

CALLINGTON TOWNSHIP PLAN

MAY 2020



**MOUNT BARKER
DISTRICT COUNCIL**



The Royal City of
**MURRAY
BRIDGE**

Bridge to Opportunity



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01 PURPOSE

The Callington Township Plan (the Plan) will guide the future of Callington over the next 20 years. It is intended to assist both the Mount Barker Council and Rural City of Murray Bridge 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 Callington. The Plan will:

- Provide a long term vision for the township of Callington
- 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.



02

Background & how to read the Plan

In January 2020, Mount Barker District Council and the Rural City of Murray Bridge ran community consultation on a draft township plan for Callington. We reviewed all feedback, made changes where needed and finalised the document into this Plan.

Background

On 4 November 2019, Council endorsed the draft Callington Township Plan to go out on public consultation. The consultation period ran from the 8 January to 7 February 2020.

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 300 brochures were mailed and delivered to residents and an open day session was held at the Callington Memorial Hall on Saturday 18 January 2020.

There was active participation throughout the consultation period which included:

- 78 completed surveys
- 50 people attended the open day
- 7 written submissions received from 1 agency and 6 individuals
- Council staff engaged with community organisations during the consultation period, including the Callington Recreation Park Inc. and the Kanmantoo Callington Community Consultative Committee (K4C).
- A detailed report on the summary of consultation was presented to Council on 4 May 2020. To view this report go to: mountbarker.sa.gov.au and open the 4 May 2020 Council Agenda.

How to read the Plan

This report has been broken up into two sections.

The first section provides an introduction to the Plan and includes information on the context of Callington. It also provides detail on the seven key themes of the Plan and associated principles.

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 sets priorities for actions detailed in the Plan.

This report is structured as follows:

INTRODUCTION

Introduces the Plan and provides an executive summary.

CONTEXT

Provides a background to Callington including issues and opportunities that influenced the Plan.

PLAN THEMES AND PRINCIPLES

Provides 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 their implementation.

03 THE PLAN

1 Protect and enhance heritage

- Advocate and support the continued protection of heritage places, monuments, cemetery and the Historic Conservation Area. **A**
- Improve the appearance of township entrances and approaches and develop gateway treatments that reflect the local sense of place and heritage. **B**

2 Actively promote built form heritage and encourage visitation

- 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.

3 Improve access, movement and connectivity

- Finalise design and implement a dedicated pedestrian access across the Bremer River improving pedestrian links to both sides of the township. **C**

4 Actively promote accessibility of Callington in the region

- Advocate for improved public transport services and associated infrastructure for the township.

5 Promote open space opportunities and community facilities for use by all age groups

- Undertake staged improvements to the Callington Recreation Grounds. **D**



Specific proposal



General strategy



Focus area



6 Strategic upgrade of existing open space facilities

- Improve provision of open space furniture (e.g. seating, shelter) within Murray Street Reserve (adjacent the Bremer River) including integrated interpretive signage. **E**

7 Encourage development, zoning and explore infrastructure expansion for economic benefit

- Conduct a strategic review of current zoning of land surrounding Callington to promote opportunities for employment in horticultural and agriculture industries. **F**

8 Foster opportunity for increased investment

- Continue to support and promote tourism (especially heritage tourism) and events within the township while seeking additional opportunities for new events both within the township and in adjacent areas.

9 Better delineate and establish a Main Street

- Improve pedestrian access along Montefiore Street between Murray Street and North Terrace with integrated street furniture, lighting and street tree plantings. **G**

10 Continue to provide necessary infrastructure upgrades

- Improve infrastructure provisions within identified and well-used locations. Ensure the renewal / upgrade of assets aligns with Council's Asset Management Plans.

04 EXECUTIVE SUMMARY

Council's three top priorities over the next 5 years are to improve pedestrian connectivity in key locations within the township, improve economic prosperity and growth of primary production activities surrounding Callington and enhance open space and community facilities.

The vision

Over the next twenty years Callington has significant potential for economic growth and improvement to enhance the township and region's economic prosperity. The heritage and cultural identity of Callington is of significant importance and should be highlighted and retained in conjunction with the continued involvement of its active community.

To achieve such a vision, this Plan is underpinned by five (5) key strategies:

1. Improve pedestrian movement throughout the township.
2. Review potential for economic growth of primary production and horticultural activities on primary production land surrounding Callington.
3. Enhance existing open space and recreation areas and facilities.
4. Improve the main street area and public realm.
5. Protect and enhance heritage and character.

