lack of knowledge of existing support for events from Council
- Events not supported by businesses or locals
- Lack of patronage at public events
- Climatic constraints (cold winters)



5. Success Stories

Stirling Laneways

The Stirling Laneways is an example of a successful market activation in a local area. The objective of the markets was to activate an area of Stirling's retail heart that wasn't previously receiving interest or investment. Stalls are set up in different laneways throughout the main retail area, in an effort to focus attention on areas outside of the popular Druid Avenue.

Lessons for Mt Barker

Mt Barker could look at implementing a similar idea with the side streets off Gawler Street. This idea would not necessarily have to involve market stalls, but could involve other activations, such as small concerts, live art demonstrations or buskers, which could work well to draw attention to these side streets.

Splash Adelaide

Splash Adelaide is a great initiative run by the Adelaide City Council encouraging all kinds of activations and events. Splash supports members of the community in running events and activities through the provision of advice, navigating through Council regulations and providing some funding.

Splash encourages all types of "urban experiments" and is not limited to a certain type or style of event or activation. The program is currently in its fourth season, with over 80 activities and events planned for the coming year.

Current and past projects include: Fork on the Road (mobile food vendors), art installations such as the Trades Hall Lane Ball, yoga sessions, street parties, markets, food & wine events (eg. East End Wine Down) etc. Splash Adelaide has been a great driver in the creation of new projects and developments that otherwise would not have been possible.

Lessons for Mt Barker

The Splash Adelaide model both supports and inspires – not only has the program given many members of the community the opportunity to run events, but the success of existing Splash events has also inspired others to do the same.

Following the Splash Adelaide model, the responsibility of formulating ideas and running the event is shifted from the Council to the community. This is positive for a number of reasons. Primarily, the program model means Council resources are used more effectively in the facilitation of staging



events, there is a sense of ownership instilled in the community as events are run by members of the public and finally, the fact that there is an established body encouraging events creates a flow on effect in that it inspires others to run their own events. Through following a similar model, Mt Barker could create more vibrancy, encourage community involvement whilst also using their resources in an effective manner.

King William Road

The King William Road Trader's Association and the City of Unley has recently done some activations in King William Road. Their latest project is the placement of two parklets – one in Opey Ave next to Cotto and the other next to Nutrition Republic in Bloomsbury St. The parklets are temporary structures providing spaces for people to gather and sit outside, especially considering there aren't many outdoor seating spaces on the street.

Keito Events also event managed a small activation in a courtyard on KWR, *Spring into Summer*. Small wine tastings events were staged over four weekends with live music and cooking demonstrations by local chefs. These activations were put on for the benefit of shoppers/café goers on the street to create some liveliness to the area.

Lessons for Mt Barker

The temporary parklets placed in the side streets in King William Road have been well received by both traders and customers alike. King William Road, similar to Gawler Street, has narrow footpaths with limited outdoor dining space. Parklets provide an effective solution to extend outdoor seating areas and can also inform future plans for development by trialing the popularity of these seating areas.

Small activations such as *Spring into Summer* could also be implemented on Gawler Street. One key difficulty in finding an appropriate location for the event on King William Road, was the lack of available open space on the street. However, this particular event was held in a space similar in size to the area next to the Gawler Street Café. The event demonstrates that activations and events need not be large scale and can be held in areas even where space is limited.

Port Adelaide

In recent years, the City of Port Adelaide Enfield has undertaken a number of activations to help rejuvenate the area and place the suburb as an active promoter of the arts and culture. Among the many activations Port Adelaide has staged recently, these include *New Light Industrial*, a 6 month residency project by Illuminart featuring new projections on buildings in the area. In addition, Port Adelaide now has Wild at Hart's Market every Sunday on the waterfront of Hart's mill, outdoor



cinema nights in Light House Square and a permanent busker's pitch on the waterfront. Recently, Port Adelaide also put on the Wonderwalls Festival, whereby local, national and international artists transformed the Port into an open air gallery. In addition to this, Council and Renew Adelaide have facilitated the opening of pop-up shops in the area, adding to the vibrancy of Port Adelaide.

Lessons for Mt Barker

Art and murals by local artists would be a great way to rejuvenate Gawler Street and associated side streets. In particular, there are opportunities in side streets, such as the walls in Stephen Street, which would be appropriate canvases for art works. Works located in side streets would also highlight the importance of the side streets off Gawler Street.

Lights of Lobethal

Lights of Lobethal is a community event that has been running for 60 years, with the community getting involved to decorate their houses and shop fronts with Christmas lights. This is a good example of a community working together and it is the largest Christmas community light display in the Southern Hemisphere.

Lessons for Mt Barker

The key lesson for Mt Barker here is the involvement of the community in an event. This type of event requires a lot of drive and organisation from within the community. Although this event has been running for a considerable amount of time, there is the potential for Mt Barker to create a new tradition and event as long as it has the enthusiasm of the community behind it.

Laneway Learnings

Laneway Learnings began in Melbourne in 2012 and has since spread to other cities. Classes are run by people from within the local community on any and all topics, typically with around 20 participants per class. The classes are simple activations that could easily take place in any city or town and can include anything from ukulele classes, to wine and cheese matching, to bicycle repair and more.

Lessons for Mt Barker

A similar series of events could be held within different locations in Gawler Street. These types of small events would encourage community involvement and participants would benefit from the acquisition of new skills. In addition, if classes were to take place at different locations within Gawler



Street, participants would be able to discover new shops or cafés that they had not been to previously. Some of these events could be moved outdoors, for example, next to the Gawler Street Café, adding activity to the street. Events such as these would be low cost and would need to be facilitated by a dedicated group or individual, as Laneway Learnings is.

6. Recommendations for the encouragement and facilitation of traders and the public to create events

1. First and foremost, a committee needs to be established in order to drive events in Gawler Street. An example of a successful committee is the King William Road Traders Association. Not only does this association look at events occurring in the street, but this would also give traders the community to coordinate things like sales etc.

The King William Road Traders Association is made up of several traders from different areas (eg. a café, fashion boutique, make up store). It also has a paid marketing coordinator and a Chairperson. Although it doesn't have any building owners on the committee, this would be beneficial to add to the diversity of opinions. The Association meets monthly, takes formal minutes and also has a budget that can be spent on marketing costs, events etc. The marketing coordinator has a close relationship with the traders on the street and is in touch with them regularly to discuss ideas, issues and improvements.

This model would work well for Gawler Street, which does not currently have a central committee to drive marketing and potential events. Although Gawler Street is already thriving, it could be further transformed through the establishment of a central association that can encourage and direct improvements.

2. Given the budget limitations of Council and the desire to encourage trader and public driven events, we would recommend the Splash Adelaide model as the best option to implement. Following this model, Council would encourage traders/members of the public to come up with ideas for events they would like to stage. Anyone with an idea could apply and Council could then help to put these ideas into action. Council's role would be to solicit ideas from the public, facilitate the staging of events and perhaps provide some partial funding to events where appropriate and if there is budget allowance. This method has worked extremely well with Adelaide City Council, as the events facilitated by Splash Adelaide are diverse and members of the community appreciate the opportunity to put their ideas into action.
3. In order for the above model to work, Council would need to support/work with traders to eliminate any impediments to staging events, help facilitate road closures, communicate with traders etc.



4. We recommend that Council focus on opening up the lines of communication with the public and traders. In encouraging the public to come up with and run events in Gawler St, Council could help facilitate discussion with traders/members of the public – perhaps through posting an ideas forum on the website and having a webpage dedicated to information about events.

One way that the State Government has opened up discussion and community involvement is through the “Fund My Idea” model currently being used by the South Australian State Government. This model gives people the opportunity to submit ideas for events, which are then voted on by the community. The most popular ideas can receive up to \$50,000 in funding for their project. Mt Barker could implement a similar type of voting system for proposed events, especially if the amount of projects to be implemented needs to be limited.

5. Although Mt Barker may have the potential to become a tourist destination in some years’ time, it is not currently a particularly touristic town. We would therefore suggest focusing on staging events aimed at the Mt Barker and local Adelaide Hills community, with a view to extending this reach to potential tourists. Looking at the community’s demographics and interests, as well as events which have already demonstrated success, would give a reliable indication of the types of events that would work well in the area.

7. Facilitating the staging of events through structural/physical improvements

The following elements have been identified as being required to facilitate staging events in Gawler St:

- Improved lighting for night time events. As a simple option, the addition of fairy lights to trees and verandahs would be both a cost effective and functional way to achieve this.
- Access to water at various points along the street
- Improved access to power, including 3 phase power at points along the street
- Modification of garden beds (eg. Walker St intersection) to improve the look of street corners and also to create more space for events to take place
- Levelling of footpath near Sazon’s to provide more usable open space for events. This would create space for event infrastructure such as staging, seating and marquees to be installed.



8. Recommendations for events and activations suitable to the “hills lifestyle”

Local Produce and Viticulture

- Food/wine/beer events in side streets off Gawler Street, such as Morphett Street and Stephen Street
- Markets with stalls offering products that aren't available on Gawler Street
- Cooking demonstrations at market or other events using a mixture of well-known TV personalities and local chefs from Gawler Street restaurants and cafés

Community Spirit

- Trash and treasure on Gawler Street where existing car parking is used for a giant “car boot sale”
- Community classes taking place in different locations on Gawler Street
- Encourage ideas from the community using the Splash Adelaide or Fund My Idea models

Music and Melodies

- Buskers to play near outdoor seating areas at cafes along Gawler Street
- Fringe in Gawler St – Encourage Fringe artists to perform their shows in Gawler St by encouraging traders to become Fringe venues
- Cafés, bars and hotels to arrange musicians to play on Friday and Saturday nights, helping to create more of a night life culture
- Changing the structure of the Hills Hoot Jazz Festival to make it more viable to run annually. This may include running the event like the Fringe Festival to reduce management time and budget for the event organisers.

Hills Artisans – Local Art and Craftsmanship

- Live art demonstrations by local artists
- Art installations on street corners and in side streets
- Permanent public art installations, perhaps also incorporating lighting elements to help solve the lighting issue as well
- Build on the existing “art trail” to include more locations in Mt Barker

Outdoor Activities, Fitness and Play

- Fitness sessions such as runs and bike rides starting or finishing in Gawler St
- Outdoor gym equipment available in locations along the street



- “Summer sessions” featuring food & wine vendors and outdoor performances when the weather is more favourable

Families and Children

- Giant games (chess, connect 4 etc.) permanently installed for families to play with and also as a point of interest on the street
- Outdoor kids’ art activities
- Outdoor cinema nights in laneways off Gawler St, including Stephen Street and near Frontyard Tattoo

Heritage and History

- Anzac Day breakfast on Gawler Street, as the Mt Barker Dawn Service is very popular and attracts a number of people from the hills and other areas
- Events promoting the Steamranger train as an important part of Mt Barker’s heritage

Nightlife

- Following Sazon’s decision to trade on Friday nights, Council could encourage other cafes or vendors to introduce special events in which they are open at night. If night life is to be encouraged, these special events could trial opening on a few Friday nights with a view to doing this on a permanent basis. Traders to target would include cafés such as the Gawler Street Café and hotels such as the Barker Hotel and Gray’s Inn. Frontyard Tattoo could also be a driving force behind the rejuvenation of the east end and could help encourage night life in this area. In addition, during the summer months, entertainment and concerts could be staged outdoors to further encourage the Gawler Street nightlife.



ReNew Nairne Mainstreet Strategy

Releasing the potential of Nairne's Mainstreet

October 2015



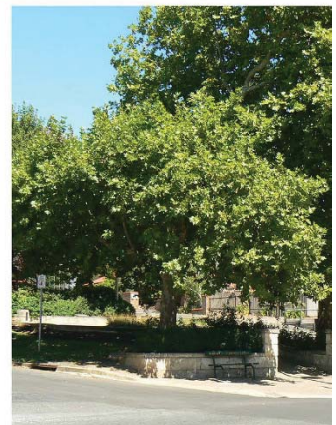
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1.0 Introduction

Nairne is a charming and historic township in the east of the Adelaide Hills. Nairne boasts many attractive lifestyle qualities and distinctive heritage characteristics, as well as an active and growing residential population. Currently, the main street of the town (Main Road) functions as a basic service centre for the local community accessing the Post Office, service station and some small shops, hotels and cafes. However many services - including a supermarket - are not available in the town.

The main street is not however enticing residents to spend a long time in the street. Nor is it helping to attract significant visitor numbers to the town. This is in contrast to other hills towns that have a distinct (and well-marketed) character, offer a variety of different main street 'staying' activities, are sometimes located closer to major roads and Adelaide, and are thus well-visited and well known location.

Council is undertaking this Strategy as it is committed to promoting the Nairne main street (and town) as a destination for locals and visitors.

This document outlines different recommendations, proposed to be implemented by Council (and others) over time. They aim to:

- Support local businesses by lifting the profile of Main Road and Nairne in the context of the Adelaide Hills region
- Encourage the local community and visitors to spend more time enjoying the streetscape
- Improve the pedestrian environment, slow vehicle speeds, and generally make it safer
- Improve the look, feel and function of the main street
- Provide for a variety of different activities and destinations along the street
- Suggest public realm improvements that are cognisant of adjacent uses and support their function

- Tell a story and define the character of the township
- Program streetscape improvements in a sustainable and logical way
- Continue physical upgrades initiated by undergrounding of power lines.
- Support Nairne as a "complete-community"

The *ReNew Nairne Mainstreet Strategy* does not recommend a broad-scale streetscape reconstruction project as an outcome. This is an option that would be expensive and unsustainable for a very long main street such as Main Road, Nairne.

Instead, a series of 12 smaller projects and priorities - addressing physical and non-physical improvements and focusing on key locations along the street - are recommended as catalysts for change.

1. **Redesign Main Road as a safer and greener Main Street (initially between Nairne Soldiers Memorial Hall and Post Office)**
2. **Renewed community hub at the heart of the township - Mick Murphy 'Village Green'**
3. **New outdoor dining hub and meeting place around Leith Street**
4. **Wider footpaths with new seating areas and outdoor dining including parklets (mini-park structures placed in the street)**
5. **Add and selectively replace street trees and shrub planting (initially between Nairne Soldiers Memorial Hall and Post Office)**
6. **Street infrastructure improvements and public art**
7. **Improve the arrival experience of the street**
8. **Celebrate the history of the street (including a Nairne Historic Trail)**
9. **Make the main street easier to get to from Nairne's residential areas**
10. **Support a small supermarket at the former Chapmans' site to draw more people through the street**
11. **Increase street activity and the town profile through a programme of small and large events**
12. **Establish and work with a Nairne Mainstreet Group to promote Main Road and assist with improvement projects**



Photo: Main Road, Nairne - Mainstreet

The team, including officers from Mount Barker District Council, acknowledge that *it is not solely physical qualities that lead to the success of a main street - particularly in a rural location such as Nairne. Just as important is the buy-in and enthusiasm the local residential and trading community foster for their public spaces.* In this instance the team has been lucky enough to work alongside an active and insightful community, keen to participate in events supportive of their town and offer insight into what's important to them. The Strategy also acknowledges past work that has been undertaken by Council and others and builds upon these ideas in more detail.

Strategic Context

The District Council of Mount Barker has identified the main street of Nairne as a key area for future improvement, given its strong social, economic and cultural value to the community.

Council's Strategic Plan identifies a number of key outcomes and objectives that encourage innovative and renewed public spaces within the township, the creation of new employment opportunities and tourism attraction,

improved walkability and connectivity for pedestrians and cyclists, the promotion of a strong identity and cultural awareness, and the facilitation of community events and activities.

A reinvigorated Nairne main street is also needed service the town's growing population. This growth is in accordance with the State's Planning Strategy, and in particular the 30-Year Plan for Greater Adelaide, which identifies Nairne (and its surrounds) as a location for future urban growth.

The population of Nairne is currently just over 4,000 people and is expected to increase to approximately 6,000 people over the next 10-20 years¹. Significant population growth is also expected for Mount Barker, located to the south of Nairne².

In light of the anticipated growth, the Nairne main street should provide a range of retail, commercial, entertainment, recreational and community facilities to meet the needs of the community.

¹ 30-Year Plan for Greater Adelaide, 2010
² Nairne Township Master Plan 2013

1.0 ...continued

**Streets as Places for People -
Streetscape Design Trends**

More and more people including designers and community leaders are recognising that streets are more than just spaces for driving and parking. Streets - especially main streets - are also places and destinations to do business, to meet and recreate, to support biodiversity and greenery, advertise our culture and achievements to visitors, and much much more.

There are certain attributes required to create a successful main street where people love to be. These ingredients include:

- Lots of different things to do
- A safe and ambient environment
- An authentic and local feel, helping people relate to the space
- Spaces and places for people to linger
- A unique destination, attractive to both locals and visitors
- Complementary elements to the local lifestyle
- Dynamic and changing attractions
- Attractive landscape

Main street improvement projects then must focus on how to achieve each of these items through physical and non-physical changes.

Local, State and National Government, the Heart Foundation, Property Council and International bodies have all recognised the importance of addressing and promoting people-oriented main street design to support the health, wellbeing and economics of our towns and cities. Some of their guidance includes:

National:

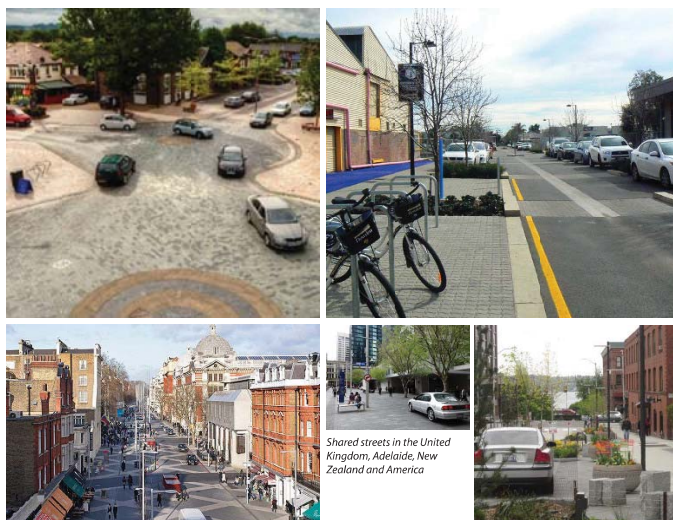
- *The Streets for People Compendium for South Australian Practice*
- *Complete Streets: Guidelines for Urban Street Design (the New Queensland Streets)*
- *Safer Design Guidelines for Victoria*
- *Easy Steps: A Toolkit for Planning, Designing and Promoting Safe Walking*
- *Healthy by Design: A Planners Guide to Environments for Active Living*

International (2010 to present only):

- *Shared Space: Local Transport Note 1/11*
- *Public Spaces Urban Spaces: The Dimension of Urban Design*
- *Cities for People*
- *UK Manual for Streets 2*

These influential guides also argue that improvements to the pedestrian environment, creating more people-oriented activity, results in less (or less serious) crashes, a reduction in vehicle speeds, increased social interaction, increased economic value, environmental improvements, and more physical activity.

Streetscape design is therefore focused on achieving these objectives by utilising different techniques. These include less formal delineation between movement corridors; shared streets, zones and spaces; wider footpath design and continuous footpaths; street trees and fresh landscaping; techniques to assist crossing the road such as wombats and zebras, raised plateaus and changes to the street surface; use of more vertical design elements to enclose the streetscape; and more space allocated to public seating and activities rather than car parking.



Shared streets in the United Kingdom, Adelaide, New Zealand and America

2.0 Community Engagement + Research

As part of the strategy for collecting information about Main Road, Nairne, different techniques were developed that aimed to engage with stakeholders, visitors and the local community in unique and interesting ways. In order to encourage everyone to get involved in the process the engagement strategy moved beyond informing and consulting traders, towards involving, collaborating and empowering them to take a leadership role in the success of their Mainstreet. Traders (and other key stakeholders) were

invited as much as possible to take part in all site analysis and investigations. For those who are not able to take part, results were summarised and the information is widely available.

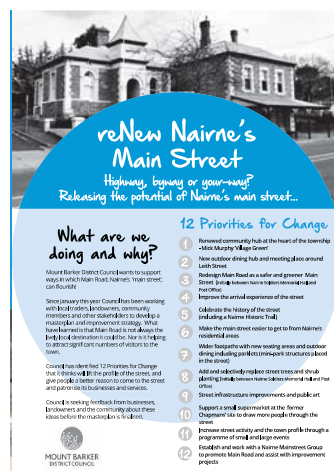
The team undertook analysis of the street environment concurrently, as part of the engagement process. This meant that everyone was discovering, discussing and learning about the Mainstreet together, identifying those ideas and opportunities for improvement in a collaborative way.

The success of this project will rely heavily on the level of "buy-in" and support offered by the local trading community. They must feel confident that the outcomes will benefit their business and work hard to activate and take ownership of their main street environment. The team aimed to collaborate and empower the community. This level of public impact is reflective of the importance of the Mainstreet within the town centre, the already established ownership and use of the space by the community and potential level of interest in its future development.

Activities that traders, residents or landowners were invited to participate alongside the Team included:

- Mainstreet 'Check-up'
- Moving Minds Tour
- Mainstreet Workshop
- Mainstreet SA Conference

These activities are further explained on the following pages.



Getting the word out: Flyers advertising the project, engagement + research activities



The Engagement Strategy can be found in Appendix 1.



The Moving Minds Tour - participants talking about the Stirling Mainstreet

Releasing the potential of Nairne's Mainstreet

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2.0 ...continued

**Mainstreet 'Check Up' -
analysing what works and what could
work better at Main Road, Nairne**

The Team lead a group of residents on the 8th April 2015, including traders, Elected Members and Council Staff on a walk of the Nairne mainstreet, to undertake a detailed review of the street and user patterns.

This encouraged traders and the community to consider design elements and function differently by analysing different sections in relation to the following considerations:

- Factors contributing to success in doing business such as foot traffic, accessibility, loading and economic vitality
- Creating places for people and considering opportunities for congregation, feeling safe and the pedestrian environment
- Quality and functionality of the public realm

These were rated from poor (requiring significant improvement) to good (only minor improvements required if any) with area to record additional observations. Participants were then asked to identify their top 5 priorities they believe would make Main Road an even better place and that would become a focus of the Strategy.

These included the following:

- Safer more consistent footpaths and improved pedestrian environment (includes DDA considerations)
- Safer places for pedestrians to cross the road
- Slow traffic down - consider 40km/h as well as new design treatments
- Creation of trails/footpaths to the mainstreet
- More public seating / places to congregate
- Provision for events and promotion of events
- Refresh the landscaping and tidy trees
- Improved traffic safety (I.E. unsafe U – turns etc.)
- Create more interest along the street (art, history, people etc)
- Improved lighting
- More signage (including at gateway to Nairne)
- Improvements to the buildings
- Provision for bikes / cycling
- Improve visibility of businesses
- Improve roadway functionality around post office
- Playground and recreation area to attract visitors
- Supermarket in mainstreet
- Slowing down of heavy vehicles

Main Street Checkup

A framework for understanding, discussing and recording the 'health' of the street, and identifying things to change

STREET..... STREET SEGMENT..... DATE / TIME.....

