

LEADING EDGE TOWN PLANNERS

PROJECT SHEET

In-house Contract - District Council of Mallala

August 2013- October 2013

**Key Projects: Mallala Township DPA, Two Wells Town Centre Statement of Intent,
Regional Open Space Strategy, Mallala Waste Management Strategy &**

Two Wells Town Centre Project Briefs

The District Council of Mallala is a predominately rural council located at the fringe of the Adelaide metropolitan area with a number of defined townships and coastal settlements. Land use is focused on agriculture production and horticulture. The main centres of Dublin, Mallala and Two Wells contain residential areas and associated services. The Council area is over 900 square kilometres with a population of approximately 8,500 which will grow substantially in coming years given recent rezoning of significant areas for urban development.

The **Mallala Township Development Plan Amendment (DPA)** addressed the extension of the town to accommodate limited new residential development and traffic and transport issues and routes.

Two Wells Town Centre Statement of Intent (SOI) & Two Wells Town Centre Project Investigations follow the rezoning of additional residential land that will increase the size of the Two Wells Township tenfold.



The requirement for a redeveloped Two Wells Town Centre to accommodate the necessary commercial and retail services required by this proposed expanded population requires substantial investigation and policy revision. An expanded Two Wells Town Centre will also include civic and government (state and local) services, community services e.g. library, education facilities and recreation and entertainment services.

The Two Wells Town Centre SOI & Two Wells Town Centre Project Investigations (project briefs for retail, traffic and environmental contamination were prepared) are the initial stages of this long term township expansion project.

Referees:

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