Seven key themes and their guiding principles

Seven themes have been developed to address to key opportunities that the Plan seeks to address. The six 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, long 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).

Community Consultation

Community consultation on the draft Plan was undertaken from 8 January to 7 February 2020. 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 4 May 2020. To view this report go to: mountbarker.sa.gov.au and open the 4 May 2020 Council Agenda.

05 CONTEXT



Peramangk acknowledgment

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

Focus Area

The focus area of the Plan is the township of Callington, both the eastern and western sides, however more broadly the Plan takes into account the surrounding

locality of the Bremer River Valley. It is acknowledged that Callington and the nearby township of Kanmantoo have strong cultural and heritage links and these links still exist to this day.

Four main factors have influenced Callington to make it what it is today, these being its historic, demographic, tourism and environmental context. All factors are discussed in detail as follows.

05 CONTEXT CONTINUED



Settlement

The Paringa Mine near Kanmantoo began mining copper in 1845 and this drew German and Cornish miners to Callington and surrounds in 1847. In 1848 Australia's first copper smelter commenced operation on the banks of the Bremer River to process ore. Copper ore was discovered at Callington during its survey which resulted in the establishment of the Bremer Mine.

Although the town had been surveyed it was not officially named for some time. In 1850 birth records show that it was referred to as 'Bremer.' The arrival of the Cornish miners eventuated in the construction of a Primitive Methodist school and church in 1850. The subsequent arrival of miners of the Wesleyan faith in 1849 followed with the construction of their church in 1851. The Callington Inn was opened in 1851.

The discovery of gold in Victoria led to a general exodus of miners from South Australia resulting in the cessation of almost all mining operations and associated activities in the colony.

A bridge over the Bremer River, was not constructed until 1874, being replaced by the current bridge known as the Erskine Bridge in 1890. In 1883 the railway had reached Nairne and by the mid-1880s it had reached Callington en-route to Murray Bridge. At this time the stretch of railway between Nairne and Callington was the most costly section constructed in Australia.



Demographics

The Census resident population of Callington Township (RC Murray Bridge included) in 2016 was 456 residents which represents 1.36% of the Mount Barker District population.

Changes in the age structure in the period between 2011 and 2016 indicate a decline in all age groups under the age of 35. The proportion increase of those aged over 65 between 2011 and 2016 increased by 7.6 % with a corresponding decline in the population under 18 of 17.8%.

Overall, 12.5 % of total households with children in 2016 were a couple with children under the age of 15 compared to 17.9% couples with children, compared with 18.4% and 33.4% respectively for Mount Barker District Council.

The data indicates an ageing population corresponding with a decline in the youngest age group. Overall residential growth in Callington is limited by the availability of existing allotments within the township and additional constraints such as a lack of a Community Wastewater Management System (CWMS) or sewer and potential mine shaft subsidence.



Economy and tourism

Callington is a small rural township servicing its resident population and those in the surrounding rural areas with a small range of convenience goods and services.

The Kanmantoo Copper Mine remains as a significant employer in the district being located between Callington and Kanmantoo. A Light Industry Zone located between the township and the interstate rail line is currently under-utilised in terms of activity and employment. Visitation to the town is encouraged through the provision of a Recreational Vehicle waste dump site at the Recreation Grounds.

Callington holds several large annual events including the Callington Show and the Motorcycle Riders Association of SA Toy Run which draws many visitors to the township.



Physical environment

Callington is located within the Bremer River Valley. The catchment of the Bremer originates north of Harrogate and includes tributaries such as the Dawesley and Western Flat Creeks. Callington is physically dissected by the Bremer River. The 1857 plan of the Mount Barker Special Survey on the Bremer shows that the grid pattern of Callington incorporated the Bremer River and the current Strathalbyn Road defined the eastern boundary.

The surrounding landscape has been largely cleared of the original native vegetation. This occurred in the 19th century during the agricultural settlement of the area and was further exacerbated by the fuel requirements of the Callington and nearby mines and smelters.

The township is located between two major transport corridors, the interstate rail line to the north and the South Eastern Freeway to the south. The township is administratively divided by the Bremer River with the western area within the Mount Barker District Council and the eastern area within the Rural City of Murray Bridge.