Main Street Health - Success Factors	Indicators	Good - minor / no additional required	OK - opportunity for improvement	Poor - significant improvement opportunity	N/A - for this street segment	Top 5 priority?
1. Success factors for...DOING BUSINESS						
1.1	Foot traffic	Pedestrian counts, overall street-presence and level of activity on the street, diversity of people (old, young, smart, scruffy etc.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1.2	Visibility	Business premises and signage clearly visible to pedestrians and motorists, slower speeds and clear sight lines facilitating way-finding on the street.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1.3	Doing business on the street	Outdoor dining, retail displays, interesting window displays	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1.4	Economic Vitality	Shops are open for business, no vacancies, diversity of shops / services, creating a unique, inviting and intriguing place.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1.5	Accessible by Pedestrians	Quality pedestrian connections from surrounding area and no major barriers.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1.6	Accessible by Car	Convenient parking, with a range of time limitations, close to shops and other attractions. No major congestion.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1.7	Accessible by Bicycle	Presence of bikes, bike lanes, safe bike parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1.8	Easy loading	Convenient loading zones, easy to find, that do not impact on other road users.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1.9	Disabled Access	Easy access for wheelchairs, frames and other mobility requirements.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Notes:						
2. Creating...PLACES FOR PEOPLE						
2.1	Opportunities for sitting, congregating	Convenient seating, clean, well maintained, low noise levels, climate positive (sun/shade; heat/coolness; breeze)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2.2	Feeling of safety	Personal safety, Road safety, Eyes on the street, Good lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2.3	Opportunities to walk (within this street segment)	Wide, level footpaths, Shade and shelter, safe street crossings, legibility, clarity of information/signage, no obstacles, good surfaces, rest stops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2.4	Interest!	Public art, local history, people to watch, overall attractiveness, interesting buildings, sense of place	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Main Street Check-up worksheet

2.0 ...continued

Mainstreet Workshop

Jensen Planning + Design facilitated a workshop (8th April 2015) with traders, residents and Elected Members (it was an open invitation) about the mainstreet project in order to recap the consultation material collected to date, answer any questions the community may have about the project, build enthusiasm for the project and community-spirit, encourage attendance at the Moving Minds Tour, identify priorities to progress further. Jensen Planning and Design and Property and Advisory presented the following information:

- What consultation / information has been collected /minuted from the community before
- Is this all still correct and has anything changed since then
- Ingredients for a great mainstreet and keys to success
- Encouraged the formation of a mainstreet group/committee

Participants were then asked to rate their top three priorities for improving the mainstreet and trading environments if they had one year.

The top priorities identified on the night were the need for the following:

1. A supermarket in town
2. Trail links from the Nairne West 'hub' on to an enterprise 'hub' at the old Chapman's site to the recreation and sports 'hub' in the east and school
3. Improved safety and crossing points in the mainstreet
4. Preserve and nurture the heritage buildings
5. A new play and recreation area

Additional ideas and feedback were also received from interested members of the Nairne community following the Mainstreet Workshop. These additional suggestions are important as they illustrate the depth of motivation and insight local residents demonstrate for their township and environs. In some instances the community are waiting on the outcomes of the Strategy to inform application of the design ideas. The ideas were received in the format of emails containing documents and photographs and were focused on the key themes of:

- Pedestrian accessibility to and through the Main Street
- Nairne Mural and Historic Walk
- Nairne mainstreet activation ideas
- Improved business/retail offerings
- General feedback relating to the mainstreet environment

Pick your top 3

Imagine you have 1 year to make changes to the mainstreet

The Establishment of a Community Hub

- ☐ A central place where Nairne people can meet and hold meetings / events
- ☐ What about a new play and recreation area?
- ☐ Identify and bring in other "community" groups or events that could run out of this space

Nairne to have a Village Green

- ☐ This could be located around the Institute Building or elsewhere
- ☐ More greenery

Nairne as a Heritage Township

- ☐ Information and artwork
- ☐ Identify and beautify the natural entrance to the heritage town
- ☐ Further support the development of a museum + interpretive centre
- ☐ Preserve and nurture the heritage buildings

Better Linkages + Movement

- ☐ Trail links from the Nairne West 'hub' on to an enterprise 'hub' at the old Chapman's site to the recreation and sports 'hub' in the east and school
- ☐ Interpretive trails that focused on the heritage character
- ☐ Improved public transport + infrastructure
- ☐ Improve access to the creek environment
- ☐ Improve safety in the mainstreet including safer crossing points

The Community

- ☐ Support and assist the community in applying for grants
- ☐ Capture the knowledge of lifelong township residents and residents that commute each day to the city

Promoting Business

- ☐ We need a supermarket in town
 - ☐ We need a mainstreet business forum
- Nominate if you like to be part of this forum:

Name
Business
Contact Details

- ☐ Other ideas about how Council can help support the business community

Pick your Top 3 - prompts from the community workshop held in April

2.0 ...continued

Moving Minds Tour

The 'Moving Minds' Bus Tour, held on the 15th April 2015, was organised by the team to present to Nairne traders some of the streetscape design, activation and governance techniques that are currently being employed by other local councils throughout South Australia. The purpose being:

- For businesses to get advice and coaching about how to be successful in a mainstreet, establish new networks and see successful mainstreets in action
- Review trends in mainstreet activation (including small scale interventions and full reconstruction projects)

Image below talking to a successful business owner in Stirling.



- Broaden thinking about how businesses are developing and using the public realm
- Excite and inspire
- Build momentum for the project and champions of design

Participants were taken on a tour of Stirling; King William Road, Hyde Park; and Prospect Road, Prospect where they could meet Council staff and traders who played an instrumental role in the success of that precinct. The Tour also took in Gouger St, Hindley St, Bank St/Leigh St and Rundle St (East). It proved highly successful as inspiration for what was possible in Main Road and built relationships amongst members of the community and Council Staff who attended. The Moving Minds tour was undertaken in conjunction with the Gawler Street, Mount Barker main street improvement project, offering further opportunity for collaboration and knowledge sharing.



Learning about the Prospect Road Village Heart Project and Parklets on King William Road

2.0 ...continued

From the analytical and engagement work undertaken, key considerations emerged that have influenced the *ReNew Nairne Mainstreet Strategy*. These were reinforced through feedback received during the Workshop and by observations and discussions with residents and traders.

It should also be noted that a discussion was held with the Department of Planning, Transport and Infrastructure (DPTI) on the 5th June 2015, regarding some of the early emerging ideas. This was necessary because Main Road Nairne is a DPTI owned and maintained road, therefore all design changes must be approved by the Department prior to construction.

At this meeting the key aspects of the early Plan were supported and approval to proceed on these grounds was granted verbally. This provided the Team with confidence that the broad objectives of the Strategy, to create a people-oriented destination and the design techniques employed to achieve this would be approved in writing by DPTI closer to implementation. In summary, the main considerations that emerged

from the consultation and research processes were based around some key themes. These were:

- Creation of places for people to congregate and spend time in the streetscape
- Improved functionality and safety of Main Road for all users
- Enhanced landscape elements, public realm and character
- Create more interest and opportunities for interpretation of the art, history and culture of Nairne
- More clearly defined High Street
- Enhanced sense of arrival to Nairne township
- Better functioning green open space areas (in particular Mick Murphy Park)
- Reinforced links throughout the town and connections to the creek
- Increased business offerings in the Mainstreet (including supermarket)
- Better presented shop fronts and businesses
- Improved governance and mainstreet management
- Consideration for branding, marketing and potential renaming of Main Road

All data and research collected during the consultation phase of the project can be found in Appendix 2.

2.0 ...continued

Feedback to the Draft Masterplan

A draft Masterplan was prepared and released for community feedback in August 2015.

Business operators, residents and landowners along the main street and/or any community members with a special interest in the Nairne Main Street were encouraged to provide feedback on the draft Masterplan during the consultation period (24th August to 18th September).

Information about the draft Masterplan was provided in the following ways:

- A brochure was distributed to the Nairne community, summarising the draft Masterplan and 12 priorities for change, with an invitation to provide feedback.
- A drop-in information session was held on 9th September
- Community members could also provide feedback and seek more information by phone or email.

A total of thirteen feedback responses from the community were received. Six formal submissions and seven responses by email were received and reviewed by the project team.

It is important to note that this engagement process was additional to previous consultation with the local community, land owners and business owners, (as described in the previous pages). Council officers have also undertaken many one-on-one discussions with business operators, landowners and residents through the masterplanning process.

Broad support was received for the masterplan and for investing time and resources in Nairne! The following is a summary of the detailed feedback responses provided by the community, grouped together under

themes and priorities.

Business and Activity

- Small supermarket at Chapman's site supported
- Support for outdoor dining areas

Distribution of Upgrade

- Overall supportive of Leith Street Hub, however most responses expressed concerns that the whole street needed attention, not just the hubs
- Some concern that businesses outside of hubs may be negatively affected, or not benefit from upgrades

Public Realm

- Support for street furniture
- Some concern about removal of trees. Suggestion Main Street Group is consulted before any removal
- Support for improved footpaths

Facilities and open space

- Support for upgrading Mick Murphy Park, including tennis and netball courts, RSL memorial, play equipment, shade and public toilets

History and Culture

- Celebrating history of Main Street is supported, including suggestions of a 'Pig Trail' and a trail to Womma Mu Kurta (The Summit)
- Potentially rename the Mick Murphy Village Green to honour Matthew Smillie, founder of Nairne
- Signage should have a heritage or nature-inspired appearance

Traffic, Access and Public Transport

- Potentially consider additional bus-stops, such as adjacent the Soldiers Memorial Hall
- Pedestrian crossings are supported



Brochure advertising the project, 12 Priorities for Change, draft Masterplan and how to 'have your say'

- How will the speed of traffic be reduced?
- Improving access from residential areas is supported
- Additional off-street parking required
- Shared bicycle and pedestrian path connecting to Mt. Barker/Little Hampton
- A safe cycle way through Main Street

Communication and Management

- Council communicate timing and priority of action
- Additional detail to be provided in masterplan

Other

- How will the drainage problems be addressed?

Responses to community feedback

The feedback responses to the draft Masterplan were overwhelmingly positive. Community members expressed significant support for the 12 Priorities for Change and were excited to see the suggested improvements.

Despite this enthusiasm some respondents felt that the masterplan placed a too strong focus on the Leith Street Hub or the Mick Murphy Village Green Hub, whilst others believed that this approach was a great idea. It is acknowledged that the summary brochure provided to the community did highlight these Activity Hubs more than the central section of Main Road between the Memorial Hall and the Post Office.

In response, the Masterplan and 12 Priorities for Change have been amended to demonstrate a more balanced representation of the proposed upgrades to Main Road, as well as description of the proposed Activity Hubs, which we still believe represent a significant opportunity for positive improvements that can help in releasing the potential of Nairne's Main Street

Releasing the potential of Nairne's Mainstreet

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3.0 Renew Nairne Mainstreet Strategy 12 Priorities for Change

After analysing the data collected, conversations and input from stakeholders, what we have learned is that Main Road is not always the lively local destination it could be. Nor is it helping to attract significant numbers of visitors to the town.

We propose a mainstreet improvement strategy centred around 12 priorities for change. These priorities have been selected to support the vision to **renew Nairne's main street**, lift its profile and give people a better reason to come to the street and patronise its businesses and services.

Main Road is a very long street. While our considerations have included all of the street, from the railway line to the 'Chapmans' site, our proposals are focused in the core main street section. Street activity is key to a successful main street and the focus on the core section of the street is a deliberate strategy to get the best result from any investment in money, time and energy at Main Road.

1. Redesign Main Road as a safer and greener Main Street (initially between Nairne Soldiers Memorial Hall and Post Office)

Improving the quality and size of the 'people-space' along Main Road is a fundamental physical improvement proposed by this Strategy. Inserting kerb 'build outs' between parking bays and at intersections is a great way to extend the footpath area and create more space for people-oriented activities. Footpath improvements on the north side of Main Road are also a priority.

2. Renewed community hub at the heart of the township - Mick Murphy 'Village Green'

We propose the renewal of Mick Murphy Park into a lively Village Green, to better cater for Nairne's growing community. Key features are more prominent play spaces for children and youths.

3. New outdoor dining hub and meeting place around Leith Street

A cluster of cafes, restaurants and a pub around Leith Street make it an ideal place to add new seating and outdoor dining and make this part of the street more of a dining destination.

4. Wider footpaths with new seating areas and outdoor dining including parklets (mini-park structures placed in the street)

Protruberances can be used for outdoor dining when associated with a cafe or hotel or for public seating and artwork. In order to test the success of a proposed location, a parklet can be used as a trial. This allows for seating to be inserted in a car parking bay without major changes being made to street infrastructure such as kerbs/footpath etc.

5. Add and selectively replace street trees and shrub planting (initially between Nairne Soldiers Memorial Hall and Post Office)

Adding tall trees with broad canopies that meet in the center of the roadway would increase the amenity of Main Road by helping to enclose the space.

6. Street infrastructure improvements and public art

The design theme for street infrastructure elements that are installed should be driven by the provision of sustainable local materials and recycled / found objects. This will ensure that any new streetscape elements complement the character of the beautiful existing heritage buildings and environs. Contemporary styles should be explored that are simple in form (not 'heritage looking') but that offer a modern interpretation of the history of the place.

7. Improve the arrival experience of the street

Due to the high speed approach from other hills townships, and the length of Main Road as it travels through the mainstreet of Nairne, it is extremely important to define the entry or gateway to the mainstreet - there is currently nothing that welcomes visitors to Nairne or says "slow down, stop and explore this great place".

8. Celebrate the history of the street (including a Nairne Historic Trail)

The Nairne Historic Trail is an initiative being developed by the Nairne and Districts Residents Association. It contains a series of signs and plaques to be installed throughout the mainstreet. It could be incorporated into guided tours and would tell an interesting story about the history and culture of the town, adding another facet to the activities on offer.

9. Make the main street easier to get to from Nairne's residential areas

While extending beyond the scope for this study, it became clear during investigations that improving footpath connections from residential neighbourhoods to the main street is a critical gap in securing the street's future success. Footpaths along the length of Main Road itself, particularly on the south side of the street, also require upgrading. Connections from the south including the primary school via Jeffrey Street can be improved. But critically the linkages to the north-western growth areas including via the railway station and Bythorne Park must be improved. Preferably more than one access will be provided, and an opportunity to connect to Webber Street via Nixon Street via undeveloped land should not be ruled out even if current land division plans do not include it. Plans change!

10. Support a small supermarket at the former Chapmans' site to draw more people through the street

While new retail developments at the former Chapman's site - a solid five minute walk from the Post Office - could be seen as a threat to main street shops and the main street experience, if managed carefully this can be turned to the street's and the town's advantage.

The existing situation is of a very limited retail offer, encouraging local residents to do most if not all of their shopping elsewhere. A larger supermarket is urgently needed, and sites in the central part of the street do not appear to be suitable. A modest retail development at the end of the street - suitably scaled to avoid dominating all retail activity for the town - could act as a drawcard to entice people through the street on a regular basis.

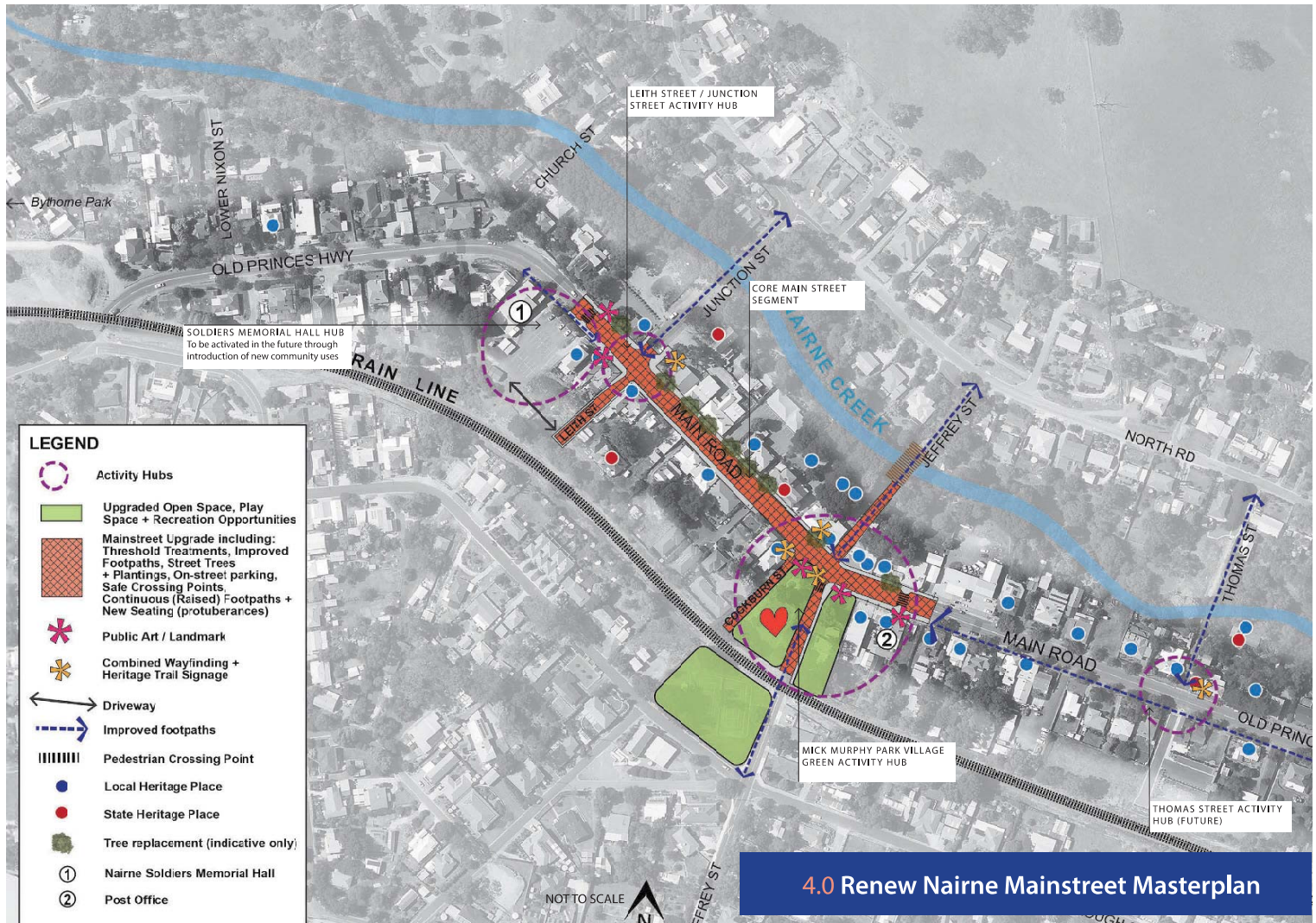
Then, it's up to businesses on the street, to us as urban designers and Council as street managers, to encourage those people to stop and spend some of their time and money at main street businesses and main street amenities.

11. Increase street activity and the town profile through a programme of small and large events

Events can bring larger numbers and visitors who do not usually shop along the street, or new business.

12. Establish and work with a Nairne Mainstreet Group to promote Main Road and assist with improvement projects

It is recommended a core group of Main Road owners, traders and local residents be formed to develop and manage a combined approach to promotion, branding, events and overall business and street improvements. Support from Council to assist in this process will be vital.



All proposals are illustrative/conceptual only, requiring further more detailed design and consultation prior to implementation.

4.0 ...continued

4.1 Redesigning Main Road as a Safer and Greener Main Street and the Creation of Mick Murphy Park and Leith Street Community Activity Hubs

The *ReNew Nairne* Strategy proposes a number of improvements to the length of Main Road between the Nairne Soldiers Memorial Hall and Nairne Post Office, and also identifies two activity hubs where concentrated activity is already occurring or has the potential to develop further.

During the consultation stage of the project key traders expressed interest in utilising Main Road for outdoor dining and establishing an increased presence along the street, particularly if there was more space available in the footpath (and if unimproved sections of footpath including most of the northern footpath in the 'core' part of the street can be brought up to standard).

The identification and design of the two 'off-street' hubs of activity further support the need for additional outdoor dining areas as well as creating opportunities for more public seating (not associated with cafes/shops), for public art and wayfinding nodes within the landscape, for community event areas, more streetscape planting and trees and improved play and recreation areas.

Improvements to the street surface, width and function have been suggested to accompany the changes occurring in the footpath. This is important to consider so that drivers are made aware that they are traveling through special spaces with more pedestrian activity - and thus are encouraged to drive slower, make eye contact with pedestrians and take in the uses along the street (and potentially stop and explore further). The appearance of a narrower carriageway and more vertical streetscape infrastructure/trees to enclose the space also discourage speeding.

The use of kerb protuberances (build-outs) also make

it easier for pedestrians to cross the road in these locations. Inadvertently these Hubs start to frame the mainstreet section and act as additional gateway nodes. Some key ideas explored are (example images right):

- Raised plateaus that have a different colour / texture to the rest of Main Road that cars drive up onto and down as they pass through Activity Hubs
- Continuous footpaths over side streets (so pedestrians don't need to step up and down to cross the street)
- More outdoor seating, dining and activity spaces in kerb protuberances clear of dark and shady verandas
- New streetscape planting in kerb protuberances as a buffer to Main Road
- New street trees in alignment with parking bays (southern side of road) and set back (on the northern side) to allow for underground services
- Space for potential future wombat / zebra crossings to be installed once pedestrian activity increases in safe locations
- Areas for new public art and signage
- Improved links down side streets to access Nairne Creek
- New benches and seating located along Main Road and adjacent new planting areas, under trees
- Bollards (and potentially new street lights) to define the carriageway where no planting is located
- Planting at the end of parking bays to mitigate appearance of parked cars and provide WSUD opportunities

In some locations parking has been removed to create more footpath space. Wherever possible these parks



have been replaced elsewhere or kerb build outs have been located where there are currently no-parking zones. Parking, maneuvering and reversing cars and people don't mix well - and to create more space for people a few car parks have been removed.

A series of smaller streetscape improvements (rather than changes to the entire roadway) have been suggested so that Council can more easily undertake the different

projects proposed in a staged manner. Main Road is long, and a full streetscape reconstruction of the entire length may be difficult to justify.

The *ReNew Nairne* Strategy proposes a sustainable approach to implementation where new ideas can be tested, hubs can be regenerated and results/activity from individual projects can filter throughout the rest of the mainstreet, prompting further work to be undertaken.

