



MOUNT BARKER
DISTRICT COUNCIL

MEADOWS TOWNSHIP PLAN

OCTOBER 2019



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01 PURPOSE

The Meadows Township Plan (the Plan) will guide the future of Meadows over the next twenty years. It is intended to assist Council in delivering coordinated projects, planning and services. It will also inform initiatives of external agencies such as community groups, private individuals, government agencies and the business sector who play a pivotal role in the future of Meadows. The Plan will:

- Provide a long term vision for the township of Meadows
- Identify opportunities to facilitate economic prosperity
- Respond to the changing diverse needs of the community
- Describe priorities and opportunities for improving infrastructure, the public realm, and open space.

Local, environmental, demographic, social and economic factors have been considered in the preparation of this plan.

A landscape photograph showing a vineyard on a hillside. The foreground features rows of grapevines, some with green leaves and others bare. A small pond is visible in the lower left. In the background, there is a dense forest of tall trees under a clear blue sky.

02

Background & how to read the Plan

In June 2019, Council ran community consultation on a draft township plan for Meadows. We reviewed all feedback, made changes where needed and finalised the document into this Plan.

Background

On 3 June 2019, Council endorsed the draft Meadows Township Plan to go out on public consultation. The consultation period ran from Monday 17 June til Wednesday 17 July 2019.

The objective of the consultation was to answer the question; do the proposed priorities and key directions set by the draft Plan accurately reflect community expectations?

During the consultation period over 500 brochures were mailed and delivered to residents and an open day session was held adjacent the Meadows Memorial Town Hall on Saturday 29 June 2019.

There was active participation throughout the consultation period which included:

- 157 completed surveys
- 50 people attended the open day
- A large submission from the students of the Meadows Primary School
- 28 written submissions received from 4 groups/agencies and 24 individuals
- Council staff engaged with community organisations during the consultation period, including the Meadows Community Association and the Meadows Sports Club
- A detailed report on the summary of consultation was presented to Council on 8 October 2019. To view this report go to: mountbarker.sa.gov.au and open the 8 October 2019 Council Agenda.

How to read this Plan

This report is broken up into two sections.

The first section provides an introduction about and includes information of Meadows. It also provides detail on the seven key themes and associated principles included in the plan.

The second part of the report takes a more in-depth look at each of the key themes. This section is under the heading of 'explore the plan'. Also included in this section is the implementation plan which details the priorities for actions in the plan.

This report is structured as follows:

INTRODUCTION

Introduces the plan and provides an executive summary.

CONTEXT

A background to Meadows including issues and opportunities that influence the plan.

GUIDING PRINCIPLES AND THEMES

An overview of the seven key themes and the guiding principles which underpin the plan.

EXPLORE THE PLAN

Provides an in-depth look at the Plan.

IMPLEMENTATION PLAN

Details the priorities of the Plan and how these priorities will be implemented.

03 THE PLAN

1 Enhance and protect heritage

- Advocate and support the continued protection of heritage places and the Historic Conservation Area.
- Celebrate the heritage and culture of the area through initiatives such as interpretive signage, public art and public realm improvements.

2 Improve township entrances and reinforce township boundaries

- Improve the appearance of township entrances and approaches. Develop gateway treatments that reflect the local sense of place and heritage. **A**
- Reinforce existing township boundaries. **B**

3 Improve pedestrian links

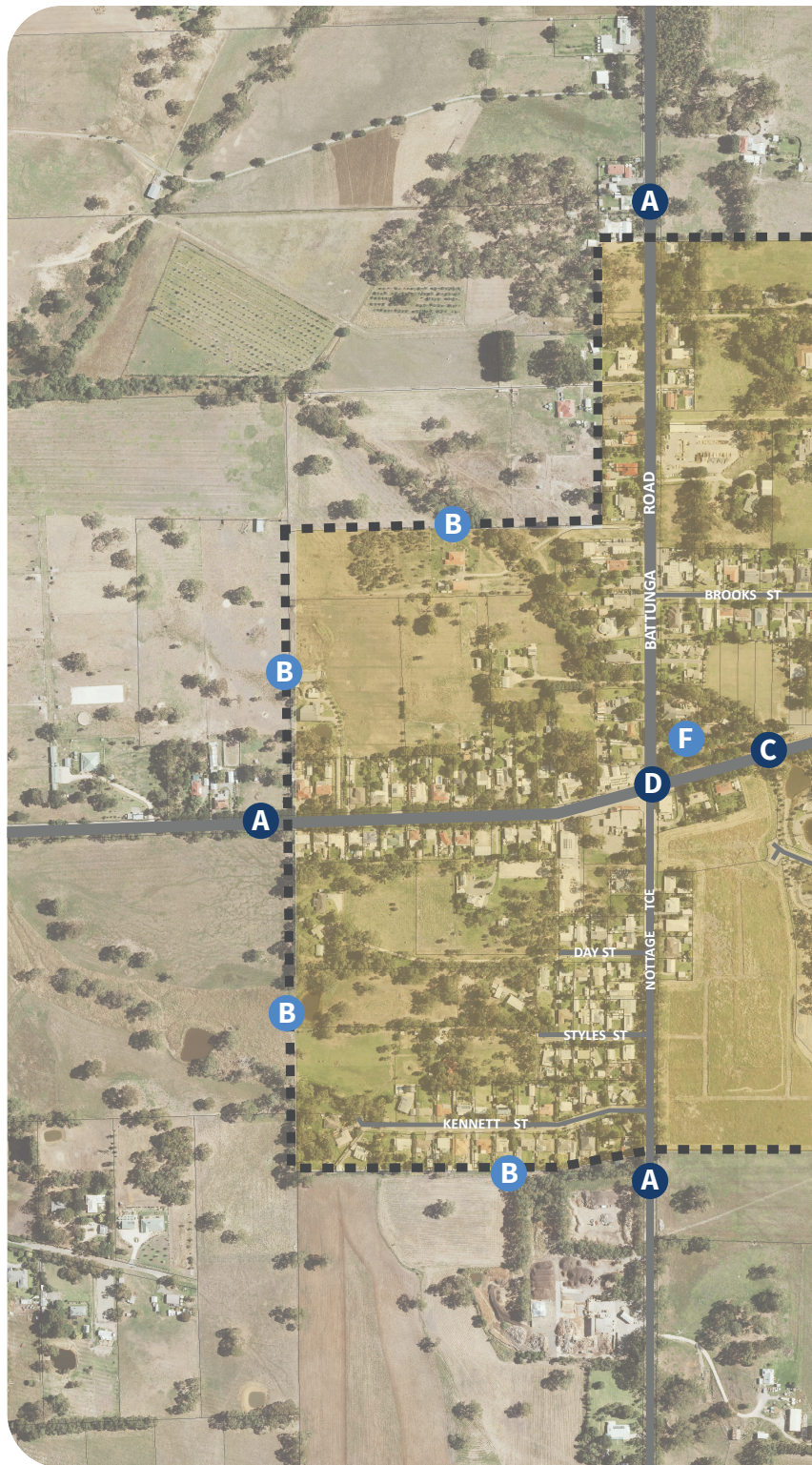
- Establish improved pedestrian links and direct connectivity with Battunga Park from the recreation grounds and to Mawson Road.
- Improve the pedestrian crossing across Kondoparinga Road at the intersection of Mawson and Kondoparinga Roads. **C**