06 TEN GUIDING PRINCIPLES & THE SEVEN THEMES

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

The 10 guiding principles are:

1. Protect and enhance cultural heritage and identity of the Callington Township.
2. Actively promote the built form heritage of the township and encourage visitation and improved maintenance of heritage buildings.
3. Improve access, movement and connectivity between and throughout the township especially adjacent and over the Bremer River.
4. Actively promote the ease of connectivity of the Callington Township within the greater region.
5. Promote diversity in open space opportunities and community facilities for all age groups.
6. Strategic and timely upgrade of existing open space where necessary.
7. Encourage development, zoning and explore the potential for infrastructure to expand the economic base of the region.
8. Foster opportunity for increased investment within the township.
9. Better delineate and establish a main street within Callington.
10. Improve infrastructure provisions within identified and well-used locations. Ensure the renewal / upgrade of assets aligns with Council's Asset Management Plans.

The icons on the following page represent the seven key themes of the plan. You can explore each theme on the following pages. The creation of the themes was guided through discussions with both external community groups and state government agencies including:

- Rural City of Murray Bridge
- Callington Recreation Park Inc.
- Kanmantoo Callington Community Consultative Committee (K4C)
- Callington Primary School
- Callington CFS

Council in particular acknowledge the ongoing community work and draft masterplan prepared by Hillgrove Resources and the Kanmantoo Callington Community Consultative Committee (K4C). Many of the recommendations of the K4C masterplan share similarities with the intent of this township plan.

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 22)



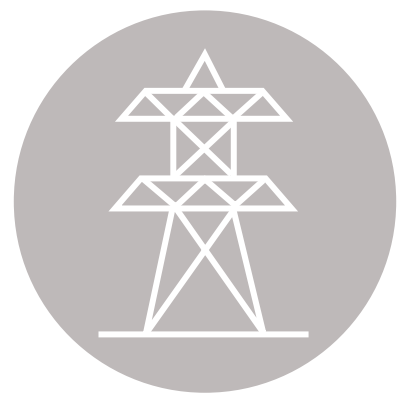
ACCESS AND MOVEMENT
(See page 20)



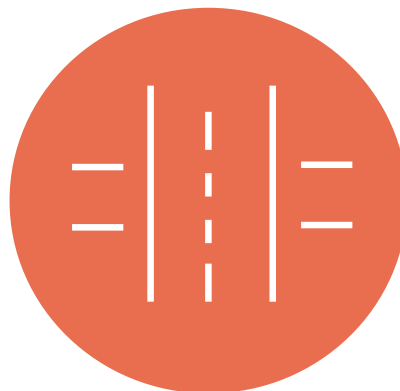
CONNECTED COMMUNITIES
(See page 16)



ECONOMIC DEVELOPMENT,
GROWTH AND TOURISM
(See page 26)



INFRASTRUCTURE
(See page 30)



THE MAIN STREET
(See page 28)



Explore the Plan



07 HERITAGE, CHARACTER & IDENTITY



Callington is spatially separated into two areas by the Bremer River with the majority of the town located on the western side. The original town plan was set out in a grid pattern, similarly to the other mining towns of the period such as Kanmantoo and the now abandoned St Ives. In contrast to these other two towns Callington's grid pattern incorporated the Bremer River with road reserves either side of the river.

The town is also administratively separated by the Bremer River with the western part within the Mount Barker District Council and the eastern part within the Rural City of Murray Bridge. The predominant commercial, community and sporting facilities are located on the western side of the town. The town is located between the interstate rail line and Old Princes Highway to the north and the South Eastern Freeway to the south. The township is centrally linked by the Erskine Bridge, a State Heritage Listed bridge, which crosses the Bremer River.

The pattern of development on the western side largely maintains the original grid land division pattern, with some minor re-arrangement of boundaries. Historical development of the town was largely concentrated east of Baker Street to the Bremer River.

The local road network of west Callington is largely characterised by narrow roads with gravel shoulders and a lack of kerbing. Street tree plantings vary across the town being predominately Eucalypts with more formal plantings of Sugar Gums along Baker Street. Building set-backs vary, with older buildings either fronting the street or with minimal set-back.

Callington between the Bremer River and East Terrace is similar to the west in terms of existing street pattern and building set-back. The east of East Terrace land division is a grid pattern with uniform road widths with varying building set-backs along with larger rural living allotments east of Hallet Street. With the exception of East Terrace, kerb and guttering is present on all residential streets on this side of the town.

In 2004 the DC Mount Barker District Wide Heritage Survey was followed by the District Wide Plan Amendment Report, which sought the protection of historic character through establishing the Callington Historic Conservation Area within the Development Plan, along with five (5) State Heritage Places, twenty five (25) Local Heritage Places and nine (9) Contributory Items. Small numbers of visitors currently go to Callington to experience these heritage places.