Main Road/ Leith Street

The Leith Street / Junction Street Activity Hub concept capitalises on the established cafe / hotel / restaurant culture of this section of Main Road. It proposes **more usable streetscape space** and development of adjacent streets / lane ways to support these valuable uses.

There is also potential for further development of a **trail / public art node and community meeting place**. An interactive, unique and eye catching piece of sculpture that appeals to everyone (including children) would be ideal for this location.

This mix of offerings provides an excellent **welcome to visitors** to the Nairne township as it establishes the themes, character, variety of things to do and see, strengthening the sense of place.

Public art / signage location with new planting bed and public seating

Raised plateau and new paving, coloured concrete or patterned roadway treatment - slows traffic and makes it easier to cross the street

Potential future wombat crossing area

Investigate angle parking in Junction Street

New extended outdoor dining area past the veranda lines. Planting bed and small retaining wall used to accommodate level changes and create a flatter footpath area

Larger public seating area containing new paving, planting beds, trees, benches and a significant piece of public art. This would be a key location for wayfinding / trail signage for those visiting Nairne Creek and the heritage buildings

Continuous footpaths over side streets

New extended outdoor dining area on deck with planting bed and new trees

Potential future wombat crossing area

Leith Street to be resurfaced (either paved or compacted quarry rubble) and 90 degree parking established. Cars to turn around in a no parking area at rear or use the Hotel drive through. Driveway access to be maintained for adjacent residence. Potential to plant trees between parking bays which through WSUD would assist drainage of the area





4.0 ...continued

Main Road/ Mick Murphy Village

Mick Murphy Village Green has the potential to become a drawcard for locals and visitors to Nairne. There would be a strong focus on activities that aren't necessarily linked to business and that are appealing to families with children.

By extending footpaths and park area - it would become more visible from Main Road and entice people to stop, take a break here and then wander the Mainstreet. Ideally located next to the Institute Building, the park could be better designed to become the "Town Square" or "Village Green" meeting place and could incorporate the following attributes:

- A **safer roadway and pedestrian environment**, that is narrower and discourages illegal vehicle maneuvering, and makes U-turn movements more difficult, forcing drivers to drive beyond the core section of the street to do a U-turn
- Jeffrey Street and Cockburn Street **shared spaces** to help connect and expand the adjacent park areas (rather than being divided by a roadway)
- An **event space** that caters for markets and community gatherings (with power and water sources) linked to the Institute building. This would comprise of the green space plus Cockburn and Jeffrey Street if closed to traffic on these special times
- A **new play space** incorporating imaginative and nature-based play equipment with a unique theme that **tells a story** about Nairne, visible from Main Road
- **New public seating areas** to sit and enjoy this pleasant space
- Amazing, unique and interesting **artworks and signage**
- **New pedestrian level lighting and uplights** to trees
- Beautiful **seasonal hills floral displays** or wildflower displays
- **Interpretive pieces** that talk about the history of Nairne, the people and community life
- **Bike parking areas**
- An improved **green pedestrian link** down to Nairne creek
- A **new pedestrian crossing point** outside the Post Office (potentially a pedestrian refuge, build-outs or wombat crossing)



Mick Murphy Village Green
Design Ideas

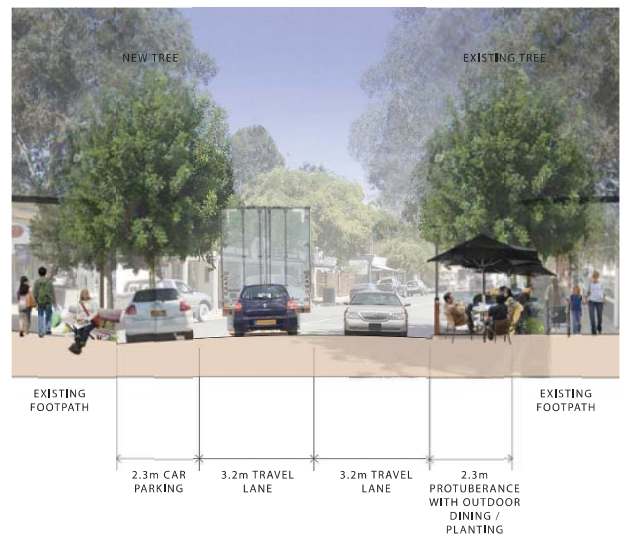
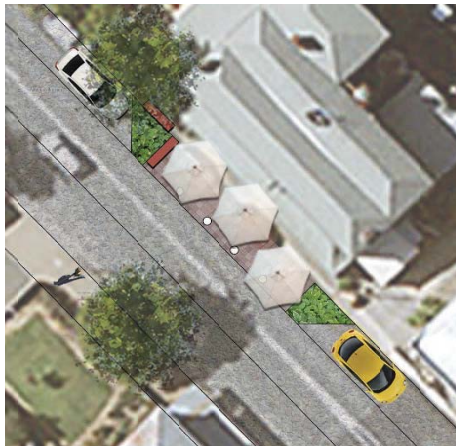
4.0 ...continued

4.2 Protuberances & Parklet Trials Along Main Road

By inserting kerb build outs between parking bays and at intersections, the footpath area is extended and more space for people-oriented activities is created. The amenity and speed environment is also improved as there is room for tree and shrub planting and the roadway appears narrower. Protuberances can be used for outdoor dining when associated with a cafe or hotel or for public seating and artwork.

In order to test the success of a proposed protuberance location, a parklet can be used as a trial. This allows for seating to be inserted in a car parking bay without major changes being made to street infrastructure such as kerbs/footpath etc.

Protuberances have been suggested that relate to Activity Hubs, however it is suggested that other locations - perhaps identified by traders or the community - be tested throughout the Mainstreet section where the streetscape and businesses may benefit from such improvements. When replaced with outdoor dining, the loss of just one car park can result in great benefit to adjacent businesses. Wider sections of footpath can also attract new business to an area as people see the potential of that entire space to support a great new use for a building.



Note: new tree planting located where possible in protuberance (between travel lane and seating). However underground power on north side of Main Road may require trees on existing (back of kerb) alignment.

*Indicative Streetscape Section
1 : 100 at A3 Illustrative Only*

4.0 ...continued

4.3 Trees + Shrub Planting

New tree and shrub planting is proposed for the main street of Nairne (between Soldiers Memorial Hall to Post Office), and the identified Activity Hubs.

The existing Gleditsia trees were well suited to the scale of Main Road when there were overhead power lines. In the central part of the street where power has been undergrounded, the tree canopies appear small. Some trees have suffered from their (previously) constrained environment and poor maintenance, and should be replaced, either in the same location, or in protuberances. Adding tall trees with broad canopies that meet in the center of the roadway would increase the amenity of Main Road by helping to enclose the space. But it is equally important in our view not to suddenly replace all street trees and be faced with a period of only juvenile street trees (again).

Away from the central section (where power lines still exist) the avenue of Gleditsia's are still attractive, have lovely foliage and are well-liked by many. Some selected trees that have a poor form can be replaced over time with a new type of tree. If new tree species proved popular with the community a staged replacement of the Gleditsia trees could occur in the future as required.

Other areas in the Adelaide Hills (such as Stirling) have become very popular to visit during different seasons due to the **diversity** in tree stock and festivals established around this. Trees that provide contrasting autumnal foliage or blossoms would introduce this amenity and interest to Nairne streetscape.

There is a also need to ensure that the species selected can achieve a five metre clearance for trucks to pass underneath.

Some suggested tree species are:

- *Acer negundo* Box Elder Maple (1)
- *Acer platanoides* Norway Maple
- *Cupaniopsis anacardioides* Tuckeroo
- *Ginkgo biloba* Maidenhair Tree (2, 3)
- *Pistachia chinensis* Chinese Pistacio (4)
- *Fraxinus angustifolia* 'Raywood' Narrow Leaf Ash (5)
- *Platanus acerifolius* London Plane Tree
- *Jacaranda mimosifolia* Jacaranda
- *Lagerstroemia indica* (side streets) Crepe Myrtle (6)
- *Eucalyptus leucoxylon* 'Rosea' (side streets) Red Flowering Blue Gum (7)

Understorey planting in the streetscape should be hardy and low maintenance but still attractive. It may also serve a water sensitive urban design (WSUD) function by helping to filter stormwater/road runoff. This would include native shrubs and grasses. There is scope in the Activity Hubs to incorporate annual plants with brilliant floral displays that become a unique feature of the Nairne mainstreet. Artwork can be incorporated into these planting beds.

Species that are suggested as roadside and streetscape plantings include:

- *Isolepis nodosa* Knobby Club Rush
- *Dianella revoluta* Flax Lilly (8)
- *Westringia fruticosa* Coastal Rosemary
- *Kennedia prostrata* Running Postman (9)
- *Goodenia amplexans* Claspings Goodenia
- *Hebe* sp. (10)
- *Grevillea lavandulacea* Lavender Grevillea (11)
- *Myoporum parvifolium* Creeping Boobialla
- *Scaevola alba* Fan Flower
- *Hardenbergia violacea* Happy Wanderer
- *Erigeron Karvinskianus* Seaside Daisy (12)



4.0 ...continued

4.4 Nairne Historic Trail and Nairne Creek Trail

Historic Trail + Signage

The Nairne Historic Trail is an initiative being developed by the Nairne and Districts Residents Association. It contains a series of signs and plaques to be installed throughout the mainstreet. It could be incorporated into guided tours and would tell an interesting story about the history and culture of the town, adding another facet to the activities on offer.

The *ReNew Nairne Strategy* has highlighted some key locations within Activity Hubs where larger wayfinding signs would be suitable (this doesn't account for smaller plaques or markers which are assumed to be located at the landmarks). The information regarding the heritage walk should be integrated with other destination information, otherwise an over-proliferation of signage may occur.

As well as the heritage information, there should be wayfinding and recreation locators of a similar design theme and materiality. This should be carefully considered.

A local artist should be involved in the design of signage and markers - so that a creative and memorable theme is established. The use of small symbols and icons could be located along the trail or at different destinations in the mainstreet section that don't contain ALL the information but act as a visual clue to find out more/refer to a brochure/internet or a larger sign located on the building etc. These would be artistic in nature and contribute to a sense of discovery and fun (see 3.5 Design Theme for more detail).

Signage design and location of signage should be integrated into new landscape and streetscape elements. There will be many opportunities where signs can be located at seating nodes, nestled within new shrub planting and utilising new infrastructure being installed along Main Road. Lighting will also help to highlight nodes where signs are located and the historic buildings and landmarks themselves.

Links to Nairne Creek

In order to attract people to stay and spend time in Nairne and the mainstreet, there should be a variety of different offerings - cafes/restaurants, shops, cultural, event, play and passive / active recreation based things to do. The Nairne Creek is a valuable environmental and recreational asset located in close proximity to Main Road. There are great opportunities to better link this natural feature to the activities in the Mainstreet section. There are currently some bridge crossings (including a new bridge at Jeffrey Street) but pathways down to the creek could be better presented, safer and more clearly accessible from Main Road. A key link is from Mick Murphy Village Green to the creek via Jeffrey Street. This is a natural starting point from where people may set off to explore this environment.

New paving/surface, trail signage, art and planting would all assist in reinforcing the creek access points and keep the journey legible and interesting. In the future, break-out spaces along the creek may be acquired by Council and developed into small park areas for the enjoyment of the community. It is understood that the Nairne Creek runs through some private properties and therefore a continuous trail may be difficult to implement but should be an aspiration.



Signage doesn't have to contain all the information on the one sign, often, more simple symbolism can be used that's easily recognisable and stands out in the streetscape to convey the key messages. Then, if users want to seek out more detailed information this can be done through information technology techniques like use of QR codes and smart phones etc. or at Council / civic places in the town. A place-marker system is a simple and legible way for many people to help identify landmarks and can describe historic locations, facilities, trails and services.



Releasing the potential of Nairne's Mainstreet

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4.0 ...continued

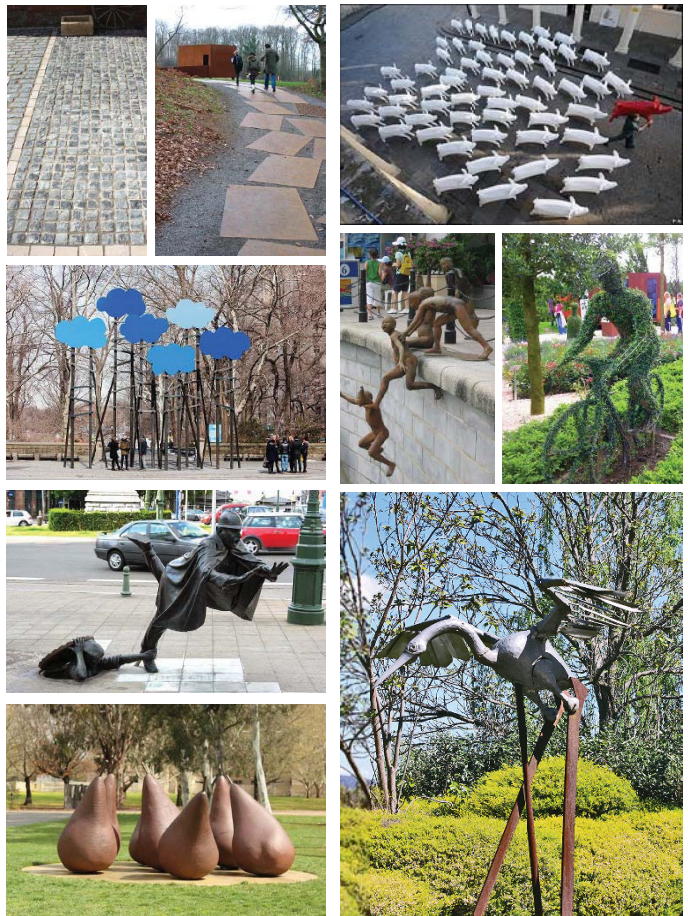
4.5 Public Art

As described earlier, signage and art can be very closely linked. There is great opportunity within the Nairne mainstreet to further interpret the historic characteristics and stories of the local community into fun and interactive pieces of sculpture. Artworks could help bring the Nairne Historic Trail to life, they could tell stories of the past, the people, the trials and frivolities. Sculptures could be integrated with other street infrastructure such as benches, protuberances, fencing and the park.

Public art should always invite interaction and play - the Strategy highlights locations where larger works could be located so that they are well integrated with the streetscape environment. Small pieces that require more discovery can also be distributed along the street. Scale and materiality need to be considered so that they are suitable for external use, are located away from the carriageway, are legible from a moving vehicle (in the case of gateway artwork) and are safe when used as play elements by children.

Street art provides an opportunity to create an icon - that special something that people remember about a place. Therefore in any public realm upgrade, the integration of public art should be of a high priority. A brief should be developed and different techniques for engaging a suitably experienced artist considered.

This may not be an open call for ideas/bids, but a select tender where concept ideas are presented by a few artists for consideration to a panel. New artwork should incorporate lighting - so it can positively impact the night time environment and economy. Pieces may also utilise new technologies, change over time or offer a platform for exhibition of different works/stories.



4.0 ...continued

4.6 Improving the Arrival Experience of the Street

Due to the high speed approach from other hills townships, and the length of Main Road as it travels through the mainstreet of Nairne, it is extremely important to define the entry or gateway to the mainstreet.

Currently, defining features that warn drivers they are entering Nairne township include the railway crossing, pedestrian crossing, natural bend to Main Road and large tourist information signs (DPTI style). However none of these speak of the interesting historic character, lively community or attractive natural landscape of the town - there is currently nothing that welcomes visitors to Nairne or says "slow down, stop and explore this great place".

Gateway or arrival treatments are valuable for a variety of reasons, these include:

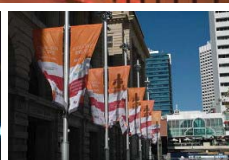
- **Improving pedestrian safety and streetscape ambience**
By warning drivers that they are approaching a new area with a focus on people and that they should slow down and be aware of their surroundings
- **Defining the character of the town / mainstreet environment**
Art, signage, banners, landscape and lighting on approach to a town can all contribute to establishing a unique, legible character
- **Assist wayfinding and mainstreet economy**
Letting people know what's here and how to find it, so visitors stop and explore the area

- **Contribute to marketing and promotion of a town in the context of the wider region**
Creative and bespoke techniques such as sculptures, murals, slogans and other design ideas can help set a place apart from the rest, assist with branding and become iconic
- **Help define a more active township / mainstreet centre or "heart"**
Subtly informing visitors that this is where more concentrated people-focused activities occur and supporting those businesses within that zone

The Strategy identifies where concentrated gestures should be made to welcome people to the mainstreet section of Main Road. These may include **sculptures or artwork** of an appropriate scale for moving vehicles and the public realm or **signage**.

In addition, street infrastructure and landscape elements should be utilised such as **banners, a new, interesting lighting style, trees, bollards or other vertical elements** should be considered on the approach to these larger gestures (and beyond), creating a sense of anticipation and arrival to a more special place.

Naturally, these elements will slow drivers down on entry to the mainstreet section as well as the enhancement of the activity nodes. By incorporating more **design-based speed reduction techniques**, formal speed limits may no longer be able to be adhered to by drivers. Signage may read 50km/h but in reality vehicles will only travel at 30 or 40km/h because there is so much life, activity and interest within the streetscape. DPTI may also consider formal **speed limit reductions** in the future to accompany design changes if warranted.



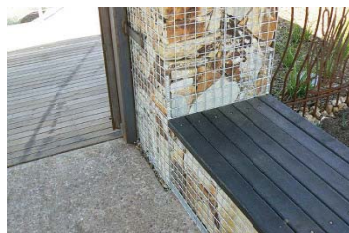
4.0 ...continued

4.7 Design Theme

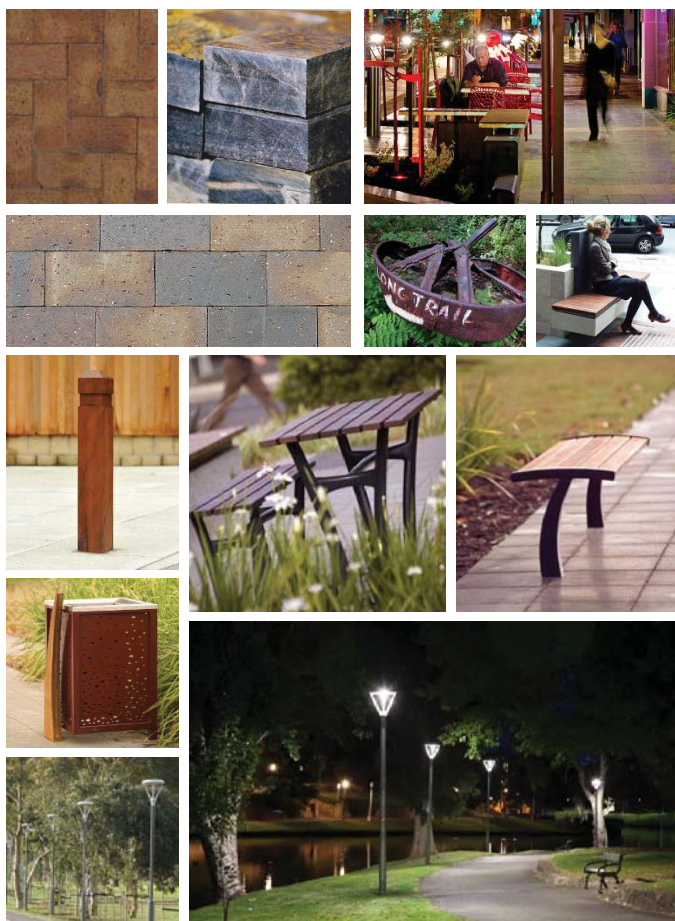
The design theme for street infrastructure elements that are installed based on the *ReNew Nairne Strategy* should be driven by the provision of sustainable local materials and recycled / found objects. This will ensure that any new streetscape elements complement the character of the beautiful existing heritage buildings and environs. Contemporary styles should be explored that are simple in form (not 'heritage looking') but that offer a modern interpretation of the history of the place.

The *ReNew Nairne Strategy* suggests new seating for Activity Hubs. A range of seating options should be used where groups of people can stop and chat, where single people can rest on a journey or wait for friends, where elderly people can be comfortable, where you can contemplate artwork, or where children can play with their parents. Materials that would be suitable for use in street furniture in Nairne could be locally sourced such as recycled hardwood timbers, Kanmantoo Bluestone and some granites and reuse of steel and other salvaged items.

Paving can also incorporate additional detailing. Locally sourced clay bricks / pavers from Littlehampton would be a sustainable option to explore as footpath surface. Some furniture pieces can be easily sourced from street furniture suppliers and others designed to suit the new streetscape. This may include benches and stools that are integrated with planting beds or vertical elements like bollards that replicate a new light pole, fence design or shelter structure.



As well as a suite of furniture that is more "standard" in design and complements the heritage character, Council should consider introducing a really creative and unusual element and colour scheme that stands out and can be easily identifiable when walking / driving through the main street and is memorable. This could be adapted and continued as a theme for the Historic Trail or other signage.



4.0 ...continued

4.8 Other Considerations

Trucks

Large trucks currently use Main Road to access surrounding extractive industries. This detracts from the ambiance and amenity of the mainstreet environment and also limits some design treatments that can be used in upgrade works. Once the Bald Hills Road interchange is constructed, Council could consider adopting a load limit on Main Road (with exemptions for some firms) and instigating a bypass route.

Renaming Main Road

Main Road or the Old Princes Highway is the official name of the Nairne mainstreet. However, this doesn't differentiate the area from other locations throughout the hills or speak much about the Place. The community and Council could consider renaming Main Road along with a new marketing strategy to accompany future works to the street.

Both of these ideas will require continued liaison with DPTI, who have been receptive to the ideas developed during this masterplanning process.

Bicycle Lane

There is insufficient space within the Main Road road alignment to include a dedicated cycle lane.

5.0 Managing Mainstreet

Recommendations for governance and getting traders involved

Main Road Nairne is characterised by a blend of residential and commercial properties, almost equal in number, sharing a relatively long 'main street' dominated by a wide carriageway with a prominent camber.

The township is modest in size, however it is well-established and growing, with the largest amount of growth occurring to the south and west of the town centre. It is within an attractive distance of Littlehampton which, importantly, is perceived as offering a better range of retail outlets and is on the homeward-bound journey for the vast majority of Nairne locals. (This situation will change materially when the new Bald Hills Road freeway interchange is constructed, a major opportunity for Nairne's mainstreet renewal.)

The Nairne Post Office is a key, and some may say the only, drawcard for locals to visit the Nairne mainstreet precinct.

Challenges

Despite the best efforts and intentions of local traders offering excellent service in food and hospitality along the main street, the amount of visitation has been insufficient for the precinct to grow and prosper. In addition, the post office is a destination journey and is not necessarily one that ties in with an extended visit to shop, dine or relax.