4 Upgrade the Mawson / Battunga Road intersection **D**

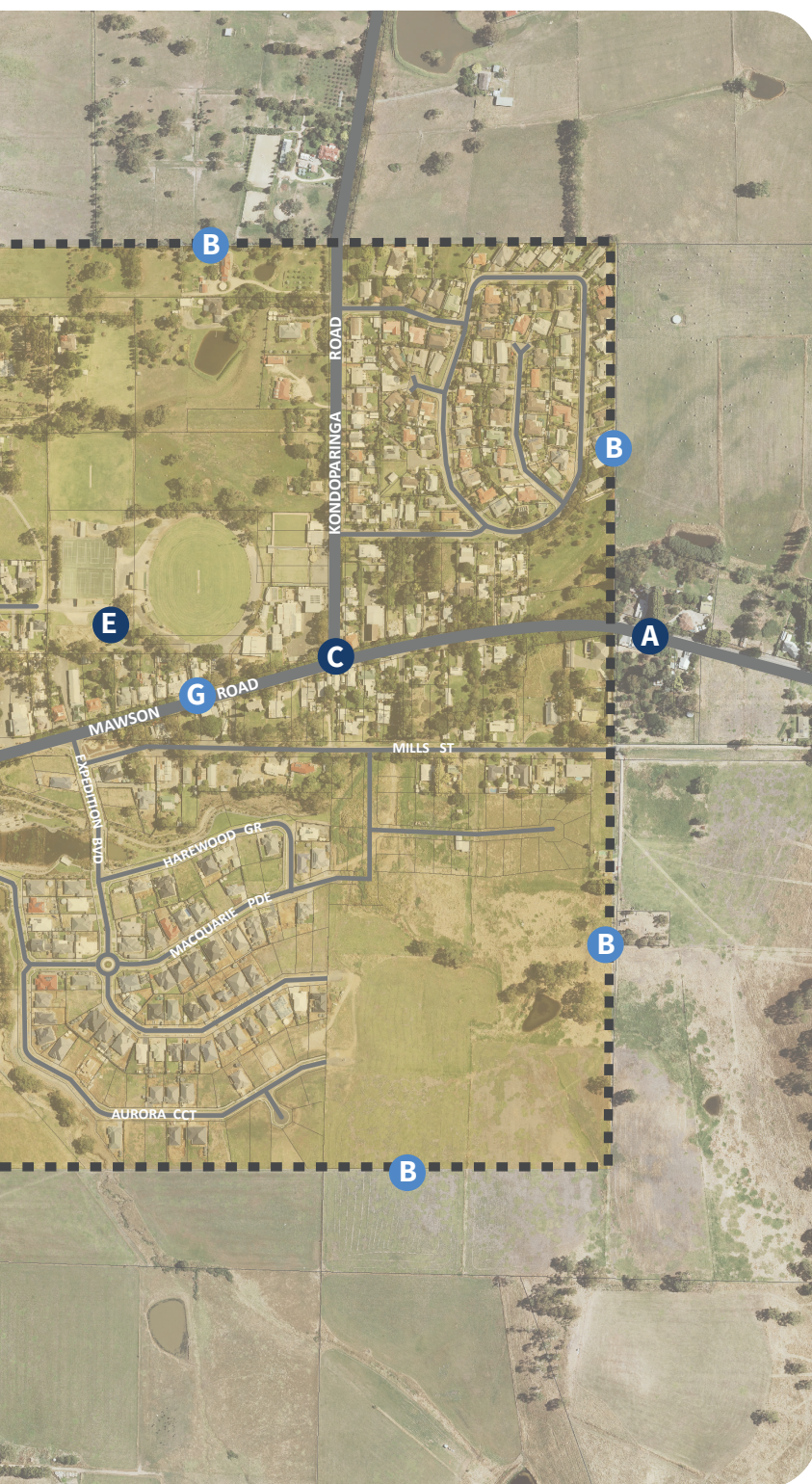
- Undertake safety improvements to the Mawson / Battunga Roads intersection
- Undertake streetscape upgrade works in the locality of the recently undergrounded powerlines.

5 Support economic growth and tourism

- Promote the feasibility of an anchor retail tenant within the township in the short-medium term by creating relevant policy conditions and support the development of a supermarket in the main street locality.
- Investigate and promote short-term accommodation within the township with the aim of increased overnight stays through implementation of an RV Park. **E**



X Specific proposal **X** General strategy Focus area Township boundary



6 Maintain and enhance key public open space

- Maintain and improve Battunga Park as the premier all ages open space reserve within the township and as a key 'stop-off' destination within the region and upgrade as part of Council's renewal program. **F**
- Enhance existing reserves and undertake re-vegetation and increased tree planting within existing reserves, creek lines and township entrances.

7 Add diversity to open space and recreation experiences

- Enhance and promote existing recreational facilities for increased community use and activation where possible.
- If and when review and needs analysis of existing recreation ground facilities to determine feasibility and potential redevelopment.

8 Support community and trader groups

- Work with all community groups to provide new / upgraded infrastructure where there is clear community benefit.
- Support the establishment of a Meadows Trader Group.
- Continue to support a range of community and sporting clubs to encourage improved social inclusion and health outcomes for the community.

9 Activate the Main Street

- Upgrade existing street furniture and lighting along the Main Street with priority adjacent key land uses such as the Memorial Hall, recreation ground entrance and school. **G**
- Further promotion of street activation of the main street through provision of community art and events.

10 Continue to provide necessary infrastructure upgrades

04 EXECUTIVE SUMMARY

Council's top three priorities over the next five years are to upgrade the Mawson / Battunga Road intersection, improve pedestrian infrastructure and accessibility and promote commercial investment into the main street locality.

The vision

Over the next twenty years Meadows will undergo growth and evolution as a township. Following a period of residential growth Meadows will strengthen as a highly livable and well-connected township and largely self-sustaining within a regional context.

To achieve such a vision, this Plan is underpinned by five key strategies:

1. Review potential for growth of commercial activities within the main street locality and residential development within the Deferred Urban Zone;
2. Provide safer vehicle and pedestrian/cyclist movement throughout the township;
3. Protect and enhance heritage and character;
4. Enhance existing open space and recreation areas;
5. Improve the Main Street area and public realm.

Seven key themes and their guiding principles

Seven themes have been developed to address to key opportunities that the Plan seeks to address. The seven themes include:

1. Heritage, Character and Identity
2. Connected Communities
3. Access and Movement
4. Open Space and Community Facilities
5. Economic Development, Growth and Tourism
6. The Main Street
7. Infrastructure

Each theme has guiding principles which inform strategies and priorities.

Implementation and priorities

Implementation of the Plan has been broken into short, medium and on-going projects over a twenty year period. A number of priorities have been identified which will be actioned in the short term (0-3 years).

These priorities include:

- Battunga Road/Mawson Road intersection upgrade;
- A review of planning policy of current planning zones including the Deferred Urban Zone, Mixed Use Zone and Local Centre Zone in promotion of sustainable residential growth and commercial investment for the settlement; and
- Improvement to the pedestrian infrastructure and connectivity to the main street and recreation grounds.

Community Consultation

Community consultation on the draft Plan was undertaken from June 17 to July 17, 2019. Further details of the summary of consultation can be found on page 5.

A detailed report on the summary of consultation was presented to Council on 8 October 2019. To view this report go to: mountbarker.sa.gov.au and open the 8 October 2019 Council Agenda.

05 CONTEXT



Peramangk acknowledgment

We would like to acknowledge that the township of Meadows is located on the traditional land of the Peramangk people. We respect their spiritual relationship with their country and their cultural and heritage beliefs.

The Meadows Township and environs are located within an area known as Battunga Country, which is the Peramangk word for ‘place of big trees’.

Focus Area

The focus area of the Plan is the township of Meadows, however, more broadly the plan takes into account Meadows and surrounds.

Four main factors have influenced Meadows to make it what it is today, these being historic, demographic, tourism, and environmental. All factors are discussed in detail in this document.

05 CONTEXT CONTINUED



Settlement

Meadows, compared to other towns in the District, differs in that the town did not originate as surveyed township allotments. The historical pattern of township allotments largely resulted from the sub-division of the original sections north of Mill Street. The main road from Happy Valley and Clarendon only reached Meadows in 1864. This resulted in the re-routing of the main road from Mill Street to Mawson Road.

Meadows was the centre of local government for 100 years having been the home of the Meadows District Council, which combined the original Kondoparinga district with those of Clarendon, Echunga and Macclesfield.

A prominent community building in Mawson Road is the old dairy factory. The dairy factory was constructed in 1936 by the South Australian Farmers Co-op Union Ltd and was associated with the rise of the dairy farmers' co-operatives in the period between the two world wars. It was purchased by the Council in the 1980s for use by the community.