Actions

1. Advocate and support the continued protection of heritage places, monuments, cemetery 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. Input from local artists should be encouraged.
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.
5. Improve the appearance of township entrances and approaches and develop gateway treatments that reflect the local sense of place and heritage. **B**
6. Improve and enhance the Heritage Walk through the township identifying local and state heritage listed properties of interest.



- X Specific proposal
- X General strategy
- Focus area
- Township boundary
- Contributory Item
- Local Heritage Place
- State Heritage Place
- Historic Conservation Area



08 CONNECTED COMMUNITIES



A connected and inclusive community is an important and necessary feature of rural towns such as Callington. 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 Callington, local community groups 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.

Events such as the Callington Show and the Toy Run serve as important opportunities for participation and inclusion and the continuation of these and additional community events in the town should be supported.

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

7. Continue to support the role and function of community and sporting groups, acknowledging the important role they play to encourage social interaction and inclusion.
8. 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.
9. Advocate for a broader range of in-home and transport services to operate throughout the town in coordination with the Rural City of Murray Bridge so that the elderly and disabled can continue to remain within the Callington community.
10. Provide information to the Callington community on the housing support services available throughout the district, connecting those experiencing housing difficulties with the appropriate services.
11. Continue to provide facilities which cater for informal recreation activities to engage younger residents and support community groups which perform this role.
12. Where possible support the role, function and growth of the Callington Primary School and Callington Kindergarten to continue to provide desirable local education options for the town.



09 ACCESS AND MOVEMENT



Callington is located within close proximity to the South Eastern Freeway and a full access interchange. Callington Road, which in part becomes East Terrace, is a road that is under the care and control of the Department Planning Transport and Infrastructure (DPTI). This road experiences a two-way average number of vehicles per day of 1,500 vehicles (Source: DPTI 2017).

This road connects onto the Old Princes Highway to the north and then onto Kanmantoo to the west and Monarto/Murray Bridge to the east, while to the south this road connects to Strathalbyn. Within the Callington settlement a 50 kilometre per hour speed limit applies with the exception of school zones and the Erskine Bridge.

To the north of the township there is an active rail corridor which accommodates an interstate freight rail line. While the rail corridor is active there is no active railway station in Callington.

The Mount Barker and Murray Bridge sides of the township are linked by the Erskine Bridge. This State Heritage listed bridge operates in 'one-way and give-way' arrangement and currently accommodates both vehicle and pedestrian traffic. For a number of years the appropriateness of the bridge to safely manage both pedestrians and vehicles has been contemplated.

Council has investigated options to improve pedestrian and vehicle safety which has included both upgrades to the existing road network and the construction of a dedicated pedestrian bridge across the Bremer River. Achieving improved safety and ease of pedestrian and vehicle movement for both sides of the township is a priority and all options need to be considered.

Overall, there is a lack of pedestrian footpath and connectivity throughout the township. There are opportunities to create improved pedestrian access along the Bremer River linear reserve and between land uses such as the recreation grounds and the Callington Primary School. There is a need for a level of pedestrian footpath delineation on Montefiore Street (between North Terrace and Murray Street).

Generally, dedicated footpath infrastructure is in need of improvement throughout the settlement but given the population of Callington it is envisaged that not all roads require dedicated footpath treatments with the focus of improvements prioritized on use and safety analysis.

Car-parking within the township is largely accommodated through on-street provisions or accommodated by specific land uses such as the recreation grounds, hotel and school. During events, such as the Callington Country Show, Council-owned land can readily accommodate a temporary parking increase. Likewise due to the very low residential densities within Callington private property can typically accommodate the majority of residential parking requirements.

Callington is serviced by a regional public transport service (LinkSA) which in some cases relies upon further public transport connections to connect with metropolitan Adelaide.

The Callington Spur Trail links the township with Murray Bridge to the east. This trail also connects to the Lavender Federation Trail.

Actions

13. Finalise design and implement a dedicated pedestrian access across the Bremer River improving pedestrian links to both sides of the township. **A**
14. Establish improved pedestrian links and direct connectivity along the Bremer River/Murray Street reserve with the focus on achieving improved access links to the recreation grounds and school. **B**
15. Review footpath infrastructure on Callington Road, Montefiore Street, Murray Street, Bridge Street and East Terrace and undertake footpath upgrades where necessary. **C**
16. Establish a pedestrian crossing between the primary school and recreation grounds on Callington Road. **D**
17. Advocate for improved public transport services and associated infrastructure for the township.