The relatively low number of commercial outlets, the length of the mainstreet precinct and the high proportion of traditional housing with landscaped front gardens that front the street creates a unique character but dilutes the 'offer' to mainstreet customers and makes it less 'walkable' compared to more traditional mainstreet precincts.

This presents a number of challenges for a community who desire a thriving and dynamic mainstreet environment, where events, new traders, seasonal sales, outdoor dining, changing weather and passing parade of people on foot, bikes and in cars all contribute to an ever changing landscape and a perception of health and vitality – not just for the main street but the broader township and community.

However, without additional attractors, a focus on creating a 'walkable' concentration of desirable activity, a structured approach to precinct management, a truly integrated community effort and ongoing re-investment, it is at risk of remaining under serviced and less desirable than other mainstreet or shopping locations where locals will continue to choose to spend their time and money. The difference between a much loved mainstreet and a disconnected string of shops is vast. Many factors will influence how Main Road at Nairne strives to be relevant and moves more from the latter to the former.

Positive signs

There are already positive signs that the precinct's prospects are improving. The significant investment in undergrounding the power lines can serve as a springboard to attract investment and change attitudes about the street, particularly if combined with some interventions in the appearance and layout of the very wide and uninviting carriageway.

The most positive sign is the potential to attract a small supermarket to the former Chapmans' site at the end of the street. It is understood that commercial negotiations are underway, subject to an appropriate zoning and application process.

If successful, this will provide two important outcomes. The first is the addition of a major attractor, albeit to what many consider the far end of the precinct. This will provide a key reason for locals and those on the outskirts to shop in Nairne, rather than Littlehampton (or Mt Barker). As they drive to and from the supermarket, they will see what else

is available and open in the balance of the street. Indeed, differentiating Nairne from Mt Barker (and Littlehampton) in terms of the experience on offer to customers and visitors will be one of the keys to establishing its own identity and providing a foundation for future success.

The second outcome is the opportunity for re-tenanting vacant tenancies. This could attract further land uses that bring activity to the street. In combination, these two outcomes can serve to provide the vital 'next step' in the evolution of the street.

Areas for improvement

The recent mainstreet consultation phase has successfully highlighted many areas for improvement and investment by the Council and these will be important to design, fund and implement over time, in consultation with the affected owners, traders and local residents.

Being the best dressed street in town will certainly help, however it is not the only key to success. The very concept of success in a mainstreet environment implies that the associated traders, property owners, shoppers and visitors alike all perceive the street as a place where they experience positivity and success. This can mean a variety of outcomes depending on your perspective, such as higher turnover, higher property value and rent, greater range of shops and services, ease of access, a rewarding and pleasurable shopping or dining experience, or a relaxing visit with friends.

All of these outcomes are possible, concurrently, in successful mainstreet environments.

To achieve a broad range of successful outcomes for the full range of stakeholders, close attention needs to be paid to a variety of issues beyond the quality of the paving, type of street trees and the width of the road, with the most important issue being the level and type of activity along the street.

In shopping, dining and promenading locations, activity is the number one drawcard. Busy places attract people, whereas places that are (or appear to be) deserted repel. The Council can only control the public realm; beyond

this, it is up to the traders and owners to provide the reason(s) to visit, whether it be the attractive offering, the first rate customer service, the great dining experience, the best coffee or a reason to wander further down the street – together with a reason to return the next time.

Mainstreet precincts can achieve the above by focussing on a range of areas of influence, including but not limited to:-

- Marketing and promotion;
- Targeting and attracting more suitable traders;
- Trading hours, including the weekend and evening economy;
- Presentation, of both the public realm and of privately owned premises;
- Attitudes and customer service;
- Events, small and large; and
- New development and redevelopment.

Developing a brand

Marketing a mainstreet encompasses many tasks and can take a variety of forms. Developing a brand and identity for the street can be helpful, particularly if traders are happy to combine their promotional efforts under a single banner, much in the way shopping centres do. Coordinated and combined sales events are a relatively simple way to start, as are seasonal promotions around key trading periods such as Easter and Christmas. A branded sales event with advertising, shop window posters and external flags can provide a sense of cohesion to a shopping experience and entice shoppers to keep walking to the next flag. In time, the brand can evolve into stronger imagery and embed itself into the local consciousness, as well as be reflected in the street colours and decorations, street signs and promotional stories that are provided to the local media.

4.0 ...continued

MANAGING MAINSTREET RECOMMENDATIONS

- **Main Street Traders Group and Coordinated Promotions**

It is recommended a core group of Main Road owners, traders and local residents be formed to develop and manage a combined approach to promotion, with a focus on inviting those traders who already advertise and therefore have a marketing budget, and who understand the value of promotion and may therefore be receptive to leveraging off of each other's efforts. Support from Council to assist in this process and add to the advertising budget that the existing traders are already allocating to their advertising tasks.

- **Curate a programme of small events**

Events can bring larger numbers and visitors who do not usually shop along the street, or new business. Good events can be simple to run; however, great events take extensive planning and curation. Great events don't need to be often but they can aid in transforming the way locals and visitors think about the strip. Changing perceptions can be a valuable tool in shifting thinking and behaviour – to make Main Road the preferred destination for shopping, grazing and relaxing.

Events can also be poorly run, providing an impression that the street is disorganised, boring or a failure. It is vital to avoid this impression as it can take years of successful events to change attitudes.

Two approaches are recommended.

The first is to start small. Be clear on an objective, such as increasing Saturday morning or Friday night trade, and work strategically and consistently over a longer period to achieve it.

A 'Footpath Market' program could be developed by a small group of interested traders and locals to encourage existing traders to spill outside with tables and chairs, offering stock for sale and outdoor dining. Locals and community groups, even external traders, could be invited to set up stalls under verandas or trees to extend the 'offer' down the street.

Held regularly, to optimise good weather and available natural light, in association with some temporary speed restrictions and even traffic calming, these events can have a modest start and grow into a regular attraction not offered elsewhere in the district. They can also serve to allow traders to trial outdoor dining and for the community to experience the street with lower speeds and perhaps a variety of traffic calming treatments which could be provided at minimal cost by way of traffic cones and temporary signage. Key to the success of this strategy will be the engagement of Council with DPTI, which controls the road but is known to be increasingly open to alternative traffic arrangements in town centres.

An alternative or complementary strategy is to promote a slightly different offer at night, such as capitalising on the strong local focus on community arts and hosting regular art exhibitions at the local hotels, restaurants and the bakery. The 'Evening Exhibitions' openings could be hosted by each venue for their (and their artist's) invited guests who receive free refreshments, funded in whole or part by the artist by way of promoting interest and sales. Poetry readings, yarn bombing, art classes and ripping yarns are other mini-events that these venues could host to extend the trading window beyond 5:00pm and well into the evening.

Managed and curated to occur on the same evening(s), these events offer the opportunity for guests to wander down the street and visit the next venue, and the next, all on the same evening. This strategy could be adopted for monthly events in the winter months when outdoor

markets are not practical and could become a feature for the district for relatively little outlay.

Council could support traders to obtain limited licences for the service of alcohol for the Evening Exhibition program where they don't already have a licence.

Success will be measured by attendance and turnover, repeat business, and the number of new customers who return during the week for daytime trade. Success can also be measured by witnessing the crowd build and spill into the street.

From a small and modest start, activity on street will build, more people will come to see what is going on and, if enough is happening, they will walk the street just for the pleasure of taking it all in, all the while making mental notes of what is in the other shopfronts they pass. Leveraging a 'growth in the evening' economy to provide opportunities for non-food traders to participate can be as simple as inviting them to leave their shopfront lighting on. Dress shops and upmarket products come alive via good lighting and thoughtful window displays, which should be actively encouraged. The type of lighting is important, as spotlighting is perceived as more sophisticated than floodlighting when it comes to the evening economy. This also applies to lighting building facades, trees and pavements. Subtle and layered lighting can be applied to highlight elements with rich character, both on facades and under verandahs, plus landscaping, paving, tree foliage and trunks, public art and other street elements.

Good façade lighting can significantly change the way a street is perceived and add greatly to a sense of safety, vital for attracting families, singles and older visitors. In combination with a steady increase in appropriate traders, changing perceptions of a place at night can build affection and emotional attachment, making it a special place for locals, who will want to return time and time again because they have made it their place, a place to meet, to celebrate, to organise, to shop and do business.

- **Thorough coordination of major events**

Major events need thorough coordination to be successful, and should be repeated annually or at regular intervals to embed them into the community's psyche and to offer opportunities to learn from the last one and incrementally improve them every time they are run.

Some preliminary ideas include:-

Let Them Run! The stories associated with livestock arriving by train and being transferred to Chapmans are fascinating and provide ample opportunity to provide a unique experience that celebrates history and creates an atmosphere of fun and community engagement. A pig run from one end of the street to the other would be extraordinary and attract a great deal of attention in its own right. If this was extended to be considered as a final event to a series of running events then there is a terrific opportunity to engage with locals, kids, schools, running clubs and sporting clubs to host a twist on the Stawell Gift.

Such an event capitalises on the excessive width of the Old Princess Highway and relatively smooth surface. A road race event, as opposed to a turf race, could commence with children's events, by age or school or both, followed by heats for men's and women's events ideally linked into an established running competition and offering prize money funded by naming rights sponsors. Sporting clubs could also participate, as could orienteering clubs and cross country clubs who could host events that used the surrounding district but commenced and concluded in the street. The highlight of the day, held at the end of the day, would be the pig run, where the crowd provide the barriers and urge the pigs on to the finish line. Amateur bookmakers beware!

This event will take a high level of coordination and lead time, with relationship building beyond the Nairne area critical to the success of the event in terms of attracting a range of events, not to mention a supply of fit and enthusiastic livestock! Once

4.0 ...continued

established, the event can drive a fun approach to branding, signage and public art that few other communities will be able to replicate.

Yesterday's Heroes. As an old highway, the street still hosts two mechanics shops, one of which boasts expertise in older cars. Nairne is in the Adelaide Hills which is a favourite destination for vintage and classic car enthusiasts, particularly those with sports cars. There is ample room to host a show and shine style display, reverse angle parked either side of the road, complemented by information stalls, car club stalls, community market stalls and food and beverage outlets, both existing and temporary.

With some effort and coordination, the street could build an association with a number of clubs and offer a series of events over the summer and autumn months, one for each club and then a combined effort. These rallies are already being held across SA and it would be a relatively simple matter to map them out, visit their current venues and offer a superior alternative. In time, Nairne could become 'home' to one or a number of clubs for their major events and where they launch their regular hills rallies.

The outcome of a series of successful events could be the establishment of Nairne as a destination for motoring enthusiasts and potential growth in related trader activity and venues such as specialist mechanical, restoration, motor trimming, historic information and parts, paint shops and museum displays. All of these venues employ people and attract visitors, all of whom will be looking for food, beverage and, potentially, other reasons to stay and shop in the Main Street, building demand and a unique character to the street.

• Managing development

Development of new buildings and the redevelopment of existing buildings offers both exciting opportunity and risks. As discussed above the introduction of a new supermarket to the Chapmans site will add a major attractor to the street, however it could act as a drive to and from destination and lead to few visitors to the supermarket bothering to stop mid street and shop at another venue. This needs to be carefully considered if the site is to be rezoned to, perhaps, minimise the number of smaller shops co-located with the supermarket and therefore encourage the meat, fruit and vegetables, chemist and newsagency alternatives to be located in the mainstreet environment instead of in the 'big box' as is the now well-established practice for supermarkets.

The use and re-use of existing buildings to the advantage of the broader street interests is vital. Unused shops provide opportunities to attract the 'missing elements' of what locals are looking for. Unused shopfronts should be decorated and lit to provide interest and avoid the look of vacancy and inaction. Shopfronts to traders who do not require a window display should be 'handed' to the local art or history group to populate with a display 'sponsored' by the occupier, or encouraged to mount a display that is related to the activity the occupier conducts.

The development plan for the mainstreet should be reviewed to ensure it caters for and encourages the type of activity that locals want to see. It should also speak to the relatively high level of residential premises in the street and facilitate their preservation or conversion into trading outlets, or whatever the longer term aspirations for the precinct are determined to be. The recent consultation process has generated a number of ideas for improvements and, although it is not an exhaustive list, it is still easy to see how many of these ideas could be 'lost in translation' in the design, approval or implementation phases.

In association with the above-mentioned aspects of successful mainstreets, it is highly recommended that a governance structure be established to make sure the best ideas rise to the top, that traders, owners and locals are engaged, that property owners also feel involved in their future and to ensure the task is seen as ongoing, not a flash in the pan.

Precinct associations are a proven way of involving traders and locals and should be encouraged to welcome property owners and elected members to ensure there are a healthy cross section of ideas presented and actioned. Objectives should be set for the group, to ensure it stays on track and positive, for it is too easy for such group to engage in finger pointing and hand wringing. If this sets in then the first to leave will be the brightest and the most positive, these being exactly the type of people who can be transformative but who will not hang around and be weighed down by negativity.

A structure should be established that is representative and accountable, but which has spark and excitement, where ideas, kooky as they may be, are encouraged to flourish and become reality. It is difficult to know precisely what will work and what will fail so an abundance of ideas and a shortage of caution is often a better mix than otherwise. You never know, that odd idea may turn out to be just the tonic that the street was looking for.

For Main Road Nairne, it is understood that a strong community group already exists. However it is important that a distinct mainstreet precinct group is established, not so much as to have a different agenda, but to ensure that those who hold the keys to the critical interface between activity and visitation, the traders and owners, are directly engaged in determining their own future. The group can be initiated by Council, but should not be run by Council, lest it be seen that all the ideas are 'owned' by Council and all other members can sit back and wait for

them to bring them to life.

If real and sustainable change is to occur, it must be driven by locals and for locals, with traders and owners at the heart of the decision making. The group need not be expensive to run, with events self funded or via grant applications to Council. It is also important for the group to understand the budget process Council uses to arrive at major annual funding programs and to know how to tap into this greater source of income, provided all applicants are aware there are many competing interests and a sound business case approach should be adopted as a minimum.

In time, the precinct association may ask Council to assist in raising funds via an imposed levy or higher differential rate. These are used in many locations worldwide with proceeds forwarded to the association for their direct control and application. In this way the precinct association assumes a greater level of local control, and greater capacity to take action and build on previous successes to arrive at a brighter future.

- **Continue to engage effectively with traders throughout all implementation projects**

Whether it is umbrella shaded outdoor dining, colourful retail stock displayed on the footpath or the

4.0 ...continued

night lighting of window displays, traders provide the key to activation in mainstreet environments. Other uses are also important. Offices, banks and professional service establishments provide destination derived visitation and their staff often become loyal mainstreet customers.

Local mainstreets are often characterised by unique trader offerings. It may be the trader's only place of business, upon which rests both their current financial sustainability and their eventual retirement plan when they sell. They are consequently very sensitive to any change to their trading environment. The process of engaging traders is therefore vital to the success of any intervention in the main street, be it changes to the public realm, changes to zoning, parking, loading zones or even delivery hours. If traders are not involved they may feel disenfranchised and, in turn, become antagonists and critics of the 'improvements', both during the change process and after. Successfully managed, the traders can experience high levels of ownership of the changes and become advocates for them, including reassuring customers and other potential critics that the changes are worth any short-term inconvenience.

If a traders' association is in place, their existing concerns and aspirations can be used as key drivers for change. In the absence of an association, a combination of trader workshops and personal visitation will be required to identify the problems, in their language, and the way forward.

Constant communication is encouraged. A hard and soft copy newsletter approach can be very successful. Trader gatherings throughout the consultation, documentation, construction and commissioning phases not only help with the flow of information, costs and timeframes, they also build trust and provide an opportunity for direct feedback, both ways. Trader gatherings also provide a framework for

ongoing communication and cooperation, well after a project has concluded. They can be used to gauge support for future events or marketing strategies, or for celebrating the end of a successful year, recognising long service or simply building a community of like-minded locals. Used in this way, the change process can be a catalyst for improved communication with and amongst the trader community. Regular forums allow guest speakers to be introduced to provide new ideas and motivation to adopt improved business practices. Individual visitation will be less characterised by complaints and more focussed on how the traders can best exploit the new public realm, joint marketing program or upcoming events.

The transformation of Prospect Road's multi-award winning Village Heart is an excellent example of where a successful trader engagement process led to improved outcomes in public realm upgrade, outdoor dining, local activation, low or no vacancies, new traders, new investment and significant increases in visitation. The communication strategy led to no loss of trade or traders during the reconstruction and the high levels of trust that were established provided the platform for high levels of trader participation in Tourrific Prospect, the popular street party associated with the Tour Down Under. The creation of the Village Heart on Prospect Road has also lifted civic pride, attracted external markets and events, advanced the city 'brand' and provided improved property values. Mainstreet projects can be astonishingly successful, with many benefits far exceeding those normally associated with public realm upgrades. The key to success is the commitment to local involvement, and there are none more involved than the traders whose very existence depends upon the success of the mainstreet environment.

• The role of Council

While Mount Barker District Council is keen to allow businesses to play a strong role in the management of Main Road, inevitably Council has a role in leading initiatives in the short and medium term. This is more



A street party in the Prospect Road Village Heart, Image: City of Prospect

so the case at Nairne than at other more established and successful main streets.

6.0 Implementation Plan

This Strategy identifies many improvement options, to be staged over a number of years. Individual projects are subject to council, state government, and private sector funding.

A high level implementation plan is suggested to commence and deliver all 12 Priorities for Change. Not all projects can be started or delivered at once. However commencing the design and delivery of several priorities simultaneously is achievable.

The timeframes assigned to the Actions and Tasks are defined as follows:

- Short 0 to 4 years
- Medium 4 to 10 years
- Long 10+ years

The timing of actions and tasks listed within this table may be affected by the availability of opportunistic funding made available or obtained from both within and external to Council and other Council priorities.

The responsibilities of Council as identified in the implementation plan are:

- Advocacy - speak and act in support of the outcome
- Facilitation - actively seek to help others realise the outcome
- Delivery - deliver the outcome

ACTION	TASK	RESPONSIBILITY	TIMING
Redesign Main Road as a safer and greener Main Street (initially between Nairne Soldiers Memorial Hall and Post Office)			
1.1	Design Theme and Key Objectives	Ensure all designs improve appearance, safety and function of the Main Street	Short & on-going
1.2	Design safe pedestrian crossing point	Complete detailed design of pedestrian crossing point adjacent post office	Short
1.3	Construction of pedestrian crossing point	Complete construction of pedestrian crossing point adjacent post office	Short
2 Renewed community hub at the heart of the township - Mick Murphy 'Village Green'			
2.1	Resolve ownership of land	Complete investigations and process to confirm ownership and/or control of land	Short
2.2	Detailed Concept Design	Complete consultation, design and associated costing	Medium
2.3	Detailed Design	Complete detailed design	Medium
2.4	Construction	Complete redevelopment of town square (either staged or complete works)	Medium
3 New outdoor dining hub and meeting place around Leath Street			
3.1	Detailed Concept Plan	Complete consultation, design and associated costing	Short
3.2	Detailed Design	Complete detailed design	Short
3.3	Stage 1 Construction	Complete first stage - low spec, improved access, parking, general amenity	Short
3.4	Stage 2 Construction	Complete full works - curb, gutter, landscape, street furniture, formal parking	Medium
4 Wider footpaths with new seating areas and outdoor dining including parklets (mini- park structures placed in the street)			
4.1	Detailed Design	Completion of detailed design for upgrade of footpaths	Short
4.2	Parklet Program	Seek DPTI approval, gauge business interest, construct and activate parklet	Short
4.3	Redevelopment of footpath (Stage 1)	Completion of Northern footpath upgrade (Junction Street to Petrol Station)	Short
4.4	Redevelopment of footpath (Stage 2)	Completion of Southern footpath (scope TBD)	Medium
4.5	Redevelopment of footpath (Stage 3)	Completion of footpath upgrade to former Chapmans site	Medium
5 Add and selectively replace street trees and shrub planting (initially between Nairne Soldiers Memorial Hall and Post Office)			
5.1	Detailed Design	Confirm species and location	Short
5.2	Selective removal and new tree planting (Stage 1)	Selective removal of trees within northern footpath and replacement with new plantings	Short
5.3	Selective removal and new tree planting (Stage 2)	Selective removal of trees within southern footpath and replacement with new plantings	Medium
5.4	New shrub, ground level plantings	Establishment of new shrub, ground level plantings (north and southern footpath)	Short
6 Street infrastructure improvements and public art			
6.1	Design Theme	Ensure all new public realm upgrades are consistent with endorsed design theme	Short & on-going
6.2	Small Scale Public Art	On-going display of small scale art primarily on private land, community led and supported by Council	Short & on-going
6.3	Large Scale Art	Completed sculpture(s) within prominent location within Main Street	Medium
7 Improve the arrival experience of the street			
7.1	Detailed Design	Complete detailed design and associated costings	Short
7.2	Construction (Stage 1)	Redevelop western entrance to Main Street	Short
7.3	Construction (Stage 1a)	Directional/branding signage (Woodside Road intersection)	Short
7.4	Construction (Stage 2)	Redevelop eastern entrance to Main Street	Medium
8 Celebrate the history of the street (including a Nairne Historical Hall)			
8.1	Detailed Heritage Signage Design	Complete detailed design of sign frame/structure	Short
8.2	Installation of Heritage Signage	Completed installation of heritage signage in Main Street	Short
8.3	Heritage Building Lighting	Illuminate heritage buildings	Short
8.4	Indigenous history celebrated	Indigenous history displayed and celebrated through Town Square redevelopment	Medium
9 Make the main street easier to get to from Nairne's residential areas.			
9.1	Jeffrey Street (Stage 1)	Completion of Jeffrey Laneway upgrade - creating a place and promoting link across creek	Medium
9.2	Jeffrey Street (Stage 2)	Upgrading and widening footpath into new Main Road/Jeffrey Street intersection, linked with upgrade of Town Square	Medium
9.3	Bythorne Park Connection	Upgrade and development of uninterrupted footpath from Main Street to Bythorne Park	Medium
10 Support a small supermarket at the former Chapmans site to draw more people through the street			
10.1	Supermarket at Chapmans site	Complete Nairne DPA and continue to support redevelopment of this site	Short & on-going
11 Increase street activity and the town profile through a program of activation and events			
11.1	Small scale activation	Business and community led activation of the street (art, music, outdoor dining, etc)	Short - on-going
11.2	Events	Support the establishment of regular and diverse range of events	Short - on-going
12 Establish and work with a Nairne Mainstreet Group to promote Main Road and assist with improvement projects			
12.1	Effective management and representation of Nairne Main Street Traders	Establish a clearly defined representative group for traders, self governed and adequately resourced	Short