The main road was renamed Mawson Road in honour of Sir Douglas Mawson in the 1980s. Sir Douglas Mawson owned a property outside of Meadows towards Kuitpo forest.



Demographics

The estimated resident population of Meadows (and its surrounding hinterland) in 2019 was 1,905 which represents approximately 5.2% of the Mount Barker District population. The population increased from 2011 to 2016 by 168 people representing an annual average growth of 2% over a five year period.

The distribution of the Meadows population is dominated by the age groups 35-49 and 50-59 accounting for 38% of the total population. The largest changes in the age structure in the period between 2011 and 2016 were in the 25-34 age group with an increase of 62 persons, and an increase of the 60-69 age group of 61 persons.

Overall, 14.8% of total households with children were a couple with young children, and 8.9% were couples with older children, compared with 18.4% and 10.4% respectively for the Council as a region. Between 2011 and 2016, the number of households with children decreased by 42 households (10.4%).

There was an overall increase of 56 households between 2011 and 2016. This is set to increase further over the next 20 years with the population increasing to 2,561 by 2036. This represents a 34.4% increase over this period.



Economy and tourism

Meadows is a small rural township servicing its resident population and those of the surrounding rural areas with convenience goods, food and services. Higher order goods and services are readily available at the nearest major centres of Mount Barker and Strathalbyn.

The Meadows catchment comprises above average incomes with relatively high home ownership.

Meadows is also located on a convergence of routes that connects to Adelaide via Clarendon, Southern Fleurieu via Mount Compass, Strathalbyn via Paris Creek, Goolwa via Bull Creek and Mount Barker via Echunga. Mawson Road functions as part of a weekend tourist route, most notably as the entry point to the Bull Creek and Macclesfield Roads favoured by the motorcycling and cycling community. A number of businesses such as bakeries and cafes generate trade to the local population and the passing commuting and tourist traffic.

With the future population increase driven by existing large residential sub-divisions and potential for further divisions on residential land there has been developer interest in the establishment of a small-scale anchor supermarket in Meadows. With a projected increase of dwellings of approximately 350 by 2036 the viability of a small scale supermarket in the short to medium term could be possible. This has been confirmed through a retail analysis undertaken by Council.



Physical environment

The township is situated at the base of the Meadows fault line escarpment, which delineates the western slopes of the Greenhill range that bisects the District from north to south, including Kuitpo forest and Prospect Hill to the south. The Meadows Creek runs through the township.

The surrounding hinterland to the west and north of the town is considered to have a high value landscape setting with large river red gums, situated in open fields with stock grazing as the predominate use. To the east and south the rising topography, with areas and reserves of remnant and regenerating pink gum low woodland provide a high value setting and town entrance from the Bull Creek and Macclesfield Roads.

The township of Meadows is centered on Mawson and Battunga Roads with a concentration of commercial development at the junction of these two roads. Historical development of the town has resulted in lineal development predominately along Mawson Road and comprises a mix of land uses with older residential land division in the north east, and at the more recent Mawson Green in the south east. The town is easily distinguishable from the historical pattern of development.

06 TEN GUIDING PRINCIPLES & THE SEVEN THEMES

There are ten guiding principles and seven key themes used in the preparation of this plan.

The ten guiding principles are:

1. Protect and enhance indigenous, cultural and natural heritage and promote the continued identity of the Meadows Township.
2. Improve access, safety and connectivity of movement of pedestrians, cyclists and vehicles throughout the township.
3. Promote improved public transport links between Meadows, Mount Barker and metropolitan Adelaide.
4. Enhance and improve existing open space and recreation ground facilities for use by all age groups.
5. Encourage development which expands the economic base and its growth of the township within existing township boundaries.
6. Promote tourism events for the township and increase opportunities for short-term accommodation.
7. Ensure the renewal / upgrade of assets aligns with Council's Asset Management Plans and the continued growth of the Meadows Township.
8. Pursue proactive management of infrastructure in the context of the growing township.
9. Promote the activation of the main street through community art, activity nodes and increased commercial activity.
10. Improve the appearance of the streetscape and public realm through public realm improvement works.

The icons on the following page represent the seven key themes of the plan and we invite you to explore each themes. The creation of the themes was guided with discussions with both external community groups and state government agencies including:

- Meadows Community Association
- Meadows Recreation Ground Committee
- Meadows Sports Club
- Meadows Bowling Club
- Meadows Memorial Hall
- Meadows Primary School
- Department of Planning, Transport and Infrastructure
- Country Fire Service
- Local businesses

From these discussions, 10 guiding principles were developed which underpin the overall framework of the plan.



HERITAGE, CHARACTER AND
IDENTITY
(See page 16)



OPEN SPACE AND
COMMUNITY FACILITIES
(See page 24)



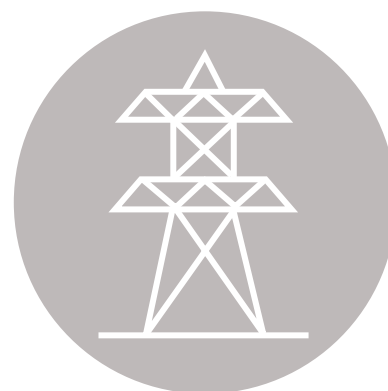
ACCESS AND MOVEMENT
(See page 20)



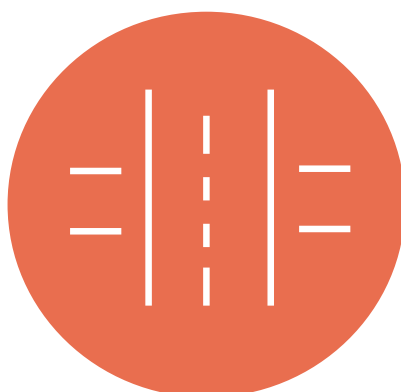
CONNECTED COMMUNITIES
(See page 18)



ECONOMIC DEVELOPMENT,
GROWTH AND TOURISM
(See page 28)



INFRASTRUCTURE
(See page 32)



THE MAIN STREET
(See page 30)



Explore the Plan



07 HERITAGE, CHARACTER & IDENTITY



Meadows is a small rural township located within Battunga Country. Following European settlement, the town largely developed around agricultural and pastoral uses with a strong connection to farming and the dairy industry.

The town and its surrounds has a current estimated population of just over 1,900 people which is set to increase to over 2,500 people by 2036. Much of this population growth will be seen in the new residential land releases in the Meadows Township. The impact of this residential land release (since the 1970s) has seen two distinct characters develop within Meadows – the old and the new. This Plan aims to encourage an integrated approach to development within the town.