X

 Specific proposal

X

 General strategy

Focus area

Action Location



10 OPEN SPACE AND COMMUNITY FACILITIES



Open space within Callington is made up of linear reserve areas adjacent the Bremer River and the Callington Oval / Recreation Ground. The total areas of open space calculates to approximately 17% which compares favorably with the state standard of 12.5%. The Bremer River and reserve areas form the township and Council boundary with the Rural Council of Murray Bridge Council.

The predominant areas of open space are located on the western side of the Bremer River. This means the eastern half of the township experiences limited accessibility with the bridge providing constrained access for both vehicles and pedestrians.

The Callington Oval and Recreation Grounds is a well-used and maintained facility. The recreation grounds consist of two irrigated ovals, clubrooms and amenities buildings, a netball court, cricket nets and an archaeological site. A current Community lead project proposes to upgrade the existing multipurpose club room facility.

This plan does not seek to increase the existing provisions of open space but does seek to re-imagine and increase the usability of existing open space especially adjacent the Bremer River. Connectivity to open space should be improved through a trail network that acknowledges both sides of the township. The linear reserve is physically obstructed by private land ownership and erosion of the river bank.

Given the size of the township Callington is suitably serviced by community facilities in the context of the proposed upgrades of the recreation grounds. The plan seeks the continued use of community and recreation based facilities.

Actions

18. Improve provision of open space furniture (e.g. seating, shelter) within Murray Street/Steele Road/Hefford Drive reserves (adjacent the Bremer River) including integrated interpretive signage. **A**
19. Develop trail connections and activation from Callington Oval to the Bremer River and the township through strategic land/tenure acquisition or protected verge trails/footpaths. **B**
20. Promote additional and appropriate tree plantings within the recreation grounds and linear reserves.
21. Undertake re-vegetation and weed management of reserve areas adjacent the Bremer River sensitive to its biology in conjunction with environmental community groups. **C**
22. Advocate and support funding to go to community and recreation infrastructure projects within Callington in collaboration of the Kanmantoo Callington Community Consultative Committee (K4C) Masterplan. **D**
23. Investigate options for further recycled water usage for re-vegetation projects and greening for Callington.



Specific proposal General strategy Focus area Open space



10 OPEN SPACE AND COMMUNITY FACILITIES (CONT.)



The Callington Oval and Recreation Grounds is a well-used and maintained facility. The recreation grounds consist of two irrigated ovals, club-rooms and amenities buildings, and netball court, cricket nets and an active archeological site.




A community-lead project proposes to significantly upgrade the existing multipurpose community and recreation facility. This facility will be highly used and inclusive and not solely for the purposes of the recreation ground but also as a facility that can be embraced by the community as a whole. A perspective elevation of the proposal is detailed on page 25 opposite.

Once established the use of this facility will be encouraged and promoted and supported by this active community.

Actions

24. Undertake staged improvements to the **A** Callington Recreation Grounds, including:
 - Re-development and construction of a new community hub
 - Construction of a small amenities/toilet building for the second (cricket) oval
25. Create and enhance activity opportunities linked to the Callington Oval surrounds including a focus on children, youth and families (BMX/pump track, skate park, dog park, play, picnic), trail links and promote shared use of the Callington Primary School where possible. **B**
26. Continue to promote and support the Callington Recreation Oval and Memorial Hall as community, recreation and event facilities within the township
27. Review existing planning control and zoning of recreation grounds with an aim to better define, maintain and improve future growth of the recreation grounds
28. Promote continued archeological investigations and their protection at the Recreation Grounds. **C**



 Specific proposal  General strategy  Focus area



11 ECONOMIC DEVELOPMENT, GROWTH AND TOURISM



Callington was historically founded as a mining town that grew from the discovery of copper within the area. Following mining activities it was general farming activities, rail related activities and commercial ventures that were economic drivers for the town. To this day general farming pursuits remain as the key economic activity of Callington.

The nearby operations of the Hillgrove Resources Kanmantoo Copper Mine are reducing operations and there is an opportunity to facilitate further employment land surrounding the township and region to compensate for this loss. Hillgrove Resources are actively pursuing alternate and diversified use of the current mine site and surrounds.