Appendices

APPENDIX 1: Engagement Framework

APPENDIX 2: Summary of Stakeholder Observations, Engagement + Data Collection

Nairne Main Street Engagement Framework

Introduction

The Nairne Main Street Master Plan will plan for streetscape development that encourages existing business to thrive, new business to emerge and to promote Nairne as a great place to live, work, visit and spend time in whilst reinforcing the Main Street as the “Community Heart”. The project aims to progress some early ideas, tested in previous planning/design projects and investigate how to make the space a safer, more attractive, pedestrian friendly and unique destination for locals and visitors. *The focus will be on building on past ideas and implementation of previous work: Its time to take action!*

Approach to Engagement

We propose to get the community and traders truly involved in our investigations at Nairne. We will do this to move beyond informing and consulting the community, towards involving, collaborating and empowering them to use the Main Street differently and more frequently. The community and in particular community leaders will be invited as much as possible to take part in our investigations. For those who are not able to take part, we will summarise and record the outcomes of these investigations and make the information widely available. *The Nairne Main Street Master Plan engagement process will focus on community contribution that builds on previous work to create a genuine “Community Heart”. For this to be successful, the Nairne community, its leaders and traders of the Main Street must fully support and champion this Vision.*

Level of Engagement

Within the Main Street Master Plan Project we aim to collaborate and empower the community. This level of public impact is reflective of the importance of the Main Street as the Heart of the community, established ownership and potential level of interest in its future development. We have used the International Association for Public Participation (IAP2) public participation spectrum, as a reference as considered to be industry ‘best practice’. *As stated above, empowering those who live in Nairne to embrace the project outcomes is seen as the main goal.*



Principles Guiding Engagement

- Undertake two-way engagement
- Provide clear, well informed and fit for purpose information
- Be timely and accessible
- Be transparent and accountable
- Always document and report back
- Be collaborative
- Be inclusive
- Show respect and integrity

Engagement Objectives

The objectives of this Engagement Strategy are as follows:

- To inform traders and the community that; the project is being undertaken, what investigations are taking place, the outcomes and solutions
- To ask those who use the street regularly; where do they spend money, what aspects need improving and what parts are most loved and valued
- Seek feedback and encourage input on ideas and plans from those who “live and breathe” Nairne
- Discover what makes Nairne “tick”, the vibe and culture and the opportunities and challenges faced by those trading on the street
- Collaborate meaningfully with the community and associated stakeholder groups
- Empower traders to take ownership over the public realm, embrace change and utilise any new design interventions
- Enlighten the community, community groups and those utilising buildings along the Main Street to new possibilities

Negotiables and Non Negotiables

We will negotiate on:

- The timing of works
- Ideas - small and large scale
- Design of the public realm and streetscape
- Staging improvements over time
- How to interpret the “Heart and Culture” of Nairne
- Management and planning incentives to assist streetscape activation and business development

We can not negotiate on:

- Changes to buildings and land uses
- Safety of the street

Stakeholders

List of Proposed Stakeholders to be Engaged with:

- **Business Owners and Managers in the Main Street (PRIMARY STAKEHOLDER)**
- **Landowners in the Main Street (PRIMARY STAKEHOLDER)**
- **Residents in the Main Street (PRIMARY STAKEHOLDER)**
- Visitors, customers and the wider community including ‘community leaders’
- Primary School Representatives
- Representatives from special needs groups
- Government agencies such as DPTI, RDA etc.
- Community Services Representatives
- Key Local Government Staff and Elected Members
- Community based organisations or advocacy groups

Engagement Program

	TASK	ACTIVITY	AUDIENCE	INTENDED OUTCOMES	DATE / TIMING	RESPONSIBILITIES
(PREPARATION)	1C	Start Up Meeting Informal Briefing + Walking Tour	Council Staff	<ul style="list-style-type: none"> Review and confirm the objectives, scope and methodology proposed for the project. Agree to the identified timelines and milestones. Confirm reporting requirements and frequency. Discuss approach to engagement and communication expectations for this project. Initial site inspection and gaining Council Staff knowledge 	<i>Complete</i>	<i>Complete</i>
	1B	Informal Briefing with Councillors <i>Combine with Gawler St</i>	Elected Members	<ul style="list-style-type: none"> Hear community and councillor issues, suggestions / opportunities Introduction to the Team and Project Outline opportunities for input 	10 th March	JP+ D – Preparation and Presentation DCMB – Organise Time
		DPTI Meeting <i>Combine with Gawler St</i>	DPTI	<ul style="list-style-type: none"> Introduction to the project + objectives Potential key issues/interfaces 	<i>TBC</i>	JP+D + DCMB – Attendance JP+D – Schedule
		Putting the word out – Letter / Flyer and Poster <i>Mail out (letter) to all owners and tenants, Post office (poster)</i>	Traders and Community	<ul style="list-style-type: none"> Inform and Educate Keep everyone up to date with regular correspondence Describe opportunities for input Advertise the project 	<i>Issue 1 Monday 16th March</i> <i>Poster up Monday 16th March</i>	JP+D – Content for flyer + poster by Wednesday 11 th March DCMB – Printing, Mailing Out, Address Compilation 16 th March
		Putting the word out –Newspaper Advertisement (Mt Barker Courier)	Broader Community	<ul style="list-style-type: none"> Inform and Educate 	<i>Week of Monday 16th March?</i>	JP+D – Content by Wednesday 11 th March

Nairne Main Street Master Plan Engagement Framework

				<ul style="list-style-type: none"> Keep everyone up to date with regular correspondence Describe opportunities for input Advertise the project 		DCMB – Approval of content, contact Mt Barker Courier and commission and coordinate article
(KEY ENGAGEMENT ACTIVITIES – STAKEHOLDERS GET INVOLVED)	6	Place Audit – Main Street	Traders, landowners, community Councillors, Staff	<ul style="list-style-type: none"> Assess operational function What works / what doesn't What can be applied here etc. Start thinking about potential improvements and thinking on a smaller scale 	Afternoon Session <i>Wednesday 1st April (after Gawler Street Audit)</i>	JP+ D – Coordinate and undertake DCMB – Invitations
	6	Trader/Resident/Community Main Street Workshop #1	Traders, landowners, community	<ul style="list-style-type: none"> Summarise investigations Look at previous recommendations Listen and discuss ideas Recruit for Moving Minds + for ongoing input in an informal 'leadership group' 	Evening Session <i>Wednesday 1st April (after Place Audit)</i>	JP+D - Preparation and Workshop facilitation DCMB – Invitations, room set up and booking etc.
	4	Moving Minds – Main Street Business Coaching Tour <i>We expect a small group of traders and community leaders to attend</i>	Traders, landowners, Councillors, Staff <i>(Both Gawler Street and Nairne)</i>	<ul style="list-style-type: none"> Council supported initiative for businesses to get advice and coaching about how to be successful in a Main Street, establish new networks and see successful main streets in action Review trends in main street activation Broaden thinking about how businesses are developing and using the public realm Excite and inspire Build momentum for the project and champions of design 	<i>Wednesday April 15th</i>	JP+ D – Coordinate and undertake DCMB – Invitations and organise bus, catering, meeting places etc.
		Mainstreet SA Conference	Trader, Council staff	<ul style="list-style-type: none"> Council nominate and fund one trader to attend Mainstreet SA conference 	<i>Friday 17th April</i>	DCMB

Nairne Main Street Master Plan Engagement Framework

CONSULTING ON THE DRAFT MASTERPLAN		Putting the word out for Master Plan review – Letter / Flyer	Traders and Community	<ul style="list-style-type: none"> • Inform and Educate • Keep everyone up to date with regular correspondence • Describe opportunities for input to review the Master Plan • Where the Team is at 	<i>Issue 2 Monday 18th May</i>	JP+D – Content for flyer + poster by Monday 27 th April DCMB – Printing, Mailing Out, Address Compilation by Monday 18 th May
	11	Elected Member Presentation	Councillors	<ul style="list-style-type: none"> • Seek endorsement 	<i>Wk of 2nd June</i>	JP+D - Preparation and Attendance
	12	Trader/Community Workshop/Presentation #2	Traders and Community	<ul style="list-style-type: none"> • Seek feedback on the draft Master Plan • Possible 'leadership group' meeting in advance of workshop • Workshop could be aligned with a specific or pre-existing community event 	<i>Wednesday 10th June</i>	JP+D - Preparation and Workshop facilitation DCMB – Invitations, transmit report, room set up and booking etc.
		Community Engagement on the Draft Master Plan	Community	<ul style="list-style-type: none"> • Seek feedback on the draft Master Plan 		DCMB



ReNew NAIRNE RELEASING THE POTENTIAL OF NAIRNE'S MAINSTREET

Summary of Stakeholder Observations, Engagement +
Data Collection

ReNew Nairne – Releasing the Potential of Nairne's Mainstreet

Mainstreet Check Up Summary

Date + time + venue	8 th April 2015, 4pm Location: Mainstreet
What We Did	<p>Jensen Planning + Design lead a group of residents, traders, Elected Members and Council Staff on a walk of the Nairne mainstreet, analysing different sections in relation to the following considerations:</p> <ul style="list-style-type: none"> • Factors contributing to success in doing business such as foot traffic, accessibility, loading and economic vitality • Creating places for people and considering opportunities for congregation, feeling safe and the pedestrian environment • Quality and functionality of the public realm <p>These were rated from poor (requiring significant improvement) to good (only minor improvements required if any) with area to record additional observations. Participants were then asked to then identify their top priorities they believe would revitalise the mainstreet.</p> <p>15 people attended the Check Up (not including the project team / Council Staff).</p>
Purpose	<ul style="list-style-type: none"> • Detailed review of the street and user patterns • Encourage traders/community to consider design elements and function differently • Inform recommendations within the Masterplan/strategy • Engage and build relationships
Top Priorities for Change	<ul style="list-style-type: none"> • Safer more consistent footpaths and improved pedestrian environment (includes DDA considerations) • Safer places for pedestrians to cross the road • Slow traffic down • Creation of trails/footpaths to the mainstreet • More public seating / places to congregate • Provision for events and promotion of events • Refresh the landscaping and tidy trees • Improved traffic safety (I.E. unsafe U – turns etc.) • Create more interest along the street (art, history, people etc)

Other Changes	<ul style="list-style-type: none">• Improved lighting• More signage (including at gateway to Nairne)• Improvements to the buildings• Provision for bikes / cycling• Improve visibility of businesses• Improve roadway functionality around post office• Playground and recreation area to attract visitors• Consider reduced speed limit (40km/h)• Supermarket in mainstreet
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Key Stakeholder Observations

Key Stakeholder	District Council of Mt Barker
Observations	<p>Improve pedestrian connectivity.</p> <p>Pedestrian crossing point – whether formal or informal is a key consideration and could satisfy traffic calming, landscaping and pedestrian connectivity and safety objectives.</p> <p>The absence of a high quality community meeting and activity place and the potential for that to be realised in the area adjacent the Institute building (netball courts and playground) and Mick Murphy Park (adjacent CFS building). This space could be designed in conjunction with a wide demographic to ensure it responds to a wide user group and as a result, attracts as many people as possible to the Main Street - it must breed activity on a daily basis but also capable of being an event space.</p> <p>The speed of vehicles is detrimental to the character and amenity of the street. Trucks are consistently breaching the speed limit and their bulk creates pedestrian anxiety in the street.</p> <p>The presentation of business shop fronts could be improved, as could their interaction and activation of the street</p> <p>Lighting has been greatly improved with the undergrounding of power lines and new light structures installed.</p> <p>Heritage buildings create a unique feel to the town – great opportunity to leverage off the authenticity and uniqueness of a historic main street.</p> <p>The connections across the adjacent creek should be encouraged, particularly Jeffrey Street (new bridge being constructed in coming months).</p> <p>The inclusion of art or sculpture should be interactive – Murals and future art and sculpture pieces should be interesting and interactive.</p> <p>Improve landscaping.</p> <p>Street trees appear to be well loved and do provide a unique setting, even though their structure is heavily compromised. Consider staged replacement and/or management of these specimens.</p> <p>Main Street management/governance committee is a must and should comprise of people that have a stake in the commercial success of the street. It cannot be driven solely by community outcomes.</p> <p>Opportunities for business owners to upskill should be explored (perhaps an adjunct to this project)</p> <p>Should the road be renamed – some know it as Main Rd, others as the Old Princess Highway – do we change the name, something new, identifiable to Nairne (Nairne Street/Road)</p> <p>Should Council seek to take control from DPTI the stretch of road that forms the Main Street of Nairne – would this enable us to make significant alterations and have greater control over the treatment of the road (albeit still ensuring it meets minimum</p>

	<p>standards as freight route etc.). Is there any advantage in this approach or are we better off working with DPTI for the outcomes we need?</p> <p>Branding and Marketing is very limited at present – Need to build the awareness and brand of the street off the back of successful businesses, events and community places in the street.</p> <p>New seating opportunities should be explored throughout the street, places for people to rest/pause/congregate.</p> <p>Strive for a quirky, instantly recognisable 'Nairne' element to the street palate.</p> <p>Staged approach is clearly the best way, in order to be able to respond to private investment down the track. First stage could potentially include and be approx. 50m either side of the grassed area either side of Jeffrey Street.</p>
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Mainstreet Workshop Summary




Date + time + venue	Wednesday 8 th of April, 7pm – 9pm; Mt Barker Primary School
What We Did	<p>Jensen Planning + Design facilitated a workshop with key traders, residents and Elected Members (it was an open invitation) about the mainstreet project. Jensen Planning and Design and Property and Advisory Services presented the following information:</p> <ul style="list-style-type: none"> • What consultation / information has been collected /minuted from the community before • Is this all still correct and has anything changed since then • Ingredients for a great mainstreet and keys to success • Encouraged the formation of a mainstreet group/committee <p>Participants were then asked to rate their top 3 priorities for improving the mainstreet and trading environments if they had one year.</p>
Purpose	<ul style="list-style-type: none"> • Recap the consultation material collected to date • Answer any questions the community may have about the project • Build enthusiasm for the project and community-spirit • Encourage attendance at the Moving Minds Tour • Identify priorities to progress further
Minutes	<p>Issues and Opportunities</p> <p>Pavements</p> <p>Chapman's Site</p> <p>Need a "<u>beacon</u>"</p> <p>Heritage (District Residents Association)</p> <p>Publicity Needs</p> <p>Footbath link and Trail</p> <p>Railway line linear Park</p> <p>Capitalise on the entrepreneurialism</p> <p>Place of firsts</p> <p>Events and theatre</p> <p>Traffic speed</p> <p>Trucks can't be diverted easily, speeding trucks from quarries are a problem</p> <p>Crossing the road</p> <p>Bridge Street</p>



	<p>Impact of road work on the town</p> <p>Train runs through “let’s see the train”</p> <p>Water and Infrastructure</p> <p>Ponding and drainage</p> <p>Gleditsia Trees</p> <p>Iconic</p> <p>Clearance pruning</p> <p>Permeability of the street</p> <p>Need to review parking time limits (potential to provide 15 minute parking adjacent pharmacy and post office)</p> <p>Leith Street, potential to change to carpark</p> <p>Install brick paving on northern side of Main Road</p> <p>Remove old tiled rubbish bins</p> <p>More artwork, AHISS sculpture somewhere within street</p> <p>Service directory at western entry and Woodside Road</p> <p>Encourage more alfresco dining</p> <p>Investigate subsidised rates on empty properties to encourage new businesses</p> <p>Encourage ‘gentrification of business premises (prizes, awards for removal of inappropriate facades, signs, etc. and for imaginative upgrades).</p> <p>Investigate different parking configurations</p> <p>Keys to a successful Mainstreet</p> <hr/> <p>Authenticity</p> <p>Activity</p> <p>Coming there ‘just because’</p> <p>Successful business</p> <p>Staying – Street becomes the 3rd place</p> <p>Governance, remove barriers</p> <p>Kooky Chaos, Gems</p> <p>Enjoy the Journey</p> <p>It not just about population numbers 400m is about how far people will need to walk</p> <p>Bald Hills impact, positive vs/ negative</p> <p>Walk up trade</p> <p>Governance model</p> <p>Events build pride</p>
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Top 3 Priorities	
<i>The top priorities identified were the need for the following:</i>	
<ol style="list-style-type: none"> 1. A supermarket in town 2. Trail links from the Nairne West 'hub' on to an enterprise 'hub' at the old Chapman's site to the recreation and sports 'hub' in the east and school 3. Improved safety and crossing points in the mainstreet 4. Preserve and nurture the heritage buildings 5. A new play and recreation area 	
Priorities	Responses
The establishment of a Community Hub	
A central place where Nairne people can meet and hold meetings / events	5
What about a new play and recreation area?	6
Identify and bring in other "community" groups or events that could run out of this space	5
Nairne to have a Village Green	
This could be located around the Institute Building or elsewhere	4
More greenery	2
Nairne as a Heritage Township	
information and artwork	
Identify and beautify the natural entrance to the heritage town	4
Further support the development of a museum + interpretive centre	4
Preserve and nurture the heritage buildings	7
Better Linkages + Movement	
Trail links from the Nairne West 'hub' on to an enterprise 'hub' at the old Chapman's site to the recreation and sports 'hub' in the east and school	10
Interpretive trails that focused on the heritage character	1
Improved public transport + infrastructure	5
Improve access to the creek environment	2
Improve safety in the mainstreet including safer crossing points	10
The Community	
Support and assist the community in applying for grants	3

	Capture the knowledge of lifelong township residents and residents that commute each day to the city	1
	Promoting Business	
	We need a supermarket in town	12
	We need a mainstreet business forum	4

ATTACHMENT 1**Summary of Community Ideas**

What was received	<p>Additional ideas and feedback received from interested members of the Nairne community following the Mainstreet Workshop and Check Up.</p> <p>These additional suggestions are important as they illustrate the depth of motivation and insight local residents demonstrate for their township and environs. In some instances the community are waiting on the outcomes of the Masterplan to inform application of the design ideas.</p> <p>The ideas were received in the format of emails containing documents and photographs.</p>
Key Themes	<ul style="list-style-type: none"> • Accessibility to the Nairne Creek • Nairne Mural and Historic Walk • Nairne mainstreet activation ideas • General feedback relating to the mainstreet environment
Accessibility to the Nairne Creek	<div data-bbox="416 898 932 1240">  </div> <div data-bbox="416 1240 932 1583">  </div> <div data-bbox="416 1583 932 1935">  </div> <p>Reopen and maintain bridge crossing over Nairne creek</p> <p>Improve / maintain landscape on the continuation of Jeffrey St so it's more accessible for the enjoyment of residents and visitors.</p> <p>There are opportunities for Nairne Artists to disguise / decorate new infrastructure located within a lovely green belt running directly off the main street</p> <p>There is Land for sale on the creeks edge on Thomas Street. If acquired as public space, this could encourage visitors to explore further down the main street</p> <p>There are stunning views as you walk from the mainstreet toward the creek, these should be enhanced for the enjoyment of all</p> <p>Note the need for a town square as the current war memorial is not able to support the large numbers of visitors on ANZAC day without spilling onto the road</p>

	
Nairne Mural and Historic Walk	<p>The Nairne and Districts Residents Association have design a historic trail, signage and plaques which they are enthusiastic to install/establish throughout the mainstreet.</p> 
Nairne Mainstreet Activation Ideas	<p>Proposal to build on the celebration of Nairne's 175th anniversary of settlement.</p> <p>Activity One:</p> <p>Bus tour to Nairne, departing Adelaide City travelling through the Adelaide Hills:</p> <ul style="list-style-type: none"> →morning tea at Millie's Bakery Old Stables →guided walking tour of heritage sites in Nairne Main Street →shopping for African gifts, Antiques or Children's toys →lunch at Howard Vineyard <p>Additional interest:</p> <ul style="list-style-type: none"> →Signs at each heritage site including historical and anecdotal details, following the Nairne Mural and Historic Walk. →Make available for sale the postcards and other Nairne products developed for the Mount Barker District 175th anniversary. →Add the Nairne Institute museum to the walking tour.

→Attract new businesses to open as momentum builds from increased visitor numbers.

Niche market:

For those who have been to Hahndorf and are looking for something different, and would like to extend their knowledge of the Adelaide Hills, Nairne is ideal as one of the earliest settled areas in South Australia. Many of the original buildings remain in excellent picturesque condition, are clearly visible from the Main Street and are within easy walking distance.

The Nairne Mural and Historic Walk project has completed the background work in identifying sites of interest and historical information, and has developed a user-friendly brochure.

Implementation:

A tourist company such as Adelaide Sightseeing could be encouraged to run the tours in conjunction with Howard Vineyard and Millie's Bakery, including tour fees.

The tour could also be included in the South Australian Tourism Commission self-drive itineraries.

Activity Two

Commission a bronze statue commemorating the 'Pig Run'.

The statue could include a running cow surrounded by mischievous pigs playing around its legs.

The Pig Run:

Locals remember children earning three pence to drive cattle and pigs from Nairne Railway Station to Chapman's Factory, creating chaos in the main street. A mural in the Main Street depicts this regular occurrence from the past.

Benefit to Nairne:

A charming bronze statue, something like the pigs in Rundle Mall, is a drawcard for children and their families, gives a lasting image to associate with Nairne, and would attract people to travel to see the cow and pigs. The new freeway interchange close to Nairne will also shorten the driving distance and facilitate an easier drive to Nairne.

Activity Three

Stage an annual re-enactment of the 'Pig Run'.

This could be extended to an annual Nairne Heritage Day including a live Pig Run, re-enactments of police on horseback, a reading of the original address by Sir Robert Richard Torrens proposing the Torrens Title System at the Old Crooked Billet Inn, and displays by local artists and local produce sales.

Benefit to Nairne:

A regular reminder of all that Nairne has to offer visitors, a boost to trade and an original and enjoyable community event.

General Mainstreet Feedback	<p>We need to make the mainstreet a happy friendly environment. A place where people can come and relax and spend some time and "want" to be there. People don't stay for a long time in the streetscape – they drive in and then leave</p> <p>More public seating areas "friendly design"</p> <p>More flowers to brighten the street, potential use of wine barrels as planters</p> <p>Change the 1 hour parking restriction to 2 hours.</p> <p>Improved public toilets (for visitor/tourist use)</p> <p>Locate new multi deck car park in the area behind the toilets</p> <p>Slow cars down, potential installation of speed humps</p> <p>Use of colourful banners down the street</p> <p>Playspace</p> <p>Security throughout the night</p> <p>Regular maintenance and cleaning of the footpaths</p> <p>Encourage tourists to visit Nairne mainstreet, protect the heritage whilst modernising</p>
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What's next?

Have your say on the Masterplan + 10 Priorities for Change

More information can be found at www.dcmtbarker.sa.gov.au or at the Council's offices located at 6 Dutton Road, Mount Barker

If you are a business operator, resident or landowner along the main street, or have a special interest in Gawler Street, we'd love to hear from you!