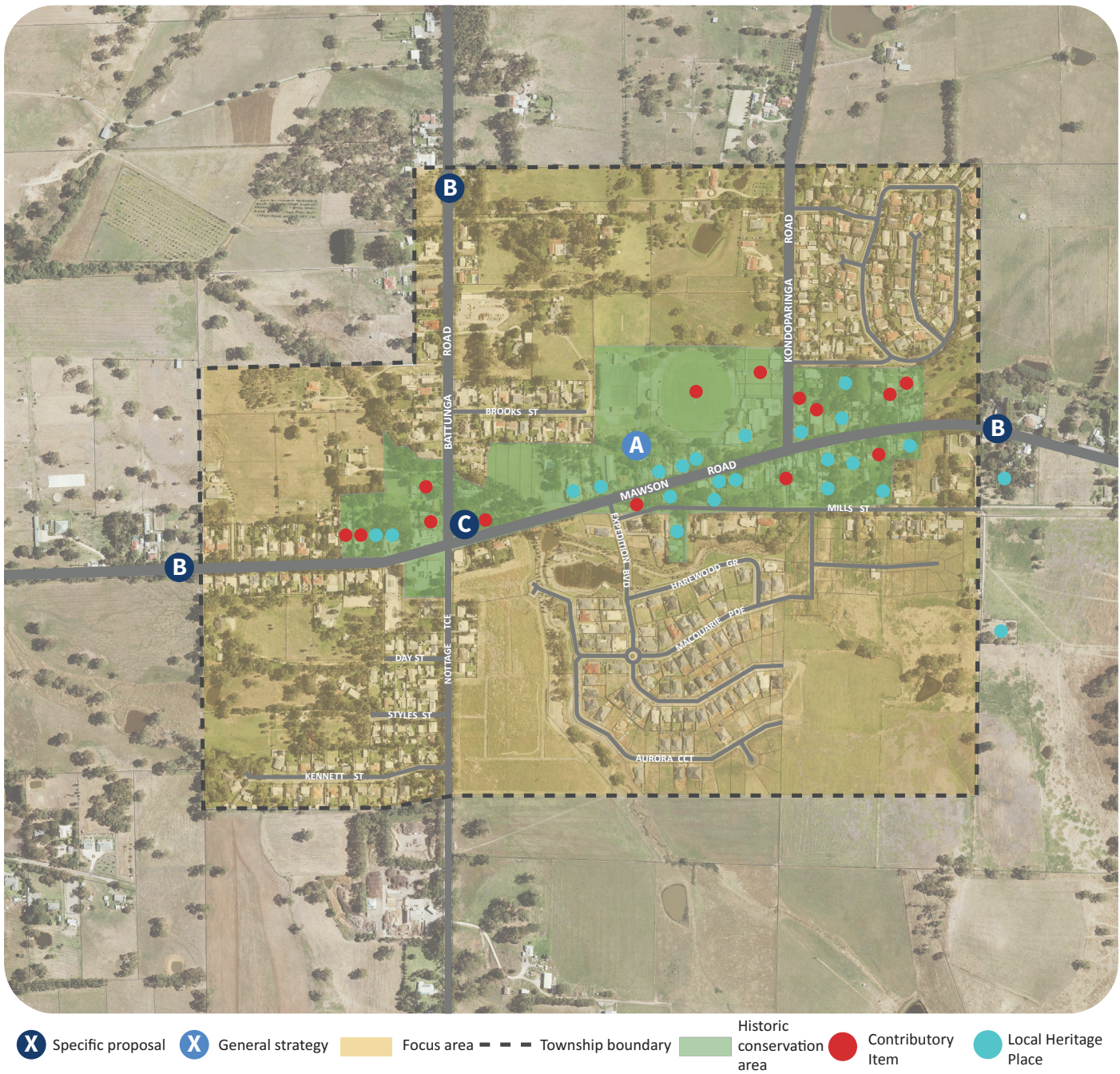
Community and interest groups are an important part of the Meadows social fabric. This plan aims to continue to support these groups, particularly where there is a clear community benefit.

Built heritage remains an important part of the township, with over twenty Local Heritage Listed Places, fourteen Contributory Items and a Historic Conservation Area within the settlement. A existing heritage walk within the township provides a self-guided introduction to the heritage built form and local history.

The Plan seeks to not only protect this heritage, but to build on the existing identity and is underpinned by the following actions:

Actions

1. Advocate and support the continued protection of heritage places, monuments and the Historic Conservation Area. **A**
2. Celebrate indigenous and european heritage and culture of the area through initiatives such as interpretive signage, public art and the materials chosen for public realm improvements.
3. Continually inform and facilitate community information sessions on planning and development of Local Heritage Places and the Historic Conservation Area including accessing the Heritage Incentive Scheme.
4. Reinforce detached dwellings on large allotments, whilst investigating opportunities for housing diversity in appropriate locations (outside of heritage areas).
5. Encourage private property owners to improve their land and buildings in line with heritage objectives that have an interface with important public spaces.
6. Support the continued development of the town in an integrated and planned approach.
7. Improve the appearance of township entrances and approaches. Develop gateway treatments that reflect the local sense of place and heritage. **B**
8. Improve and promote the Meadows Heritage Walk. **C**
9. Reinforce existing township boundaries.



1. Meadows Heritage Walk
2. Meadows township entrance
3. Local Heritage Places

08 CONNECTED COMMUNITIES



A connected and inclusive community is an important and necessary feature of rural towns such as Meadows. An increase in the number of people living alone and a disconnect between essential services and those in vulnerable situations can often lead to issues such as social isolation and loneliness, both of which have a significant impact on both community wellbeing.

Community groups and local sporting clubs play an important role in creating a connected community. They provide opportunities for social interaction and assist in creating a support network that serves as an important check and balance for parts of the community. In Meadows, community groups such as the Meadows Community Association, Battunga Lions and the Meadows Uniting Church should be supported to continue to fill this important role in the community along with the many sporting clubs which utilise the Recreation Grounds. Providing physical spaces and facilities where community members can come together is important for continuing to build a connected community.

The ever growing community events such as the Meadows Easter Fair and the Meadows Country Fair also serve as important opportunities for participation and inclusion and the continuation of these and other similar community events in the town should be supported.

The residential growth of Meadows brings with it a need to ensure that community services are also grown and promoted assisting this growing community to be more inclusive to existing, new and future residents. Improved intra-town transport options and availability of in-home services will also assist to facilitate improved community wellbeing.

Enabling younger members of the community to be active and engaged is also important. In addition to the valuable role played by organised sport, it is important to recognise the changing way in which younger generations are choosing to be active. Continuing to provide opportunities for informal recreation activities such as running, skate-boarding and playing informal ball sports is important to ensure young people remain engaged and active.

Actions

10. Continue to support the role and function of community and sporting groups, acknowledging the important role they play to encourage social interaction and inclusion.
11. Continue to support local community events which provide an opportunity for the community to come together and which helps to cement the identity of the town and creates a sense of community.
12. Advocate for a broader range of in-home services to operate throughout the town so that the elderly and disabled can continue to remain within the Meadows community.
13. Continue to provide transportation services for the elderly and disabled through Council's Hills Community Transport program and advocate for improved public transport services.
14. Investigate changes to development plan policy which provide for smaller housing options throughout the town and which provides for aged and support care housing where appropriate to ensure that housing better caters for all residents.
15. Provide information to the Meadows community on the housing support services available throughout the district, connecting those experiencing housing difficulties with the appropriate services.
16. Continue to provide facilities which cater for informal recreation activities to engage younger residents and support community groups which perform this role.
17. Where possible support the role, function and growth of the Meadows Primary School and the Meadows and District Kindergarten to continue to provide desirable local education options for the town.



09 ACCESS AND MOVEMENT



Pedestrian movement

Pedestrian movement is highest within the township on weekends and during large events. Generally, existing footpath infrastructure is in need for improvement adjacent key intersections and between key land uses.

Meadows maintains a good provision of footpaths within newly developed and established residential areas as well as along main street locality. In particular on Mawson Road adjacent the primary school and recreation ground entrance it is likely that some upgrades to footpath would be required in the future as street trees have impacted upon pavement surfaces.

Opportunities to create improved pedestrian access across Mawson Road and between key land uses such as the recreation grounds and Battunga Park should be encouraged.

Cycling

Cycling facilities are limited. Within the township there is an opportunity to provide destination facilities for cyclists in order to promote continued cycling traffic. The potential for the provision of cycling lanes should be explored.

Public transport

Meadows is serviced by public transport which relies upon further public transport connections to metropolitan Adelaide. Currently this service operates in a limited capacity. Meadows would benefit from the provision of improved public transport links with the regional centre of Mount Barker and Adelaide.

Car parking

Car parking within the township is largely accommodated through on-street provisions and where required on commercial properties fronting Mawson Road. During events such as the Easter Fair and Country Fair, on-street car parking and parking on Council owned land can accommodate temporary parking influx, albeit on-street parking becomes more widespread throughout the township.

Housing development is typically of a low density within Meadows and therefore private property can typically accommodate the majority of residential parking requirements.