Callington is connected to Council's recycled water supply (purple pipe) from Council's Laratinga wastewater facility. There is potential for expansion of recycled water infrastructure to support horticultural development and other pursuits in the region. Investigations and promotion of a strategic land review zoning surrounding Callington in support of such opportunities should be undertaken. The resulting benefits could include improved utilisation of primary production land, increased employment and greater economic prosperity for the region.

Callington benefits from easy access to arterial freight corridors, one being the South Eastern Freeway and the other being the Interstate Freight Railway Corridor. The existing Light Industry Zone to the west of the main residential settlement of Callington could be further 'unlocked' by pursuing similar and more flexible planning control amendments.

There are opportunities within Callington to improve tourism and length-of-stay in particular heritage tourism and tourism around peak events such as the annual Callington Show and Motorcycle Riders' Association of South Australia (MRASA) annual Toy Run. Improved identification of existing heritage buildings could be provided as part of upgraded entrance statements.

There is an existing Recreational Vehicle (RV) Dump Point located on the Recreation Grounds that could assist in achieving short-term tourism opportunities through development of an RV Park.

Council's Economic Development Strategy (2014) identifies main street precincts and their growth, and support for small and medium enterprises as being a key for economic prosperity within smaller townships.

In the interest of providing more efficient governance both Councils should investigate the potential for a re-alignment of each Local Government Area to improve consistency of governance, provide better support for the Callington community, more efficient provision of infrastructure and servicing which could lead to improved economic growth within the region. Further and substantial investigations would need to be undertaken to legitimately understand the risk, liabilities and fiscal ramifications of this process.

Actions

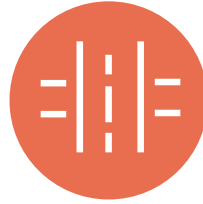
29. Conduct a strategic review of existing infrastructure and current zoning of land surrounding Callington to promote opportunities for employment in horticultural and agriculture industries. **A**
30. Promote development within the existing Local Centre Zone as being the focus of retail and commercial development within the township as well as promoting accessibility of nearby employment lands. **B**
31. Investigate potential for re-alignment of the Local Government Boundary of Mount Barker and Murray Bridge Council's to contain the Callington Township in its entirety.
32. Continue to support and promote tourism (especially heritage tourism) and events within the township while seeking additional opportunities for new events both within the township and in adjacent areas.
33. Establish a short-term accommodation in the form of an RV Park on Council-owned land and following implementation investigate expansion and commercialisation opportunities. **C**



X Specific proposal X General strategy Focus area Local Centre Zone Light Industry Zone



12 THE MAIN STREET



Within Callington there is currently a lack of a main street area that is clearly defined or one that is readily distinguishable either within the eastern and western side of the township. The perceived logical main street area for Callington correlates to the Local Centre Zone of Council's Development Plan which runs North-South along Montefiore Street between Hannam Street and North Terrace. The Local Centre Zone also contains a high number of heritage listed buildings (nine in total).

Existing uses such as cafes, shops and the petrol station that currently operate within the township are not located within the Local Centre Zone area which further impacts upon the formation of a main street.

Within the Local Centre Zone the section of Montefiore Street between Murray Street and North Terrace represents greater potential for establishment of a main street precinct. This is due to the existing type of land use, the presence of established built form and land availability for future development; while this section of road accommodates the higher volume of vehicle and pedestrian movement.

The appearance of this section of the main street is characterised by buildings built up to the street while maintaining an open feel, several large established native trees and no dedicated footpath or street furniture.

The importance of the Callington Hotel being operational coupled with the introduction of new land uses such as shops, cafes, consulting rooms, offices and community uses is vital for the evolution of a main street within Callington. Established land uses that are inviting and accommodating for locals and visitors are pivotal to the on-going promotion of an improved main street location.

Primarily the main street would benefit from activation through the delineation of improved pedestrian footpaths, additional street tree plantings, some provision of street furniture/shelter/lighting and further potential activation through the provision of an activity node in the medium to long-term.

Within the main street, signage outlining the history of Callington and its importance to the region and heritage buildings would assist in establishing a better sense of place. The proximity of the main street to key uses and the Bremer River linear reserve should also be highlighted.

Actions

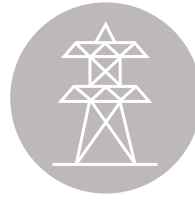
34. Establish and delineate a pedestrian footpath along Montefiore Street between Murray Street and North Terrace with integrated street furniture, lighting and street tree plantings. **A**
35. Investigate further activation opportunities (creation of an activity node or similar) on and/or adjacent to the main street. **B**
36. Establish identification and heritage signage promoting the main street and heritage properties within the township/region.
37. Actively promote existing and future commercial development within the main street locality.