Come along to a drop-in information session at the Mt Barker Town Hall on **8th September** anytime between **4pm-6pm** to find out more or contact Luke Gray any time during the consultation period, from the **24th August to 18th September**.

Contact

For more information, please contact Luke Gray by phone or email on **8391 7269** or lgray@dcmtbarker.sa.gov.au

PARKLETS PROVIDE ADDITIONAL OUTDOOR DINING AND PUBLIC SEATING (BY REPLACING SOME ON-STREET PARKING SPACES) – IS YOUR BUSINESS INTERESTED IN ADOPTING A PARKLET?



STEPHEN STREET COULD BE REVAMPED INTO AN INTIMATE LANEWAY AND USED FOR SMALL EVENTS. WHAT DO YOU THINK OF THIS IDEA?



NEW LIGHTING COULD HIGHLIGHT HERITAGE BUILDINGS AND BRING SPARKLE TO THE STREET. SHOULD WE INVEST IN AN EVENING ECONOMY FOR GAWLER STREET?

Night Time Strategy

Attachment 3 to Item 12.3

Gawler Street, Mount Barker

Making a great street...even better!

Mount Barker District Council has prepared a draft Masterplan which seeks to enhance Gawler Street as a place to visit and do business

What are we doing and why?

Council wants to work with businesses and landowners to help make Gawler Street even more successful and attractive, and keep locals and visitors coming back again and again.

Since January this year Council has been working with traders, landowners and other stakeholders to develop a masterplan and improvement strategy. The masterplan will be used to guide investment and improvements to Gawler Street, in the short term and into the future.

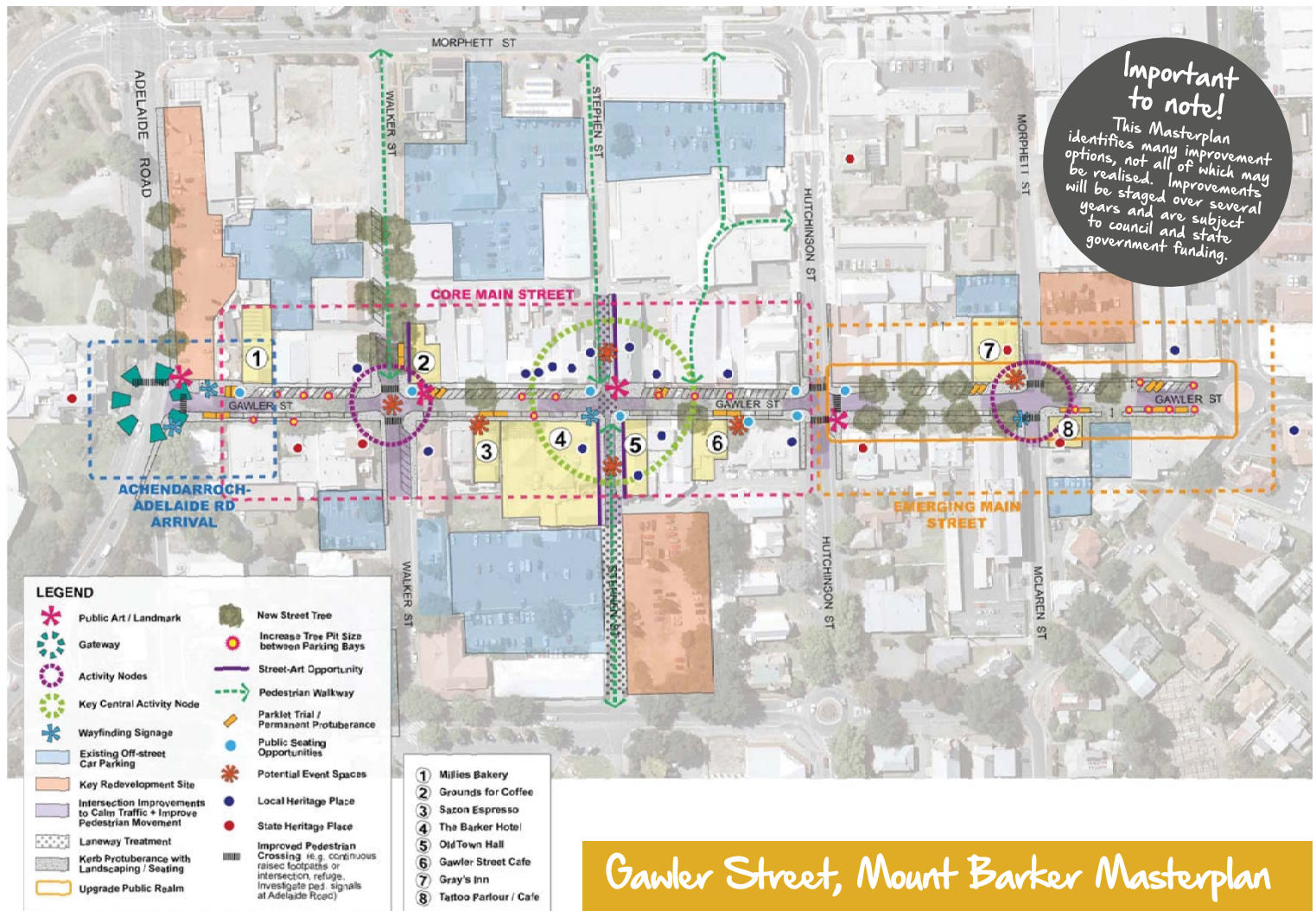
Council has identified 10 Priorities for Change that it thinks will help make Gawler Street an even better place to shop, to do business, to meet friends and to explore for the first time.

Council is seeking feedback from businesses and the community about these ideas before the masterplan is finalised.



10 Priorities for Change

- 1 Make the Auchendarroch-Adelaide Rd Address a AAA arrival experience
- 2 Additional outdoor dining and public seating through a Parklet trial (see back page)
- 3 A Street For People - new seating and public areas
- 4 Intersection improvements (especially at Hutchison and McLaren Streets)
- 5 Over time extend the Mainstreet feel east to Cameron Road
- 6 Refreshed & consistent landscape - new plantings and additional street trees
- 7 Create an interesting Night Time Environment
- 8 Laneway treatments + street artwork
- 9 Increase street activity through events and small scale activation
- 10 Support a Gawler Street Traders Group



What's next?

Have your say on the Masterplan + 12 Priorities for Change

More information can be found at www.dcmtbarker.sa.gov.au or at the Council's offices located at 6 Dutton Road, Mount Barker.

If you live on Main Road, are a business owner, landowner, or are interested in the future of the Nairne township, we'd love to hear from you!

Come along to a drop-in information session at the **Mick Murphy Park** on the **9th September** anytime between **4pm - 6pm** to find out more or you can contact Luke Gray any time during the consultation period, from the **24th August to 18th September**.

Contact
For more information, please contact Luke Gray by phone or email on **8391 7269** or lgray@dcmtbarker.sa.gov.au

THE MICK MURPHY VILLAGE GREEN TO BE REDEVELOPED TO CREATE NEW YOUTH PLAY SPACES AND CATER TO THE GROWING COMMUNITY. WHAT DO YOU THINK OF THIS IDEA?

YOUTH PLAY SPACES

LEAFY OUTDOOR DINING AREA

WIDENED FOOTPATHS TO PROVIDE NEW AREAS FOR LANDSCAPING, OUTDOOR DINING AND LIVE MUSIC. IS YOUR BUSINESS INTERESTED IN THIS IDEA?

WAYFINDING SIGNAGE

NEW SIGNAGE AT KEY LOCATIONS TO HELP VISITORS NAVIGATE THE NAIRNE HISTORIC TRAIL AND LINKS TO THE NEARBY CREEK. SIGNAGE TO BE DESIGNED BY A LOCAL ARTIST. WHAT DO YOU THINK OF THIS IDEA?

Redesigning Main Road as a Street for People

Attachment 4 to Item 12.3

reNew Nairne's Main Street

Highway, byway or your-way?
Releasing the potential of Nairne's main street...

What are we doing and why?

Mount Barker District Council wants to support ways in which Main Road, Nairne's 'main street', can flourish!

Since January this year Council has been working with local traders, landowners, community members and other stakeholders to develop a masterplan and improvement strategy. What have learned is that Main Road is not always the lively local destination it could be. Nor is it helping to attract significant numbers of visitors to the town.

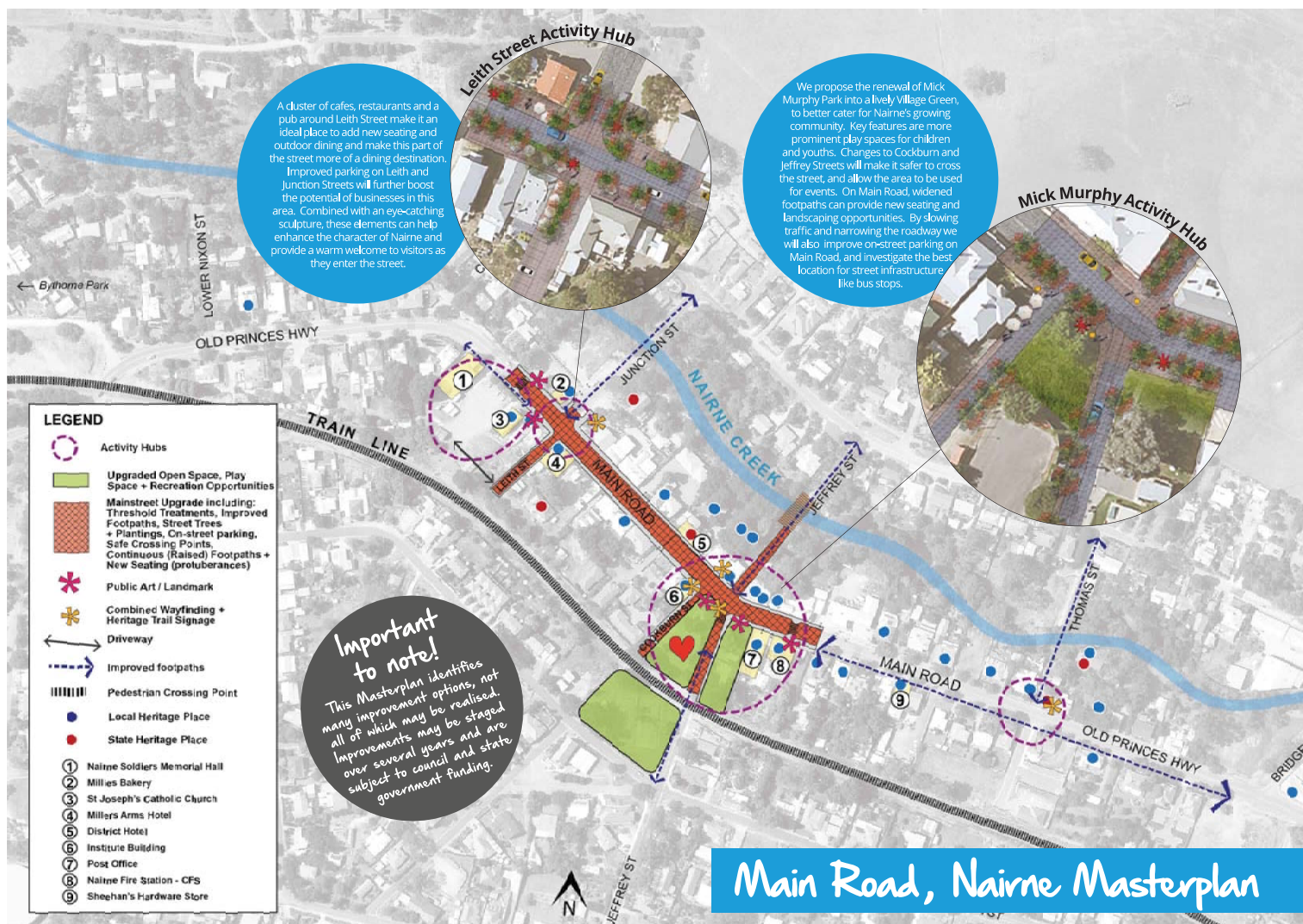
Council has identified 12 Priorities for Change that it thinks will lift the profile of the street, and give people a better reason to come to the street and patronise its businesses and services.

Council is seeking feedback from businesses, landowners and the community about these ideas before the masterplan is finalised.

12 Priorities for Change

- 1 Renewed community hub at the heart of the township - Mick Murphy Village Green
- 2 New outdoor dining hub and meeting place around Leith Street
- 3 Redesign Main Road as a safer and greener Main Street (initially between Nairne Soldiers Memorial Hall and Post Office)
- 4 Improve the arrival experience of the street
- 5 Celebrate the history of the street (including a Nairne Historic Trail)
- 6 Make the main street easier to get to from Nairne's residential areas
- 7 Wider footpaths with new seating areas and outdoor dining including parklets (mini-park structures placed in the street)
- 8 Add and selectively replace street trees and shrub planting (initially between Nairne Soldiers Memorial Hall and Post Office)
- 9 Street infrastructure improvements and public art
- 10 Support a small supermarket at the former Chapmans' site to draw more people through the street
- 11 Increase street activity and the town profile through a programme of small and large events
- 12 Establish and work with a Nairne Mainstreet Group to promote Main Road and assist with improvement projects

MOUNT BARKER DISTRICT COUNCIL



Gawler Street Written Submissions - Feedback on Proposed Masterplan and Key Priority Changes

Received 26/08/15

Luke

In my email to you earlier today I made a mistake in naming the street that runs between Grey Inn and our property 65/67 Gawler Street. I referred to it as Hutchinson Street in error. I later realised that did not seem right to me so I reviewed your brochure and realised that it was labelled Morphet Street. That also seemed wrong to me and I have confirmed that it is in actual fact McLaren Street. Hope that my error does not cause any confusions. Please use my amended representation as follows.

Luke

my wife and I own the property 65/67 Gawler Street currently occupied by Lock Around The Clock and Cartridge World. About fifteen years ago we questioned the lack of management of stormwater runoff from Greys Inn and McLaren Street. We were told that it will be addressed in the plans to upgrade Gawler Street and would happen within a couple years. Well we have been very patient and maybe something is going to be done however I am not going to rely on the current streetscape plan to resolve the issue. I note that the 'Important Note' on the brochure is a funding disclaimer so it actually means that things have not progressed at all since our enquiry all those years ago.

None of the other properties along Gawler Street are subjected to stormwater runoff from council land, they are privileged to be protected by roadside kerbs and gutters and stormwater drains. I am worried that the current streetscape works will attract funding that will firstly be spent to install the proposed gateway, and then applied progressively down the 'Core Main Street'. As has happened in the past that money won't make it as far as 65 Gawler Street which 15 years since our enquiry is now recognised as 'Emerging Main Street'.

I insist that if you attract any funding for this project the first dollars are spent on the exceeding overdue upgrade of McLaren Street intersection. Failing that the funding must be provided from general revenue.

Ivan Stone

22 Investigator Crescent
Encounter Bay

phone 0418 660099

Received 26/08/15

Hi Luke

You probably remember me' I was at the Town Hall for the meeting about ideas for the main st. I bought up about the fairy lights.

Just wanted to say I've looked at the long term ideas of the whole concept and it is truly fantastic all round. Just was wondering where it is all up to in terms of anything starting this year. It was stated at the meeting that there would be some possible starts to projects this year.

Well done to those who have put the ideas of public and those employed to very good use and look forward to seeing the start of making Gawler St something really special as it deserves it.

Cheers
Robby Bowler

Received 3/09/15

Hello Luke Grey, thank you for the opportunity to comment on the Gawler Street plan. Yes I would be delighted if we started up the Gawler Street traders again this group was very very successful when we ran the group for four or five years and then they developed Business Mt Barker. A few ideas; the street as a great need for music along the length of Gawler Street, lighting at night is a big issue too dark, parking is difficult already so please do not have popups in the car parking spaces. The land up at the top of Gawler street allows customers to park now but we will be building on this site in the future so consideration will need to be given to all of these people who use it all day now (bank staff and other shop staff). Like the idea of Stephen street lane ways but please do not allow competition traders in, like they have at Stirling laneways, this has caused concern to many traders. Refreshing the landscape GREAT. Will call in on the 8th and see you Margaret Gilbert

Received 16/09/15

I was unable to attend the information session, however, I wish to make one comment about the draft plan.

While I think that it is wonderful that a long term plan has been drawn up, until and unless something is done to stop Gawler Street being the main thoroughfare between Adelaide Road and the end of Gawler Street and points beyond, any further blocking or narrowing of Gawler Street will not work in my view.

Morphett Street is a nightmare now as far as traffic arrangements are concerned and this is of no use to large vehicles going to the Homemaker Centre, and Druids Avenue is much the same. If large vehicles go to Mann Street and then wind around they have 3 roundabouts to get through and that is not a sensible option.

If the intention is to have all heavy vehicles come off the new freeway exit, a whole new suite of issues arises, but in the opposite direction.

One question - has a traffic survey been done of the types of vehicles using Gawler Street during a weekday? My experience of the times that I have been attempting to use Gawler Street to shop has been that trucks, SUVs with trailers, and other large vehicles are quite prevalent and restrict the traffic flow on a regular basis.

Thank you for the opportunity to comment.

Beryl Belford

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Mt Barker & District Residents' Association Inc

PO Box 494 Mount Barker, South Australia 5251

For the Community

18 Sept 2015

Dear Luke

The Mt Barker and District Residents' Association is pleased to provide feedback to the Gawler Street draft Master Plan.

As with the Mt Barker Showgrounds reports, this report prepared by Jensen Consultants is easy to read, relevant and an informative presentation of the key issues, options and next steps. The consultants have engaged with the community in a variety of ways to ensure there is a broad cross section of feedback informing their findings for this report.

We agree with the 10 Priorities for Change. Our feedback for each of these is noted below:

1. Make the Adelaide Rd/Gawler street entrance a AAA experience.

- In principle a great idea except that the main vacant site is owned by the Gilbert family and would require either Council purchase or extensive negotiation to ensure it became the vision that is suggested.
- Also the car parking that it now provides is used extensively and an easy alternative would be required to replace this. The shops and banks at this end of Gawler Street benefit from this parking and we suggest would be loath to see it removed.
- The safe crossing to Auchendorroch must be a key priority. It is only a matter of time before someone is injured or killed whilst trying to skirt the traffic and get across Adelaide Road safely. It's also difficult to cross from Nonna's or the bank to Millies now so pedestrian access and flow is a key point in this plan.

2. Parklets Trial

- Great idea and working well in Adelaide on various streets. Anyone who frequents any of the restaurants or cafes in Gawler Street would appreciate this.

3. Refresh Seating

- Don't remove the existing seating as Business Mt Barker have funded this and it would be a waste of time and money.
- Put in new and interesting seating, perhaps designed by some members of the community; have different styles and don't have them all facing buildings but have some facing outwards to the movement and people.

4. Improve the intersections

- Yes! Especially the Gawler St/Hutchinson St intersection. Again you take your life into your hands trying to cross this.

5. Extend the Main Street East to Cameron Road

- Yes great idea, and eventually extend down to Dutton Road over the historic bridge as the power is underground, the heritage lighting extends to here too. This will enable a walking/cycling link to the shops adjacent to the Mt Barker Train Station, and onto the Homemaker Centre.

6. Refreshed and consistent landscape

- Good idea but don't make everything the same – allow for some new and interesting designs. Use school children and artisans' ideas too. We would suggest not using landscapers who suggest planting long rows of the one type of foliage (usually non-native). It would be an opportunity to try to create landscapes that attract some of the small native birds that abound in the town. You can create a consistent style (particularly with hardware like kerbing / paving / seating etc) without taking the same approach to planting.

7. Create an interesting night time environment

- This will be up to the traders to create. Right now it's a joke! On a Monday night after 8.30pm you cannot get a coffee in the CBD – not only in Gawler Street but also not at Giovannis or Aqua. It will require one brave trader to start and the others will follow. The Barker Hotel was dead on Monday night too. If Council can develop incentives for the businesses to remain open beyond 5.30pm that would be a good thing but the economic reality with overtime wages etc makes this difficult for a Council to manage. So the emphasis has to be on several traders 'having a go' and perhaps getting some rate relief or something? There has to be some attraction appropriate to the community to invigorate a place at night – East End of Rundle St is easy because there is so much else going on there, with large numbers of restaurants and a local population of young urban professionals who are looking for night life. This is not the population of Mt Barker and the reality is, Australia is not like Europe where the tradition of evening strolling brings people onto the street. It's a vexed issue.

8. Laneway treatments

- Great idea, many good examples in the city.

9. Increase activities through events and small scale activities

- The Jazz Fest and Lounge events were examples where the street was closed off for a certain time to enable these events to be held without traffic interference. Perhaps there could be more of these?

10. Support a Gawler St Trader's group

- This is unclear to us. Is there not already a Gawler Street Traders' group? Or is this Business Mt Barker which runs from the levy that all Gawler St business owners have to pay via their rates? Or is Business Mt Barker a group for all businesses in Mt Barker?
- What about having a Community Reference Group so that the community can be involved in the decisions about this and other aspects of the town?

Other comments

- Ensure the heritage of the street and buildings is always maintained, promoted and considered.
- Ensure this plan links to the Town Centre DPA and Transport Master plan



- Include further emphasis on pedestrian/cycle linkages in and out of the Gawler Street precinct
- Consider traffic flow and parking issues but not in isolation to increased activities
- Include consideration of signage and decorating constraints on existing heritage facades
- Provide owners with incentives to restore their heritage properties
- Consider limiting the amount of Op Shops
- Encourage more restaurants and coffee shops
- Ensure a mixed bag of traders

Thank you for the opportunity to present this feedback to you. We look forward to the next steps in the process.