Actions

18. Establish improved pedestrian links throughout the township, direct connectivity with Battunga Park from the recreation grounds and across Mawson Road. **A**
19. Improve pedestrian crossing across Kondoparinga Road at the intersection of Mawson and Kondoparinga Road. **B**
20. Review footpath infrastructure on Mawson Road and undertake footpath upgrades where necessary to provide for improved pedestrian access. **C**
21. Advocate for improved public transport services and associated infrastructure for the township.
22. Establish improved facilities for cyclists on Mawson Road and explore the opportunity for the provision of cycling lanes along Mawson Road. **D**
23. Investigate heavy vehicle movements within Meadows as to inform potential alternate routes for heavy vehicles.
24. Investigate and liaise with DPTI regarding the potential for reduced speed limits within the Meadows Township.
25. Investigate suitability of the existing school crossing on Mawson Road with DPTI and implement upgrade if required. **E**



Specific proposal General strategy Focus area



1. Cyclists on Mawson Road
2. Mawson Road Streetscape
3. Mawson Road footpath

09 ACCESS AND MOVEMENT (CONTINUED)

Mawson / Battunga Roads Intersection

Meadows is bisected by two roads under the care and control of the Department of Planning Transport and Infrastructure (DPTI), namely Mawson Road and Battunga Road. The estimated two-way average number of vehicles per day for Battunga Road equates to 3,900 vehicles and 6,000 vehicles for Mawson Road west of Battunga Road and 3,900 vehicles east of Battunga Road (Source: DPTI 2016).

These roads are considered busy in the context of a country township. Within the township a 50 kilometre per hour speed limit applies.

The higher volumes of traffic along Mawson Road west of Battunga Road is indicative of how Meadows functions somewhat as a thoroughfare to the Fleurieu Peninsula. At peak times (especially during events) the Battunga and Mawson Road intersection becomes heavily congested.

Council has prepared a concept for the upgrade of this intersection and this is shown on the following page. The concept provides for improved safer vehicle and pedestrian movements.

Due to existing site constraints at the intersection such as limited land availability, infrastructure and land use, the design of the intersection is fixed. Alternative intersection solutions such as a roundabout and traffic lights have been explored but have been discounted due to dimensional constraints (road widths) and traffic analysis.

Following the community consultation period further discussions with DPTI were undertaken which confirmed the above. That being said the concept plan has been amended noting the priorities of the community at this point in time including provision of on street parking, improved pedestrian access and reduced tree plantings. There are opportunities for properties directly adjacent to this intersection to enhance pedestrian connectivity and streetscape presence.

Financial contributions for the upgrade of the intersection are a requirement of approved subdivisions within Meadows.

Actions

26. Upgrade the Mawson / Battunga Roads intersection and undertake streetscape upgrade works that includes on street parking and Water Sensitive Urban Design elements.

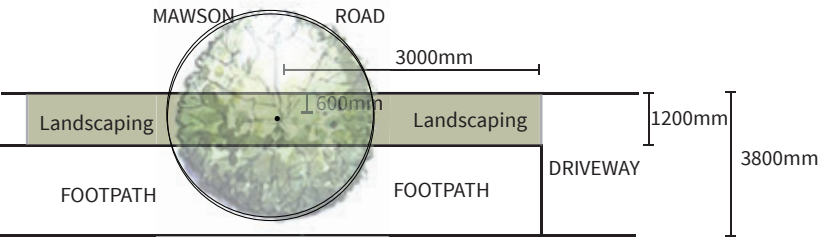


To find out more visit us at www.mountbarker.sa.gov.au

Mawson / Battunga Roads intersection upgrade concept



TREE / LANDSCAPE PLAN



LEGEND

- Indicative street tree location
- Energy absorbing bollard
- Bin
- Seat
- Low level landscaping

10 OPEN SPACE AND COMMUNITY FACILITIES



Meadows has a number of reserves of varying size and function. The three key open space areas are Battunga Park, the Meadows Recreation Grounds, Michelmore Reserve and the Mawson Green linear reserve. Within the township of Meadows, open space makes up 13% of the town which is consistent with State legislated requirements of public open space provision in new residential areas and provides a valuable comparison measure.

Battunga Park is a key open space area not only for Meadows but the surrounding region due to Meadows being one of the gateway townships to the Fleurieu Peninsula. This space acts as a stop-off point with amenities, BBQ and play facilities.

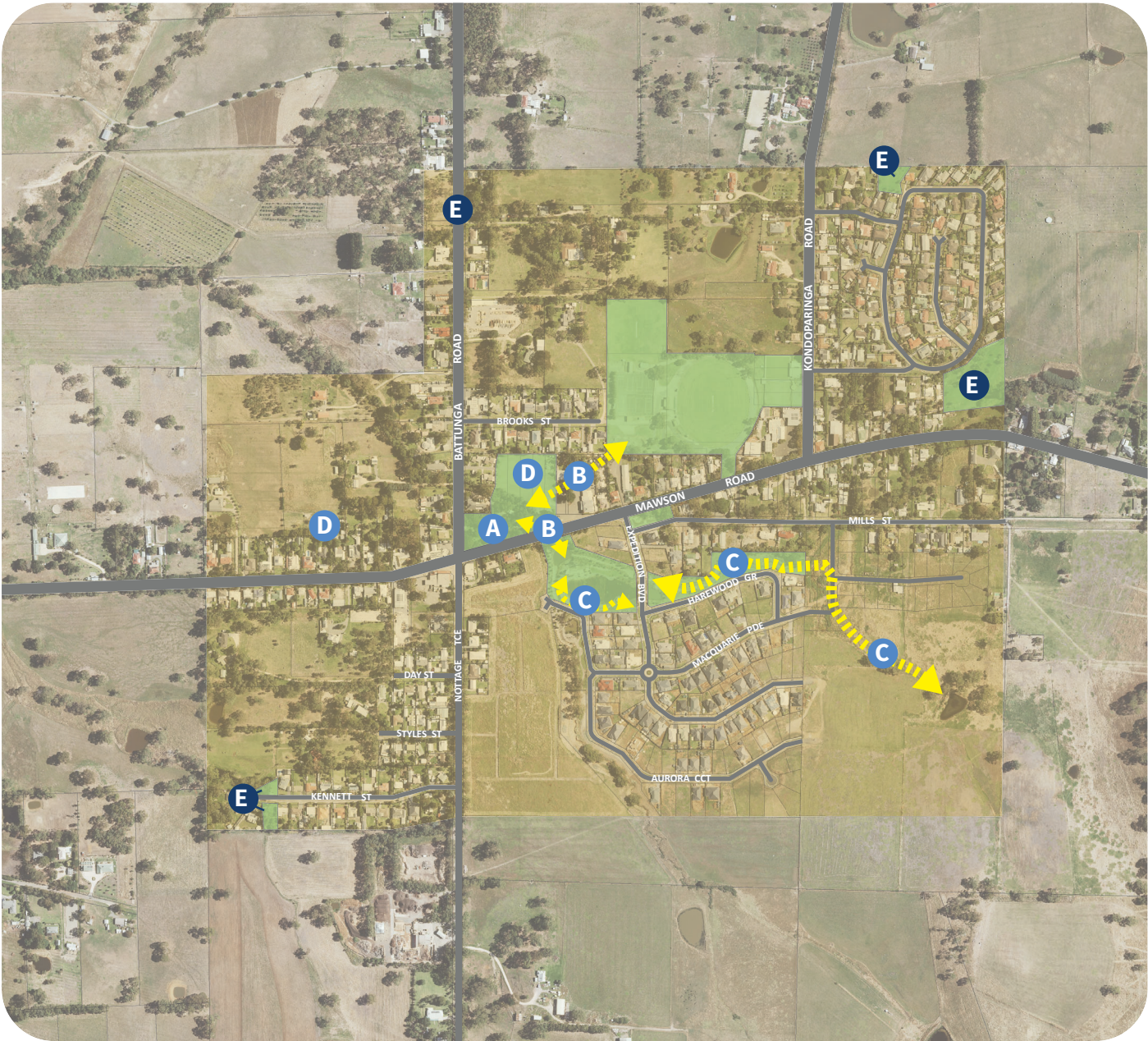
This plan identifies where existing open space needs to be altered to improve how it serves a diverse community. Connectivity to open space should be improved through a trail network that acknowledges both sides of the township linking the emerging southern areas of the township with more established northern areas. The road network somewhat bisects the potential for linking existing areas of open space.