 Specific proposal  General strategy  Focus area  Montefiore Street (the Main Street)



13 INFRASTRUCTURE



Water

Callington is serviced by an SA Water mains water supply but is not connected to any mains wastewater infrastructure. Wastewater relies upon appropriately sized onsite waste water management by individual properties.

The potential for flooding from the Kanmantoo Creek and Bremer River has been alleviated through historical flood mitigation works.

Currently the Callington Primary School's open space areas and the Recreation Ground Ovals are connected by Council's recycled water supply. Given the township is already connected to this infrastructure there is a potential to extend the recycled water supply throughout the township and surrounding properties.

Furthermore this water availability could be used to water street-scape plantings creating greener and more sustainable street-scapes while contributing to amenity and feel of the township.

Wastewater

Wastewater is managed within individual allotments through the use of an appropriately sized onsite wastewater system. There is the potential to improve waste water management through the construction of a Community Waste Water Management System (CWMS) to service Callington subject to community support and grant funding.

Electricity Supply

Callington is connected to SA Power Networks (SAPN) infrastructure and there are no known supply issues or required upgrades.

Roads

The Erskine Bridge is a major access and transport link for the township. Both Murray Bridge and Mount Barker Councils have recently sought to improve pedestrian and vehicle access and safety. This is further detailed within the Access and Movement Sections of the Plan.

Street-scape infrastructure is limited within Callington with limited kerb and gutter or pedestrian footpaths throughout.

Storm-water is managed through the use of culverts and open swales.

There could be a need to provide improved street infrastructure for better accessibility and storm-water management at strategic and well-used corridors such as North Terrace, Callington Road, Montefiore Street and Murray Street. There are opportunities to provide on street Water Sensitive Urban Design (WSUD) on wider streets such as North Terrace.

Telecommunication Services

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

Emergency Services

The Country Fire Service (CFS) in Callington is located approximately 1 kilometre north of the township on Old Princes Highway. This is a more recently constructed facility and replaced the historic facility within the township. Council will continue to liaise with the CFS regarding implementation of relevant Bushfire Management Plans and their existing facilities.

Actions

38. Undertake a review of existing kerb, gutter, pedestrian footpaths, lighting, street furniture and storm water management so-as to inform infrastructure upgrades for well-used and strategic corridors within the township with a focus on North Terrace, Callington Road, Montefiore Street, Murray Street and East Terrace.
39. Investigate the potential for establishing a CWMS to service the township.
40. Investigate the potential to increase recycled water infrastructure within the township and surrounding agricultural region.
41. Review storm-water management and implement small-scale storm-water infrastructure upgrades in identified issue areas for example the swale next to the Recreation Ground oval.
42. Continue working with the CFS to ensure Bushfire Management Plans are up-to-date.





14

Implementation



LOAD LIMIT 12t
ON BRIDGE
HEAVY VEHICLES
DETOUR

14 IMPLEMENTATION PLAN

Action number	Action	Time frame
Heritage, character and identity		
1	Advocate and support the continued protection of heritage places, monuments, cemetery 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. Input from local artists should be encouraged.	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.	Ongoing
5	Improve the appearance of township entrances and approaches. Develop gateway treatments that reflect the local sense of place and heritage.	Medium
6	Improve and enhance the Heritage Walk through the township identifying local and state heritage listed properties of interest.	Short
Connected Communities		
7	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
8	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
9	Advocate for a broader range of in-home services and transport to operate throughout the town in coordination with the Rural City of Murray Bridge so that the elderly and disabled can continue to remain within the Callington community.	Short
10	Provide information to the Callington community on the housing support services available throughout the district, connecting those experiencing housing difficulties with the appropriate services.	Short
11	Continue to provide facilities which cater for informal recreation activities to engage younger residents and support community groups which perform this role.	Ongoing
12	Where possible support the role, function and growth of the Callington Primary School and Callington Kindergarten to continue to provide desirable local education options for the town.	Ongoing
Access and Movement		
13	Finalise design and implement a dedicated pedestrian access across the Bremer River improving pedestrian links to both sides of the township.	Short-Medium
14	Establish improved pedestrian links and direct connectivity along the Bremer River/ Murray Street reserve with the focus on achieving improved access links to the recreation grounds and school.	Medium
15	Review footpath infrastructure on Callington Road, Montefiore Street, Murray Street, Bridge Street and East Terrace and undertake footpath upgrades where necessary.	Short-Medium