Kind regards

Dianne van Eck

Dianne van Eck
Chairperson



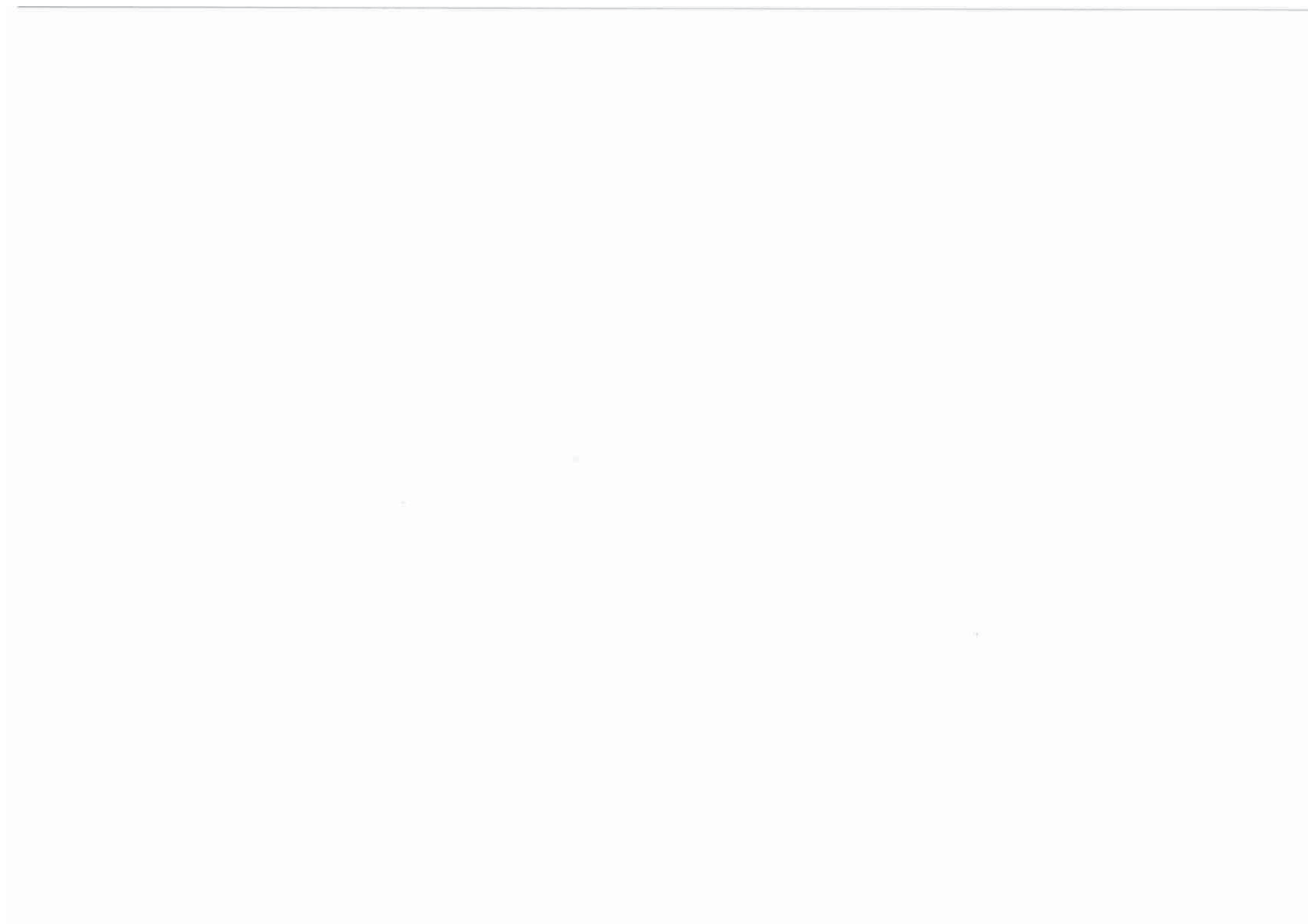
MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

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Consultants

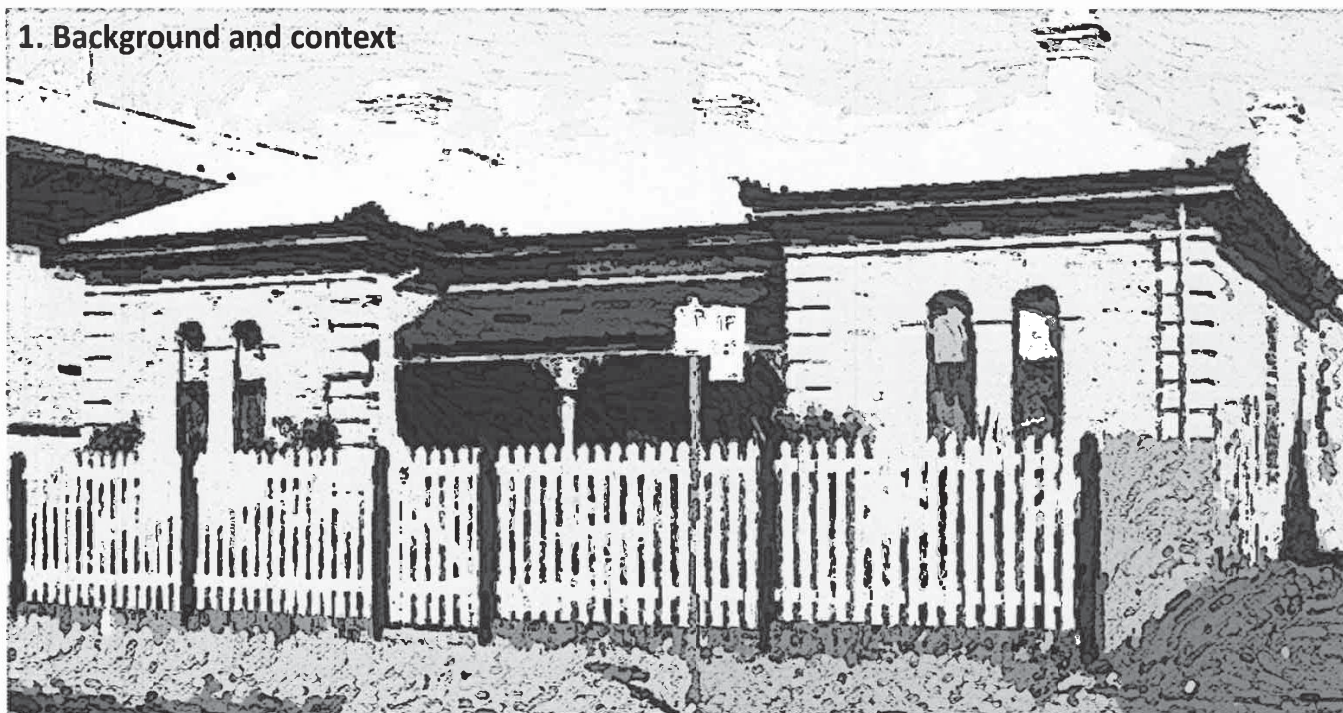
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MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET



1. Background and context



Mount Barker is an historic town with a strong community base. With Gawler Street, the towns main street, losing focus, the street cannot show its potential role and benefit to Mount Barker and its people. This plan aims to highlight some basic, achievable street improvements based on the past, present and future, after further investigation, to revitalise Gawler Street – Nathan Rogers

2. Mount Barker, history and local tourism context



Mount Barker as a township has a very strong connection with environment, history and local tourism

The district was originally lived in by the Peramangk People and later settled after a Special Survey was developed. From that point onwards the town developed in a range of ways

In terms of tourism an early tourist guide describes Mount Barker as “The Tourists Friend” and this comes from the oldest operating retail business still operating in Mount Barker as a Chemist in Gawler Street. Many people stayed in Mount Barker in the Barker Hotel for example and the tourist guide labels Mount Barker as the “The Garden of the South.” The guide itself lists many of the items available to visitors in Mount Barker and also the opportunities available in terms of staying in the Barker Hotel. Many people came via railway in these earlier times and stayed in Mount Barker as a result and this is a strong reason to why refreshment rooms were put in place at the Mount Barker Railway Station

MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

3. Buildings in decline & revitalisation needed

Many buildings in Gawler Street are still in poor condition, and many are not improving in terms of visual appeal or many works undertaken in terms of restoration

Areas for revitalisation in as general principles should therefore include:

1. Make the area worth visiting and walking through – with high quality retail, restaurants, dining, shops
2. Highlight history, architecture, local heritage and quality design
3. Radiate style and charm throughout the precinct
4. Have clearer set goals in terms of the above particularly in relation to restoration of historic buildings
5. Better consult with local residents to see ways to improve Gawler Street, in the context that many of these people are to be the individuals that will purchase or buy items from Gawler Street in the future
6. Seriously revisit strong elements of the Gawler Street Conservation Management Plan – and not have it deferred, delayed or see no action taken based on other plans

4. Town planning strategies

Any future planning in regards to planning for Gawler Street needs to look beyond 'Policy Planning' which occurs at present and should include all elements of council, business and the wider community. So as a result, there should be:

1. Discussions with the Council's Tourism Officer in relation to options re Gawler Street
2. Discussions with the Council's Community Development officer about potential options
3. In terms of open space and public realm, discussions held with the appropriate officer
4. A new Main Street coordinator should be employed by council to 'see a vision' for the future and be able to work with the public, business and all elements within council to see a coordinated approach undertaken towards Gawler Street as a whole as small business needs more support
5. Those interested in local heritage having the opportunity to contribute
6. Any discussions should occur between all parties to ensure a connection re improvements – including the council's current economic development officer and other staff deemed relevant

5. Quality product = a quality main street



At present Mount Barker has very few high quality products, goods, services or spaces for people. This can however be improved in terms of Gawler Street. Poor elements see people not visiting Mount Barker as a result and this impacts on Gawler Street

With this in mind, ways to improve Gawler Street on this basis include (with many ideas listed in the Gawler Street Conservation Management Plan)

1. More local food from high quality restaurants and making Gawler Street into a food centre and restaurant precinct, like Rundle Street in Adelaide
2. Local food produced, which can be sold in retail outlets in Gawler Street, along with local produce such as from the local Strawberry and Brussels Sprout farms
3. Items made by high quality local artists
4. Creative shops not on offer in Mount Barker



6. Back to the past – Gawler Street Conservation Management Plan



This plan, endorsed by the council, was undertaken in 2003. It looks at ways to conserve and enhance the history of Gawler Street. The images (left) show an earlier image of the Barker Hotel and the hotel in 2015



Many elements relating to the Masterplan have not been undertaken, but simply require basic works to be undertaken, such as painting works, to highlight certain elements of buildings. This element is achievable and with a good quality Main Street Coordinator being employed by the Mount Barker District Council this person can encourage and provide funds for works to occur.

Also this plan needs more attention from council to see more improve re Gawler Street

MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

7. Back to the past - a revitalised town Institute

An idea was put forward to the author of the document, by a local resident, to see the Institute facades restored to their former glory. This has the opportunity to showcase the grand elements of the building and have the building “stand out” in terms of the Gawler Street streetscape

There are also opportunities to see the Institute utilised a lot more for community benefit and with festivals and events, as did occur with the previous Hoot Jazz festival in which many well attended concerts were held in the Institute

With changes made to the facades a report would be needed on all requirements needing to be met in that context. The building could also be lit up at night “showcasing” the building. This would require lighting placed in the footpath

Elements relating to “The Founders Room” later added to the building, would need to be addressed as per the recommendations of the Gawler Street Conservation Management Plan, to see such a plan (as per above) work successfully. A plan for regular activity is also vital for the site, to see people visit Gawler Street, particularly at night time



MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

8. Precinct A – Auchendarroch – strategies for the top element of Gawler Street



Auchendarroch is an historic property with huge potential for Mount Barker. On the State Heritage Register, the building is known for its gardens and its historical links as the 'Oakfield Hotel' and then later as a summer residence. To encourage event activity at Auchendarroch, direct action is needed by the Mount Barker District Council, business and Auchendarroch management.

Yalumba Festival Garden 2015

As part of the Barossa Vintage Festival, this food festival held at the Yalumba Winery includes local produce and food stalls in the garden. Yalumba wines are available to try. Children's and adult cooking classes are on offer on the day. Live music and other activities occur on the day of the event.



Crush food and wine festival

This annual event, is an extremely successful food and wine festival held across the Adelaide Hills. One participant in 2015 was Mount Lofty House with a number of Adelaide Hills wineries on site, food from Mount Lofty House, an ice cream stall and live music (pictured right) providing an enjoyable and relaxing day for all people attending the festival.



MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

8. Precinct B – Strategies for central elements of Gawler Street

Options for the area are positive, but movement needs to be well planned

This particular area includes a range of businesses, from retail, banking and eating venues that vary in nature. All of these businesses are smaller in nature and require assistance in that context.

A Main Street Coordinator position, like what is in place at Victor Harbor has worked very well so far and has been a very positive move to take, in terms of improving economic development – after all larger shopping complexes and large supermarkets do not need (in real terms) any type of council assistance themselves as many are (at present) very profitable.

A main street coordinator (as per Victor Harbor) has been able to essentially and directly “meet and greet” with business people in the Main Street precinct of Victor Harbor, put out regular newsletters, hold meetings where appropriate and consult when needed. This has led to a good connection between the local council and small business.

Such a position should be put in place (in all three wards) of the Mount Barker District Council, so there would be one officer per ward, with, in this case the aim to improve Gawler Street as a high quality shopping and visitor destination.

MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

8. Precinct C – Strategies for Railway Station at lower element of Gawler Street

The SteamRanger site and Mount Barker Railway Station has a lot of potential with quality consultation with the wider public

SteamRanger, in Mount Barker currently operates from the site very well and its train services are an excellent icon in terms of tourism in South Australia.

The Gawler Street Conservation Plan also has suggestions to improve the site, as these elements should be further investigated.

Also last year as part of the 175th celebrations in the Mount Barker District, Ink Pot Arts put on a production: “Footprint to Footplate” at the station that was very popular.



MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

9. Ideas from elsewhere – precinct and main street improvements



Leigh Street restoration – a people friendly precinct

This precinct has had many of its heritage buildings restored and is a high quality dining precinct. Historic styles of lighting have been put in the street, along with rubble 'elements' of paving on some areas. Many new dining businesses have opened in Leigh Street and is very positive tourism wise



Art based upgrades in Gouger Street

Many, clear and creative artworks that connect with the Central Markets have been placed in Gouger Street. Examples include seating with 'crates' and seating resembling trolleys that carry food within the market itself. Some of the artwork (pictured left) include tessellated tile elements that tell a story



North Terrace precinct - a creative revitalisation

An outstanding upgrade of North Terrace in the CBD of Adelaide has taken on board, much of its history, particularly in relation to landscape design, that fits in well, with the grand buildings on the terrace. There are opportunities, as per above and other elements to benefit Gawler Street and Mount Barker

MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

10. Festivals and events

Events can improve Gawler Street as a visitor destination. Examples based on other events held include:

1. Kernewek Lowender

This Yorke Peninsula event, attracts large visitor numbers. The festival celebrates the Cornish culture and the mining history of the area. Activities include maypole dancing, a Cornish pasty making competition, a street parade, furry dancing, live music and a cavalcade of cars.



2. Hoot Jazz Festival – opening event

This very popular Gawler Street event, was held as part of the Hoot Jazz Festival and was attended by around 3000 people. The street event was particularly liked by local residents being a new event in Mount Barker.



Another event idea, is on the next page worthy of considering due to its unique Gawler Street links

A public meeting should be held to take in views from the general public and local businesses to work together to see a range of events occur within the precinct for the benefits of community and commerce. The Mount Barker District Council should initiate such a meeting, allowing people to discuss event options.

MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

3. The 'Street Frolic'

Originally held in 1939, as part of Mount Barker's 100 year anniversary, it was described by the Advertiser newspaper as the following:

"The multi coloured electric lighting and display of bunting gave the necessary touch to Gawler Street for Thursday night's frolic. Attendance was large With the whole length of the street reserved for the public."



At the 'Street Frolic' in the costume competition, where those involved had to wear masks

"At intervals there were cool drinks, ice cream, fruit salad and other things suitable to the warm night, side shows, cheap jacks, entertainment parties, dancing (to music provided provided by Ev. Rayson's orchestra – amplified in the Founders' Room of the Institute, and also in front of an accordion player), and various other methods of drawing cash on behalf of several Queens, all-told a respectable amount of money must have been raised."

"All impromptu air prevailed on all sides, and, fittingly informality in raiment was the general thing-the short sleeved swain swinging his lady in the dances just as effectively, not to say enjoyably, as we would have in evening dress."

A feature of the evening was the fancy dress awards, with those participating parading 111 masks. Multiple winners were announced in a range competition categories on the night of this special Centenary event

MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

11. Actions

1. The Mount Barker District Council call a public meeting re festival, events and general matters
2. Work with the management of Auchendarroch to see a wide range of events occur at the site
3. Committee of residents and businesses established, looking into three precincts, per this plan
4. Implement the recommendations of the Gawler Street Conservation Plan, as much as possible
5. Working with SteamRanger, Ink Pot Arts and other parties in relation to local heritage matters
6. Provision of more than \$5000-\$6000 per year to improve and restore Gawler Street properties
7. See the Mount Barker Institute 'revitalised' by the Mount Barker District Council for diverse use
8. High quality unique street elements, put in place by the Mount Barker District Council
9. Allocate funds to see achievable activity occur within Gawler Street
10. Introduce Main Street Coordinators, one per ward, within the Mount Barker District Council

MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

12. Conclusion

The conclusion of this document shows the following elements:

There needs to be a lot more discussion with the broader Mount Barker community and beyond re any plans for Gawler Street as without community connection, any plans are less likely to proceed.

More consultation needs to be undertaken by the Mount Barker District Council to ensure there can be good communication and working relationships between all parties interested in the future of Gawler Street to see the street proceed well into the future

Gawler street at present needs a lot of improvement and plans that include too much work, with a limited budget are a lot less likely to proceed and this element will need to be re-visited by council to ensure a workable outcome is achieved and not simply see people, business or groups 'walk away' at a later stage

Considering discussions have been held so far with local councillors and some business people, excluding the public is not a good way to move forward, as many local citizens have the time, effort and energy to see Gawler Street and want to see the general precinct improve

It is hoped this document, a very simple document, can be a starting point for positive reform

MOUNT BARKER MAIN STREET MASTERPLAN – GAWLER STREET

Email Responses Received: Nairne Main Street Strategy_2015

Received 30/08/15

Dear Luke

The new strategy looks very good, thank you. It seems to take into account all the main ideas that have been raised and should help to reinvigorate the street. I hopefully businesses will jump on board and add a lot to the improvements!

Kind regards

Margot Chiverton

Received 14/09/15

Hi Luke,

As the new owner of Monte Bello Pizza Takeaway on 67 Main Road, Nairne I would like to submit my interest in the upgrade plans for the Nairne are. Unfortunately I missed the meeting on the 9th at Murphy Park however have read the plans and am delighted at the proposed changes. May I ask consideration be given to both sides of Main Road particularly where Monte Bello is located as the footpath is in major need of repair. As I have recently been approved for outdoor dining it was a little disappointing to have the number of tables limited due to the surrounding infrastructure responsible for upkeep by Mt Barker Council. As mentioned the footpath is very uneven preventing additional dining as the space permits and there is an used rubbish bin in the way also. The business plans for Monte Bello compliments the council plans and will benefit the community and surrounding business and as such should be given due attention.

I look forward to further communications with you and the bright future of Nairne.

Kind Regards,

Carmen Irving

Received 16/09/15

Hello Luke,

I am a long term resident of Nairne and I would like to provide some feedback on the proposed Masterplan and the 12 priorities for change.

Looking over the Masterplan brochure I am excited, as would be countless other Nairne residents, that a large amount of thought and care is being put in to this plan. Until recently Nairne has felt like a forgotten town in the Mount Barker Council area and I am pleased to see a renewed priority placed on our beloved town.

The Mick Murphy Village Green idea is fantastic and creating new play spaces for children would be very welcome. I have four children and we regularly walk to the main street and spend time in Mick Murphy Park and have often commented on how much more could be done with the area. Some play equipment and other interactive elements would be great in addition to keeping the trees and other greenery that currently exists. Additional seating with tables is good when having a quiet lunch there too.

I would like to add that the tennis courts in this location are a brilliant facility that is regularly used by us and others (particularly around the same time as the Australian Open is on) and I would strongly urge these facilities to remain. There is nowhere else close by where the public have free access to tennis courts with nets, without having to prearrange access / keys etc. We love the courts and really appreciate the work that has already been done there recently (new fences and nets) and believe even more could be done there to attract users such as more shaded seating etc.

New signage throughout the town would be brilliant but I would like to see it presented with either a heritage or nature inspired look.

Generally the 12 Priorities for Change are really good. Making the Main Street safer and greener while also improving the arrival experience would definitely attract more people to walk through and visit the businesses. I completely support a small supermarket at the old Chapmans site. This is an ideal location and would provide for the shopping needs of the town without effecting existing businesses, detracting from the green appearance or beautiful country town entrance.

Finally, and I know this is a long term 'pipe dream' idea but we would absolutely love a bike and walking trail connecting Nairne to either Mount Barker or Littlehampton. My kids and I would really enjoy the opportunity to go for a ride to Mount Barker but it is currently too dangerous riding along Princes Highway or Bald Hills Road with small children and cars flying past at 80 kph. A dedicated cycling and walking trail would be wonderful.

Thank you for reading this and I sincerely hope these ideas are able to be realised. Nairne is a lovely town and it could be so much more if these 12 Priorities for Change happen.

Have a great day.

Regards

Robert Donoghue

Received 17/09/15

Dear Luke,

Firstly congratulations on a comprehensive draft Nairne Main Street Master Plan and a well conducted process to get to this point. It's been great to see Main Street traders involved in generating a vision as well as others, and this has resulted in a wealth of ideas for consideration as to how they might make the Main Street a more interesting and vibrant place to visit.

I think the 12 priorities for change are very good. I really like the idea of re-developing the Mick Murphy Park/ netball courts/ RSL memorial / public toilets into an attractive usable green space. And I also think it would be lovely to have more footpath space for alfresco dining and better quality WSUD street gardens. I was interested to read and learn about ways that improving the arrival experience of the street may help to reduce traffic speed. Currently speeding noisy trucks on Main Road make alfresco dining there unpleasant, so improvements there would make a big difference.

My comments are along the lines of looking ahead and functional technology. Can we plan to have something really different and really exciting to draw people here? I love our heritage, and we should celebrate that to a fair degree (we already have murals, a museum, and the planned heritage trail - not sure if we really need pig sculptures as well...). But how can we look towards the future as well as looking back?

Some suggestions would be to incorporate into our Village Green some of the amazing and wonderful new ideas which are popping up around the world. Perhaps we could plan to have our own wind tree (<http://www.businessinsider.com.au/wind-turbines-that-look-like-trees-2015-1>) - I would rather this than a sculpture. Or a tower to get water from the air and provide shade at the

same time. <http://www.wired.com/2015/01/architecture-and-vision-warkawater/> These are not expensive. Our play spaces and carparks will need shade - can we add solar roofs over these?

Perhaps in the future if the technology becomes available we could be the first Australian town to have a "solar-road" playground space <https://www.youtube.com/watch?v=qlTA3rnpqzU>

Functional, educational, forward-looking Thanks for listening

Kind regards,

Cathy Smallridge

Received 17/09/15

Hi Luke

I'd just to give some feedback on the Nairne main street plan.

In general I like most of the ideas on the plan.

I really liked the ideas of improved footpaths and street furniture.

The Historic and wayfinding reference signs are also an excellent idea as I'm sure many tourists and newer residents such as myself aren't aware of the town's history.

On a separate note the area would benefit from recreational cycling and walking trails connecting the nearby townships of Mt Barker and Littlehampton. If these were installed I'm sure they'd have a positive benefit on the tourism connecting people with local cafes and wineries.