There is a largely inactive area of Council-owned open space to the west of the Memorial Town Hall. A number of options for short and long-term use options should be considered for improved year-round use.

The continued use of community and recreation-based facilities should be enhanced and promoted.

Actions

27. Maintain Battunga Park as the premier 'all ages' open space reserve within the township and as a key 'stop-off' destination within the region and upgrade as part of Council's renewal program. **A**
28. Establish improved pedestrian links and direct connectivity with Battunga Park from the recreation grounds and south of Mawson Road. **B**
29. Improve quality and usability of the trail along Mawson Green linear reserve and accessibility to existing open space. **C**
30. Investigate and improve the usability of Council land adjacent to the Memorial Hall and encourage community uses such as establishing a dog park or support the expansion of the existing kindergarten for example. Screening planting adjacent residential properties could be established in the short term. **D**
31. Investigate the potential to develop Meadows as a trails hub (cycling, horse-riding, motorcycling).
32. Investigate potential for enhancements to existing reserves including Michelmore Reserve to improve community usability while in the short term undertaking increased tree planting in reserves, creek lines and township entrances. **E**
33. Support community projects linked to natural areas within Meadows and the surrounding hinterland.
34. Promote connectivity of the township to the nearby Kidman Trail and Heysen Trail (directional signage and way finding).
35. Improve provision of youth based play and recreation within existing reserves and open space.



Specific proposal General strategy Focus area Open space Pedestrian link



- 1. Battunga Park
- 2. Barka Park Dog Park, Mount Barker (Precedent Image)
- 3. Existing Pedestrian Link within Battunga Park

10 OPEN SPACE AND COMMUNITY FACILITIES (CONTINUED).

Meadows Recreation Ground

The Meadows Recreation Ground is supported by an active community and sporting groups. The oval is also used by the Meadows Primary School in a joint-use agreement. The recreation grounds consist of two irrigated ovals (one senior and one junior oval), clubrooms, BMX track, netball/tennis courts and amenity and storage buildings. The Meadows Bowling Club is located to the east of the recreation grounds.

There are currently several structures of varying condition that service the existing needs of the recreation grounds and clubs. General refurbishment of these existing buildings is the preference as compared to the construction of new facilities in the short to medium-term. A needs analysis would be required to justify any major redevelopment to existing facilities.

The main senior oval meets the very minimum standard dimension (south to north). There is the potential for the main oval to expand into adjacent vacant and residentially zoned land to the north. Land would need to be acquired and significant construction works would be required in order to facilitate this.

Car-parking within the recreation grounds could be improved. Currently car-parking occurs in a largely ad-hoc manner and formalising car-parking areas in key locations such as immediately adjacent and within the surrounds of the oval and the Brooks Street entrance would increase parking efficiency on game days and during large events.

There are landscaping opportunities throughout the recreation grounds in which further tree plantings can be readily established.

Actions

36. Work with Meadows Recreation Ground Committee to investigate options and secure land for recreation ground and oval expansion into adjacent land to the north. **F**
37. Continue to promote and support the Meadows Recreation Oval a key community recreation and event area within the township. **G**
38. Investigate and if possible implement establishing an RV Park on land within the Recreation Ground. **H**
39. Enhance and promote existing recreational facilities for increased community use and activation and upgrade if and when required.
40. Investigate potential for recycled water irrigation within reserve areas.
41. Provide additional landscaping in appropriate areas throughout the recreation ground as informed by a Landscape Concept Plan.
42. Formalise car-parking adjacent Brooks Street and around boundary of the oval and improve access arrangements in consultation with the Recreation Ground Committee and the Primary School. **I**
43. If and when required undertake a review and needs analysis of existing recreation ground facilities to determine feasibility and potential for redevelopment.

The above actions will be worked through in consultation with the Meadows Recreation Ground Committee and Meadows Sports Club and are subject to funding and needs analysis.



X Specific proposal X General strategy Plantings Potential Oval Expansion



11 ECONOMIC DEVELOPMENT, GROWTH AND TOURISM



Economic Development

From an economic perspective the Meadows catchment population consists of generally above average incomes with a relatively high level of home ownership. Retail spend in households within 5km of Meadows Township is approximately \$31 million of which \$10 million is spent in the town.

Currently, the Mixed Use Zone and Local Centre Zone provides active and functional employment land. Retail offerings within Meadows consists of predominantly convenience goods. Higher order comparison goods are provided in the nearby regional centres of Mount Barker and Strathalbyn. The population growth forecast would, in the medium term, have the potential to support an additional smaller scale (500 square metres) anchor supermarket. This will provide valuable local and improved retail provisions for those in and surrounding the town, as well as those passing through. The ability for Meadows to accommodate a supermarket of this size has also been confirmed through a retail analysis undertaken by Council.

Tourism

The Meadows Country Fair and the Meadows Easter Show are large tourism events for the town and region and continue to grow into township defining events. These events generate a large amount of investment for existing businesses and community groups and there is potential to enhance this through additional and supportive recreational, cultural and tourism offerings. Meadows functions not only as a commercial centre for the surrounding region but also as an important stop-off within the greater region. Improved facilities to promote prolonged duration of stay within the township, such as a Recreational Vehicle Park (RV Park) within the Recreation Grounds, would assist to increase investment for existing businesses. The need for such facilities is consistent with Council's Economic Development Strategy (2014) which identified that opportunities for economic development should be pursued within all townships. This document recognises that tourism and agricultural industries and associated activities are identified as being economic opportunities for Meadows.