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

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

Action number	Action	Time frame
Access and Movement (continued)		
16	Establish a pedestrian crossing between the primary school and recreation grounds on Callington Road.	Short-Medium
17	Advocate for improved public transport services and associated infrastructure for the township.	Ongoing
Open Space and Community Facilities		
18	Improve provision of open space furniture (e.g. seating, shelter) within Murray Street/ Steele Road/Hefford Drive reserves (adjacent the Bremer River) including integrated interpretive signage.	Short
19	Develop trail connections and activation from Callington Oval to the Bremer River and the township through strategic land/tenure acquisition or protected verge trails/ footpaths.	Short-Medium
20	Promote additional and appropriate tree plantings within the recreation grounds and linear reserves.	Short
21	Undertake re-vegetation and weed management of reserve areas adjacent the Bremer River sensitive to its biology in conjunction with environmental community groups.	Short-Medium
22	Advocate and support funding to go to community and recreation infrastructure projects within Callington in collaboration of the Kanmantoo Callington Community Consultative Committee (KCCCC) Masterplan.	Ongoing
23	Investigate options for recycled water usage for re-vegetation projects and greening for Callington.	Ongoing
24	Undertake staged improvements to the Callington Recreation Grounds, including: <ul style="list-style-type: none"> Re-development and construction of a new community hub Construction of a small amenities/toilet building for the second (cricket) oval 	Short and Medium
25	Create and enhance activity opportunities linked to the Callington Oval surrounds including a focus on children, youth and families (BMX/pump track, skate park, dog park play, picnic), trail links and promote shared use of the Callington Primary School where possible.	Short-Medium
26	Continue to promote and support the Callington Recreation Oval and Memorial Hall as community, recreation and event facilities within the township.	Ongoing
27	Review existing planning control and zoning of recreation grounds with an aim to better define, maintain and improve future growth of the recreation grounds.	Short-Medium
28	Promote continued archeological investigations and their protection at the Recreation Grounds.	Ongoing
Economic Development, Growth and Tourism		
29	Conduct a strategic review of existing infrastructure and current zoning of land surrounding Callington to promote opportunities for employment in horticultural and agriculture industries.	Short
30	Promote development within the existing Local Centre Zone as being the focus of retail and commercial development within the township as well as promoting accessibility of nearby employment lands.	Ongoing
31	Investigate potential for re-alignment of the Local Government Boundary of Mount Barker and Murray Bridge Council's to contain the Callington Township in its entirety.	Medium
32	Continue to support and promote tourism (especially heritage tourism) and events within the township while seeking additional opportunities for new events both within the township and in adjacent areas.	Ongoing

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

14 IMPLEMENTATION PLAN CONT.

Action number	Action	Time frame
Economic Development, Growth and Tourism (continued)		
33	Establish a short-term accommodation in the form of an RV Park on Council-owned land and following implementation investigate expansion and commercialisation opportunities.	Short
The Main Street		
34	Establish and delineate a pedestrian footpath along Montefiore Street between Murray Street and North Terrace with integrated street furniture, lighting and street tree plantings.	Medium
35	Investigate further activation opportunities (creation of an activity node or similar) on and/or adjacent to the main street.	Short-Medium
36	Establish identification and heritage signage promoting the main street and heritage properties within the township/region.	Short
37	Actively promote existing and future commercial development within the main street locality.	Ongoing
Infrastructure		
38	Undertake a review of existing kerb, gutter, pedestrian footpaths, lighting, street furniture and storm water management so-as to inform infrastructure upgrades for well-used and strategic corridors within the township with a focus on North Terrace, Callington Road, Montefiore Street, Murray Street and East Terrace.	Short
39	Investigate the potential for establishing a CWMS to service the township.	Medium
40	Investigate the potential to increase recycled water infrastructure within the township and surrounding agricultural region.	Short
41	Review storm-water management and implement small-scale storm-water infrastructure upgrades in identified issue areas for example the swale next to the Recreation Ground oval.	Medium
42	Continue working with the CFS to ensure Bushfire Management Plans are up-to-date.	Ongoing

Definitions

Short: 0-3 years

Medium: 3+ years

Ongoing: for the life of the plan





MOUNT BARKER
DISTRICT COUNCIL



The Rural City of
MURRAY
BRIDGE