Kind regards

Matthew Vandeppeer
Correspondence Officer

Received 18/09/15

Dear Luke

We strongly support the ReNew Nairne Main Street project and think it will have an important impact on the town. It is an excellent plan which has the potential to revitalise the economic and social activity of the street.

We would like to think that this will be just stage 1 of a larger project which will see the work continue to other parts of the main street which are currently not included in the plan. But for this stage there are many good design elements which will make the street a more attractive and safer place.

The creation of spaces for more outdoor dining, entertainment and just hanging out are great. It will be fun to use these spaces especially if they have some interesting new artistic works nearby.

We believe there is an opportunity to acknowledge the Peramangk and their connection to this place especially in the area from the Nairne creek up Jeffrey St. Perhaps this could be the start of a trail to Womma Mu Kurta (The Summit)

These are just a few of the things we liked about the plan and the priorities.

Many thanks for all the hours you have put in visiting the Main St and explaining details of the plan and the priorities for change.

Kind regards

Simon Martin and Jo-anne Sarre

Received 20/09/15

Mt Barker Council,
Luke Gray

list of 12 priorities on pamphlet:

- 1, all for if can be achieved but probably unlikely.
- 2, against as feel outdoor dining area will impact too much on other businesses
- 3, all for as will help all businesses on main street
- 4, all for as will help residences & business alike
- 5, all for as will help Nairne overall
- 6, all for as will help Nairne overall
- 7, all for as feel more beneficial to all businesses not select few.
- 8, all for as discussed and photos shown of leaves in our business, some trees should go not only because of mess but due to being lopped hard when we had old power lines etc.
- 9, all for as good for Nairne as a whole
- 10, all for as feel both will work for town
- 11, all for as good for everyone including residence & businesses
- 12, all good as long as can get people interested if not there is a residence group already formed but would like to see a main street group so everyone's views can be heard.

As discussed previously via phone and in person we feel that the new Leith street hub is not beneficial to the whole street, if the hub goes ahead people wont need to go past that as they will experience everything, e.g. Bakery, new coffee shop with licence being opened by Kamal and hotel. I think it is great that you want to upgrade Leith street and surrounding area but disagree with that being the hub, if they want outdoor dining area's etc. as per plan then they should be expected to pay for it like us, we have a great local foodmart that sells drinks & pies, we have two coffee shops @ 68 on main & jambo sano's, we have a pizza shop plus hotel that all do food & drinks that will miss out on trade due to the new hub area.

It has also been discussed that mick murphy hub is being planned but as discussed at the last Nairne resident meeting it is more than likely not to happen due to problems with consent etc. and as this whole street scape theme is 10 years in setting up even if it does go ahead it wont be soon, where the Leith street will.

It was also discussed about parklets being at maybe Kamal's end and one in front of our hotel, we were told probably wont happen and if we want to pay for it ourselves maybe it could, which we wouldn't mind but when we see the Leith street hub being done by council and we having to pay to help beautify the street with a parklet out of our pocket makes us wonder

why and what has happened. Also not long ago we had discussions with Luke & council heritage delegate about painting hotel, it was also bought up we could only do heritage colours etc. but then we found out we are state not local so nothing is able to be done on councils side, but then we see where new cafe is going (house cnr Leith street & main – which is local heritage) has been painted and it is in non heritage colours. Which has left us very upset and confused. We feel that the whole street should benefit from this upgrade & revamp not just certain areas. We feel out of the 12 priorities discussed in your renew Nairne main street pamphlet that most are beneficial except the hubs.

All businesses along main street should be included in the hub it should extend past Millers to include all the businesses, council and councillors seem to think main street has a lot of empty shops but that is incorrect only real empty shop is next to us which is up for sale, the house across the road could be a business but would be very limited in what it could be more like offices same for the house and mick murphy shop that have been converted into offices for the medical place that has now moved to Mt barker hospital area.

Originally it was discussed ideas on how to change the look of the main street from a highway, by putting a hub at Leith street and changing a few trees etc. doesn't seem like we have achieved that idea, it looks like we will have an area congested with outdoor dining then an open street with maybe some outdoor dining that has to be paid out of businesses pockets.

Regards

Gail & Rod Kennedy.
District Hotel
Nairne.



NAIRNE AND DISTRICT RESIDENTS ASSOCIATION INC

Simon Martin (President) 8388 0353
P.O. Box 416, Nairne, S.A. 5252

Email: ndra@live.com.au
Web: www.nairne.org.au

17th September 2015

Attention: Luke Gray

Senior Planner – Strategic Projects
Mt Barker District Council
6 Dutton Street
MT BARKER SA 5251

SUBMISSION RE: ReNew Nairne MAIN STREET PUBLIC CONSULTATION

Dear Luke

The Nairne and District Residents Association strongly supports the ReNew Main Street project. This is an exciting and important project for Nairne and has the potential to have a very significant impact on the town. All of the different user groups ie Nairne residents, traders and property owners, and visitors to the town will feel the positive influence of the project for years to come.

The following comments were made by Nairne residents and business owners who attended the Nairne & District Residents Association Meeting which was held on Wednesday 16th September 2015:

- How will the Nairne Street Scaping Project be staged and over how long a period?
- What will be done first?
- When will some actual work begin?
- How will drainage problems in the Main Street be addressed?
- Is there money available for work to be done in 15/16 Budget or is this only for design work/working plans to be put in place?
- Reduced Speed Limit in Main Street Nairne?
- Map/Design presented does not give detail of what is proposed for what is referred to in the design as Mick Murphy Activity Hub i.e. what will stay, what will be removed, what will there be in this area???
- Mick Murphy Hub is also referred to in the August "reNew Nairne's Main Street" flyer as The Mick Murphy Village Green. Historically the land between Cockburn Street and Jeffrey Street is recorded as land which was donated to the town of Nairne by Matthew Smillie, founder of

Nairne, and “known as Market Place”. (Nairne Centenary Booklet: p 5) “*The Town Market Square located where the tennis and netball courts are now, this land was donated by Matthew Smillie for public and social gatherings.*” (Over The Hills to Nairne: p 40)

- Suggested that the above Market Place be renamed to honour Matthew Smillie – this is also where the plaque bears the inscription: “Perpetuating the memory of Matthew Smillie, founder of Nairne, 1839” is in place. This plaque was presented to the town of Nairne at the time of the Centenary Celebrations in 1938.
- Footpaths for the whole of the Main Street need to be upgraded for safety and easy movement by all people and to provide safe access to present businesses and any visitors who like to discover the history of this 175 year old town.
- Need for safe “cycle way” through the Main Street. Suggested that this be placed alongside of the footpath and planter-boxes and car/motor cycle parking bays to be next to traffic lanes. This would also narrow the traffic lanes which is what the proposed design is suggesting. “Cycle Way” recommended to attract cyclists to Nairne.
- Need for “off street” parking – especially in the area of the Nairne Post Office, CFS and Town Market Square.
- Concern expressed regarding removal of the trees which are in Main Street now.
- Review Bus Stops in Main Street - additional Bus Stop in front of Soldiers Memorial Hall.
- Point 5 of the “12 Priorities for Change” refers to Nairne Historic Trail. A number of people at the meeting pointed out that the Historic Interpretive Plaques are already done and expressed the desire to have these put in place as soon as possible. The stands are being further investigated. These plaques were produced as a 175th Project and none of these are as yet in place.
- The request for a “Pig Trail” along the Main Street was fully supported by meeting and is known to be a popular suggestion as a novel attraction for Nairne. This also associates the town with an era of its history.
- Outdoor seating and eating areas would be great for the town.
- Agreed that Cross Walks very necessary as at present there is not one in the Main Street.
- Suggested that at some stage of redeveloping there be a viewing area placed for watching the trains as they pass through Nairne.
- Concern expressed regarding the lack of development in the central area of the Street Scaping Design as portrayed on the map in the most recent flyer i.e. between Leith Street and Cockburn Street.
- It was pointed out last night also that the Legend lists 3 as St Joseph’s Catholic Church. This is no longer the case and this building should be listed as the Old Nairne Primary School.

The Nairne residents and business owners are pleased to know that improvements are being planned for Nairne Main Street and look forward to this becoming reality.

We look forward to your response to this letter and answers to the questions listed in this letter.

Kind regards

Simon Martin
President

In regard to NADRA and the Master Plan Street Scaping I make the following comments

THE POINTS I LIKE.

1. To celebrate the History of the Main Street (i.e. Nairne Historical Trail)
2. Make the Main Street easier to get to from the residential areas.
3. Support a small Super Market at the former Chapman's site.
4. Increase street activity and profile through events.
5. Establish a MAIN STREET GROUP to improve and promote the Master Plan and to communicate with Council.

CHANGES OF SUGGESTIONS.

1 Suggestion that if it is necessary to REMOVE any trees in the main street that it is first be discussed with the MAIN STREET GROUP before any action is taken.

2 The Council to stay in touch and advise their timing and priority of the Street Scaping Stages.

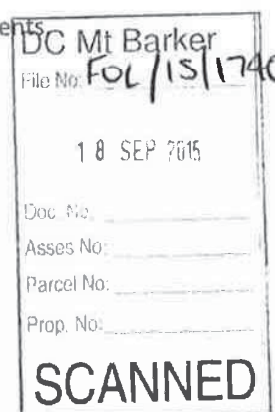
3 After reading the proposed Master plan and seeing the suggested works to be made on the Jeffrey Street corner and the new plantings in front of the Institute it would appear that this will eventually interfere with accommodating the buses driving in to the existing Bus stop 72.

4 Suggesting that a more convenient bus stop be explored and the temporary bus stop that was used next to the Soldiers Memorial hall while the undergrounding of the power this year was used quite successfully and this would also accommodate existing car parking and the convenience of the adjacent incoming bus stop.

5 Also suggesting that future and improved drainage of the main street also be a priority.

Submitted by David Smart

15/09/2015



Nairne and Districts
Residents Association

Ann Marie Gladisak
SECRETARY

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FEED BACK RE NAIRNE STREET SCAPING DESIGN as presented 24th AUGUST 2015:**POINTS YOU LIKE:**

1. PEDESTRIAN CROSSINGS - VERY NECESSARY
- 2.
- 3.
- 4.
- 5.

CHANGES YOU WOULD SUGGEST:

1. LOWER SPEED LIMITS FOR TRUCKS
2. IMPROVE FOOTPATHS THROUGHOUT TOWN - NOT JUST HIGHLIGHTED AREAS
- 3.
- 4.
- 5.

ANY OTHER COMMENTS:

PLEASE INSTALL THE HISTORICAL TRAIL PLAQUES
THAT HAVE BEEN READY TO GO FOR OVER
6 MONTHS. DON'T MAKE US WAIT UNTIL THE
STREET SCAPING IS COMPLETED - THEY CAN EASILY
BE MOVED IF NECESSARY

You are invited to bring these completed forms to NDRA Pre Meeting 16th Sept 2015 or

Contact Luke Gray at the Mt Barker Council office directly - lgray@dcmtbarker.sa.gov.au

MARGARET VINCENT
Dated 16.9.15

FEED BACK RE NAIRNE STREET SCAPING DESIGN as presented 24th AUGUST 2015:**POINTS YOU LIKE:**

- 1.
- 2.
- 3.
- 4.
- 5.

CHANGES YOU WOULD SUGGEST:

1. NEED 'OFF STREET' PARKING
- 2.
- 3.
- 4.
- 5.

ANY OTHER COMMENTS:

MORE EXPLICITE WITH YOUR DETAIL
ON MAP

You are invited to bring these completed forms to NDRA Pre Meeting 16th Sept 2015 or
Contact Luke Gray at the Mt Barker Council office directly – lgray@dcmtbarker.sa.gov.au

BARRY HOWARD
16/5/2015

FEED BACK RE NAIRNE STREET SCAPING DESIGN as presented 24th AUGUST 2015:

DC Mt Barker
File No: <u>FOL/15/1740</u>
21 SEP 2015
Doc. No: _____
Asses No: _____
Parcel No: _____
Prop. No: _____
SCANNED

POINTS YOU LIKE:

1. upgraded open space area etc
2. Art a Landmark area
3. Pedestrian Crossing.
4. improved footpaths. near ①-③ & Jeffery St & other end of main St. ⑨
- 5.

CHANGES YOU WOULD SUGGEST:

1. with Street activity hub
2. more done to attract people to whole street
3. with Street upgrade - street parking & paving
4. Plan doesn't seem accurate - upgraded footpath
5. Main Street - orange area & improved footpaths line area -->

ANY OTHER COMMENTS:

Feel that other parts of main street have been left out original talked about parklets in main street to attract people into Main area - Chingari's, 68 Main District Pizza Shop, even Foodmart all gone by wayside except Chingari's not only is that area getting Leigh Street paved it also looks like it is getting Majority of work done & will be main hub for street / businesses. areas They will have Cafe, Hotel & food areas why venture any further - Main stretch after with st hub will look uninteresting - Plan either doesn't show everything or only certain areas getting upgrade. Priority should be not PTO hubs but footpaths, landscapes & making Mick Murphy area attractive to bring people into town.

You are invited to bring these completed forms to NDRA Pre Meeting 16th Sept 2015 or
Uninteresting - Plan either doesn't show
Contact Luke Gray at the Mt Barker Council office directly - lgray@dcmtbarker.sa.gov.au

The Street Plan overall looks good but what happens to business that aren't included in hub's. - Chemist, 68 Main Pizza Place, Plaster Planet, District. There is nothing on plan to show if anything is going to be done or upgraded in that stretch.

One of the things that was discussed previously was how come round corner & main street looks like a highway now all I can see from this plan is Leith Street & Junction Street Areas will be great areas - looking at Activity hub drawing why would you venture any further has pub/cafe & restaurants. Also Mick Murphy hub will be great - CNR Takeaway Petrol & Post Office maybe other hotel but not any other businesses.

Thought the idea was to make main Street stretch look less like a highway more & like a street, ^{that} people would rather come to & be seen & use the businesses more, Seems only a hand full will get benefit!!

With problems getting Mick Murphy upgrade approval what will happen to suggested upgrade if approval doesn't happen.

FEED BACK RE NAIRNE STREET SCAPING DESIGN as presented 24th AUGUST 2015:**POINTS YOU LIKE:**

1. Upgrade to main st.
- 2.
- 3.
- 4.
- 5.

CHANGES YOU WOULD SUGGEST:

1. Include all Business in upgrade
- 2.
- 3.
- 4.
- 5.

ANY OTHER COMMENTS:

Seems to be all focus on Liefk st
Activity Hub.

Not how it was proposed when
we went on bus trip ~

Millers - Ziggy Zaga and Millies
are the main area that will
benefit of most of upgrade.

You are invited to bring these completed forms to NDRA Pre Meeting 16th Sept 2015 or

Contact Luke Gray at the Mt Barker Council office directly – lgray@dcmtbarker.sa.gov.au

12.4 REPORT TITLE: WARD DONATIONS**DATE OF MEETING: 19 OCTOBER 2015****FILE NUMBER: DOC/15/56271****Strategic Plan Reference**

Governance and Leadership

Purpose

To allocate ward donation funds to individuals or organisations.

Summary – Key Issues

1. Council has allocated an amount for 2015/16 of \$14531 which equates to \$1321 for each Council Member to allocate to individuals and/or groups at the Council Members' discretion. This is known as a Ward Allowance.
2. At each Council Meeting, Council Members may nominate individuals or groups to which a donation from their Ward Allowance will be made.

Recommendation

That Council will make the following donations, given that each Member nominating the donation has given careful consideration to whether there is a conflict of interest:

Council Member	Amount	Group/Individual	Purpose

Background

1. Council receives many requests for assistance from individuals, community members and community groups. Requests may be received by Council Members via telephone, letter or via email, or direct to Council.
2. Council has allocated an amount for 2015/16 of \$14531 which equates to \$1321 for each Council Member to allocate to individuals and groups at the Council Members' discretion. This is known as a Ward Allowance.
3. This Ward Donation practice has been in place for over 15 years.

4. The Representation Review process (completed in September 2013) ensures equal representation (Council Member per elector) in each Ward. No change was made to the number of Councillors in each Ward. This process ensures the amount of Ward Allowance available to the community is equal between each of the Wards.
5. At the end of each financial year, a report of the expenditure of Ward Allowances will be reported to Council.

Ward Donation Procedures

6. Members receive a print out indicating how much is still to be spent.
7. Individual members of the community or community groups may require small financial assistance for projects/initiatives of community interest and benefit from Council.
8. These requests should be made directly to the Mayor and/ or Council Members for their consideration / assessment.
9. Any requests received directly by Council will be acknowledged by the Executive Assistant to the Chief Executive Officer and Mayor, and advised that any such requests received will be provided to all Council Members who may choose to contribute some funds from their annual Ward Allowance.
10. When determining donations, Council Members should consider the community interest / benefit to be received and enjoyed by the community at large as a result of that donation.
11. Council Members should also consider and assess any actual or perceived conflict of interest as a result of making a particular donation.
12. At each Council Meeting, Council Members may nominate members of the community or community groups to which a donation from their Ward Allowance will be made. These donations are reflected in the Council meeting minutes, available on Council's website www.dcmdbarker.sa.gov.au
13. Council Members are encourage to advise the Executive Assistant to the Chief Executive Officer and Mayor as soon as possible of any requests for ward donations received in advance of Council meetings in order for such requests to be included in the Council meeting agenda.
14. When making a donation in the Council Meeting, the Elected Member should:
 - a. Declare who the donation is to be made to, the amount and the purpose of the donation; and
 - b. Complete and submit a Ward Donation Form to the Minute Secretary (Sue Miller).

Community Engagement

Informing only	Notification by way of Council minutes.
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Policy

There are currently no Council Policies in relation to Ward Donations.

Budget

The budget allocation for Ward Donations is \$14531 which equates to \$1321 recommended expenditure by each Council Member. Any unallocated ward allowance balance is not carried over to the next financial year.

Statutory/Legal

There are no statutory/legal implications or requirements in relation to Ward Donations.

Section 73 of the Local Government Act 1999:

However, Elected Members should be mindful of potential or real conflict of interest that arise as a result of making a ward donation.

Staff Resource Requirements

Upon notification of a resolution of Council, Finance staff process and forward ward donations to the recipient. This is incorporated into the existing responsibilities of the finance staff.

Environmental

There are no environmental implications arising from this report or its recommendations.

Social

Ward donations enable individual members of the community and community groups to request small donations to assist with their endeavours.

Risk Assessment:

It is the responsibility of each Council Member to assess the risks association with the ward donations.

Asset Management:

There are no asset management implications arising from this report or its recommendations.

Conclusion

Council Members have the opportunity to make ward donations.

Key Contact

Sue Miller, Executive Assistant to Chief Executive Officer & Mayor

Manager or Sponsor of Project

Andrew Stuart, Chief Executive Officer

Attachments

Nil

13. INFORMATION REPORTS**Recommendation**

That the following information report be noted.

**13.1 REPORT TITLE: RESPONSE FROM ICAC IN RELATION TO
COUNCIL'S COMPLAINT REGARDING THE
STATE GOVERNMENT PROCESS FOR
REZONING OF LAND IN MOUNT BARKER**

DATE OF MEETING: 19 OCTOBER 2015

FILE NUMBER: DOC/15/98258

Purpose:

To provide the response from ICAC in relation to Council's complaint of 2013.

Summary – Key Issues:

- Following the Ombudsman's report into the procurement regarding the growth areas the Council requested the Office for Public Integrity (OPI) also conduct an investigation regarding a State Government procurement process prior to the 2010 Mt Barker rezoning decision.
- The Independent Commissioner Against Corruption (ICAC) has concluded its investigation and did not identify an issue of corruption in public administration in relation to this matter

Background:

1. In 2013 following complaints to the Ombudsman, the Ombudsman conducted an investigation and reported on "Investigation into the Growth Investigation Areas Report Procurement".
2. The Ombudsman's Annual Report for 2012/13 notes:

"My investigation found inter alia that the acquisition planning process in the procurement was deficient and contrary to the State Procurement Board's guidelines. It failed to address conflict of interest. Further, before and during the procurement, as well as at the time of being awarded the consultancy, Connor Holmes were making concerted representations to the Minister on behalf of five developers (the Mount Barker Consortium) to expand and rezone Mount Barker. In my view, Connor Holmes were clearly conflicted between this role and their GIA project consultancy role. The failure to identify Connor Holmes' conflict of interest tainted the probity of the procurement process."

For members who wish to read the full Ombudsman's report it can be found at this link on the Ombudsman's website:

http://www.ombudsman.sa.gov.au/wp-content/uploads/gia_2013.pdf

3. Following the Ombudsman's report in March 2013 the Council resolved:

"Council write to Office for Public Integrity requesting that given the findings of the Ombudsman in his report the process and events leading to the Ministerial Development Plan Amendment being authorised in late 2010 be referred to comprehensive independent scrutiny by the Independent Commission Against Corruption (ICAC) or by a Royal Commission."

4. This letter was sent on 22 March 2013.

Discussion:

5. Council received a response regarding this investigation in June 2015 (including an apology for the oversight of not notifying Council earlier). Commissioner Lander stated that following a thorough investigation he did not identify an issue of corruption in public administration in relation to the rezoning of land in Mount Barker.
6. Council was authorised by The Commissioner to make this matter known in an open meeting and on Council's website.

Conclusion:

Council's complaint to ICAC has been finalised with no corruption in public administration identified in relation to the State Government process for the rezoning of land in Mount Barker.

Key Contact

Ros McDougall, Risk & Governance Officer, Corporate Services

Manager or Sponsor of Project

David Peters, General Manager Corporate Services

Attachments

nil

14. MAYOR'S REPORT

15. MEMBERS' REPORTS

16. QUESTIONS ARISING FROM COUNCIL MEETING

17. CONFIDENTIAL REPORTS**17.1 REPORT TITLE: CONFIDENTIAL ITEM – MOUNT BARKER
TOWN CENTRE LAND STRATEGY****DATE OF MEETING: 19 OCTOBER 2015****FILE NUMBER: DOC/15/103452****Recommendation:**

That Council:

Section 90 (3) (b) Order**1. Pursuant to Section 90(3)(b)**

Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except the Chief Executive Officer, four General Managers and the Executive Assistant to the Mayor and Chief Executive Officer be excluded from attendance at the meeting for the Agenda Item 17.1 Mount Barker Town Centre Land Strategy.

The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business and would prejudice the commercial position of the Council in that the information to be considered includes financial information, the disclosure of which could prejudice the Council's commercial position during negotiations.

In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may severely prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.

Section 91(7) Order

Pursuant to Section 90 (3) (b) & (d)

10. That having considered the Agenda Item 17.1 Mount Barker Town Centre Land Strategy in confidence under section 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until a contract for the sale and purchase of land has been executed and all of the pre conditions to settlement have been satisfied or on 7 September 2016, whichever is the sooner.
-