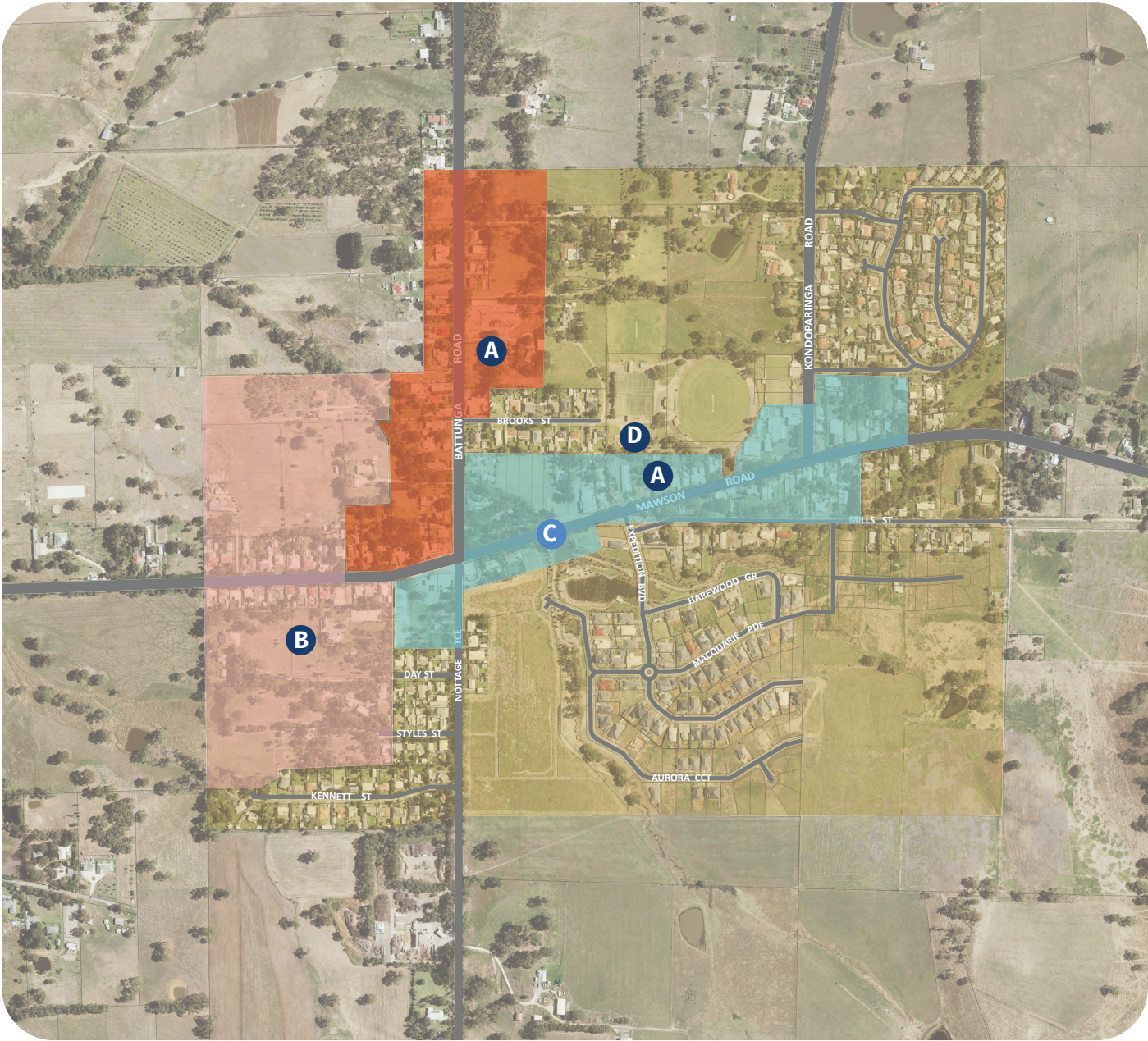
Growth

Currently, there is no ability to expand the existing town boundary due to the township being entirely surrounded by both the Primary Production Zone and the Environment and Food Protection Area. However, there are infill development opportunities within the town which can allow Meadows to grow in a sustainable manner.

Meadows also contains substantial areas of land zoned as Deferred Urban on the western edge of the township. This land has the potential to be rezoned to residential, further promoting residential population growth within the township.

Actions

44. Review current zoning provisions of the Mixed Use and Local Centre Zones so as to allow greater flexibility of employment land, tourism and agricultural industries. **A**
45. Investigate rezoning the Deferred Urban Zone to facilitate residential development. These investigations would also consider existing land supply within the Residential Zone. **B**
46. Promote the feasibility of an anchor retail tenant within the township in the short to medium term by creating the policy conditions which support the development of a supermarket. **C**
47. Investigate and promote short-term accommodation within the township with the aim of increasing overnight stays through implementation of an RV Park. **D**
48. Develop and promote touring routes through the Adelaide Hills which connects to other towns and experiences in the region with an aim to increase overnight stays.
49. Continue to promote and grow existing events while seeking opportunities for smaller scale event growth.
50. Promote the formation of a Traders and Business Association in order to better promote the township, businesses and events within the town.



X

 Specific proposal

X

 General strategy

Focus area

Local Centre Zone

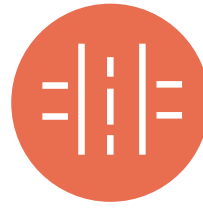
Mixed Use Zone

Deferred Urban Zone



1. Kingston S.E. RV Park (Precedent Image)
2. Residential Development within Meadows
3. Service Station within Meadows

12 THE MAIN STREET



The main street of Meadows is generally defined by Mawson Road between the Mawson Road/Battunga Road intersection and Kondoparinga Road, a distance of approximately 600 metres. The appearance of the street is characterised by a wide road reserve, established stand of Ash trees and predominant single storey built form of varied set backs.

Within the main street land uses vary and include a petrol station, hotel, retail, commercial, open space, community hall, offices and cafes amongst residential properties. The main street is typically busiest during the weekdays and weekends between 9:00am and 5:00pm coinciding with the predominant trading times of businesses with only a few businesses trading after these hours.

This section of road (and its immediate surrounds) also contains most of the heritage listed buildings of the township including the council building of the former District Council of Meadows and Kondoparinga Council. The significance of the main street containing the heritage and cultural centre for Meadows should not be underestimated.

The main street would benefit from a gradual upgrade and activation through general beautification works such as planter boxes, community art, small community vegetable gardens or low lying landscaping between existing Ash trees on the verge. Where suitable improved provision of street furniture and public lighting should be undertaken with priority adjacent the Battunga Park, Memorial Hall, the recreation ground and school entrance.

A review of the quality of main street footpaths should be undertaken. The existing footpath, while currently of an acceptable standard is showing signs of deterioration with footpath upgrade likely required in the medium to long-term.

Should further under-grounding of powerlines occur on the main street then succession planning for street tree replacement should be considered.

Actions

51. Review the quality of the footpaths along the main street and implement upgrade where necessary noting that safety issues will be attended as a priority.
52. Upgrade existing street furniture, lighting and provide a bus shelter along the main street with priority adjacent key land uses such as the Memorial Hall, recreation ground entrance and school. **A**
53. Undertake activation, beautification and landscaping infill (low lying and low maintenance planting) between existing street trees as informed by a Landscape and Streetscape Masterplan.
54. Further promotion of street activation of the main street through provision of community art and events.
55. Renew signage and way-finding of the main street at the Battunga/Mawson Roads intersection and township entrances. **B**

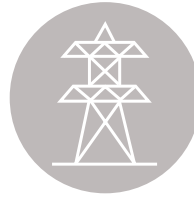


☒ Specific proposal ☒ General strategy  Focus area  Mawson Road (the Main Street)



1. Existing footpath on Mawson Road
2. Upgraded footpath (Precedent Image)
3. Mawson Road - Meadows Main Street

13 INFRASTRUCTURE



Water

Meadows is not provided with a mains water supply and has historically relied on bore water and storm water capture for water supply.

Meadows experiences a higher volume of rainfall (825 mm average annual rainfall) as compared to that of Mount Barker (764 mm average annual rainfall). As a result of this stormwater management has historically been a focus of infrastructure improvements within the township.

Existing water courses are located within both public and private ownership and more recently within linear reserves of newly developed residential divisions. Maintenance of the creek lines on private land relies on individual owners who must maintain their creek line.

With the increase of non-permeable areas resulting from residential development within the township, it is vital to ensure existing and future stormwater management performs as intended. A review of stormwater management within the township should be undertaken as to inform if there are any remedial actions and additional infrastructure to be required. Opportunities for the use of Water Sensitive Urban Design (WSUD) in public realm upgrades is encouraged.

Wastewater

Meadows is serviced by Council's Community Wastewater Management System (CWMS) located west of the township. The existing and recently upgraded CWMS system has the capacity to accommodate a population of approximately 2,000 people though this could be further upgraded to accommodate 2,500 people.

Parts of the Meadows Township are serviced by Council's recycled water supply. There is potential to extend the recycled water supply throughout the township while ensuring quality is maintained.

Roads

Generally Meadows maintains a good provision of sealed roads within the town. The majority of roads are Council-owned apart from Mawson Road and Battunga Road which are under the care and control of DPTI.

The intersection of Battunga and Mawson Road is proposed to be upgraded to better manage traffic and pedestrian movement (Refer to Access and Movement Chapter page 18).

Meadows maintains good provision of footpaths within newly developed and established residential areas as well along the main street locality. In particular on Mawson Road adjacent the primary school and recreation ground entrance.

Telecommunication Services

Meadows is currently serviced by the National Broadband Network (NBN) and is connected to mobile telephone networks.

Electricity Supply

Meadows is connected to SA Power Networks (SAPN) infrastructure and there are no known supply issues or required upgrades. Recent under-grounding of power lines adjacent to the intersection of Mawson and Battunga Roads has been undertaken.

Emergency Services

There is an existing Country Fire Service (CFS) station located on Mill Street within Meadows. Council will continue to liaise with the CFS regarding implementation of relevant Bushfire Management Plans and their existing station facilities.

Actions

56. Undertake a review of existing stormwater management within the township.
57. Educate property owners on best practice management of creek lines within private ownership.
58. Undertake a review of existing kerb, gutter and pedestrian footpaths within the township as to inform potential for infrastructure upgrades in the context of already programmed and future proposed works.
59. Investigate the potential to increase recycled water infrastructure within the Township.
60. Continue working with the CFS to ensure Bushfire Management Plans are up-to-date.
61. Improve localised stormwater management on Battunga Road within the township.



Implementation





14 IMPLEMENTATION PLAN

Action number	Action	Time frame
Heritage, character and identity		
1	Advocate and support the continued protection of heritage places, monuments and the Historic Conservation Area.	Ongoing
2	Celebrate indigenous and european heritage and culture of the area through initiatives such as interpretive signage, public art and the materials chosen for public realm improvements.	Ongoing
3	Continually inform and facilitate community information sessions on planning and development of Local Heritage Places and the Historic Conservation Area including accessing the Heritage Incentive Scheme.	Ongoing
4	Reinforce detached dwellings on large allotments, whilst investigating opportunities for housing diversity in appropriate locations (outside of heritage areas).	Ongoing
5	Encourage private property owners to improve their land and buildings in line with heritage objectives that have an interface with important public spaces.	Ongoing
6	Support the continued development of the town in an integrated and planned approach.	Ongoing
7	Improve the appearance of township entrances and approaches. Develop gateway treatments that reflect the local sense of place and heritage.	Medium
8	Improve and promote the Meadows Heritage Walk.	Ongoing
9	Reinforce existing township boundaries.	Ongoing
Connected Communities		
10	Continue to support the role and function of community and sporting groups, acknowledging the important role they play to encourage social interaction and inclusion.	Ongoing
11	Continue to support local community events which provide an opportunity for the community to come together and which helps to cement the identity of the town and creates a sense of community.	Ongoing
12	Advocate for a broader range of in-home services to operate throughout the town so that the elderly and disabled can continue to remain within the Meadows community.	Short
13	Continue to provide transportation services for the elderly and disabled through Council's Hills Community Transport program and advocate for improved public transport services.	Ongoing
14	Investigate changes to development plan policy which provide for smaller housing options throughout the town and which provides for aged and support care housing where appropriate to ensure that housing better caters for all residents.	Medium
15	Provide information to the Meadows community on the housing support services available throughout the district, connecting those experiencing housing difficulties with the appropriate services.	Short
16	Continue to provide facilities which cater for informal recreation activities to engage younger residents and support community groups which perform this role.	Ongoing

Definitions - Short: 0-3 years, Medium: 3+ years, Ongoing: for the life of the plan

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Action number	Action	Time frame
17	Where possible support the role, function and growth of the Meadows Primary School and the Meadows and District Kindergarten to continue to provide desirable local education options for the town.	Ongoing
Access and movement		
18	Establish improved pedestrian links throughout the township, direct connectivity with Battunga Park from the recreation grounds and across Mawson Road.	Medium
19	Improve pedestrian crossing across Kondoparinga Road at the intersection of Mawson and Kondoparinga Road.	Short - Medium
20	Review footpath infrastructure on Mawson Road and undertake footpath upgrades where necessary to provide improved pedestrian access.	Medium
21	Advocate for improved public transport services and associated infrastructure for the township.	Ongoing
22	Establish improved facilities for cyclists on Mawson Road and explore the opportunity for the provision of cycling lanes along Mawson Road.	Medium
23	Investigate heavy vehicle movements within Meadows as to inform potential alternate routes for heavy vehicles.	Short
24	Investigate and liaise with DPTI regarding the potential for reduced speed limits within the Meadows Township.	Short
25	Investigate suitability of the existing school crossing on Mawson Road with DPTI and implement upgrade if required.	Short
26	Upgrade the Mawson / Battunga Road intersection and undertake streetscape upgrade works that includes onstreet car parking and Water Sensitive Urban Design elements.	Short
Open space and community facilities		
27	Maintain Battunga Park as the premier 'all ages' open space reserve within the township and as a key 'stop-off' destination within the region and upgrade as part of Council's renewal program.	Ongoing
28	Establish improved pedestrian links and direct connectivity with Battunga Park from the recreation grounds and south of Mawson Road.	Medium
29	Improve quality of the trail along Mawson Green linear reserve and connectivity to existing open space.	Medium
30	Investigate and improve the usability of Council land adjacent to the Memorial Hall and encourage community and tourist uses such as establishing a dog park or support the expansion of the existing kindergarten for example. Screening planting adjacent residential properties could be established in the short term.	Short - Medium
31	Investigate the potential to develop Meadows as a trails hub (cycling, horse riding, motorcycling).	Short
32	Investigate potential for enhancements to existing reserves including Michelmore Reserve to improve community usability while in the short term undertaking increased tree planting in reserves, creek lines and township entrances.	Ongoing
33	Support community projects linked to natural areas within Meadows and the surrounding hinterland.	Ongoing

15 IMPLEMENTATION PLAN CONT.

Action number	Action	Time frame
34	Promote connectivity of the township to the nearby Kidman Trail and Heysen Trail (directional signage and way finding).	Ongoing
35	Improve provision of youth based play and recreation within existing reserves and open space.	Short - Medium
36	Work with the Meadows Recreation Ground Committee to investigate options and secure land for recreation ground and oval expansion into adjacent land to the north.	Short - Medium
37	Continue to promote and support the Meadows Recreation Oval as a key community recreation and event area within the township.	Ongoing
38	Investigate and if possible implement establishing an RV Park on land within the Recreation Ground.	Short
39	Enhance and promote existing recreational facilities for increased community use and activation where possible and upgrade if and when required.	Ongoing
40	Investigate potential for recycled water irrigation within reserve areas.	Short
41	Provide additional landscaping in appropriate areas throughout the recreation ground as informed by a Landscape Concept Plan.	Ongoing
42	Formalise car parking adjacent to Brooks Street and around the surrounds of the oval and improve access arrangements in consultation with the Recreation Ground Committee and the Primary School.	Medium
43	If and when required undertake a review and needs analysis of existing recreation ground facilities to determine feasibility and potential for redevelopment.	Medium
Economic development, growth and tourism		
44	Review current zoning provisions of the Mixed Use and Local Centre Zones so as to allow greater flexibility of employment land, tourism and agricultural industries.	Short
45	Investigate rezoning the Deferred Urban Zone to facilitate residential development. These investigations would also consider existing land supply within the Residential Zone.	Short
46	Promote the feasibility of an anchor retail tenant within the township in the short to medium term by creating policy conditions which support the development of a supermarket.	Short
47	Investigate and promote short-term accommodation within the township with the aim of increasing overnight stays through implementation of an RV Park.	Ongoing
48	Develop and promote touring routes through the Adelaide Hills which connects to other towns and experiences in the region with an aim to increase overnight stays.	Ongoing
49	Continue to promote and grow existing events while seeking opportunities for smaller scale event growth.	Ongoing
50	Promote the formation of a Traders and Business Association in order to better promote the township, businesses and events within the town.	Ongoing

Definitions - Short: 0-3 years, Medium: 3+ years, Ongoing: for the life of the plan

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Action number	Action	Time frame
The Main Street		
51	Review the quality of the footpaths along the main street and implement upgrades where necessary noting that safety issues will be attended to as a priority.	Medium
52	Upgrade existing street furniture, lighting and provide a bus shelter along the main street with priority adjacent key land uses such as the Memorial Hall, recreation ground entrance and school.	Medium
53	Undertake activation, beautification and landscaping infill (low lying and low maintenance planting) between existing street trees as informed by a Landscape and Streetscape Masterplan.	Ongoing
54	Further promotion of street activation of the main street through provision of community art and events.	Ongoing
55	Renew signage and way-finding of the main street at the Battunga/Mawson Roads intersection and township entrances.	Short
Infrastructure		
56	Undertake a review of existing stormwater management within the township.	Short
57	Educate property owners on best practice management of creek lines within private ownership.	Ongoing
58	Undertake a review of existing kerb, gutter and pedestrian footpaths within the township as to inform potential for infrastructure upgrades in the context of already programmed and future proposed works.	Medium
59	Investigate the potential to increase recycled water infrastructure within the Township.	Medium
60	Continue working with the CFS to ensure Bushfire Management Plans are up-to-date.	Ongoing
61	Improve localised stormwater management on Battunga Road within the township.	Short - Medium





MOUNT BARKER
DISTRICT COUNCIL