



Quality plus quantity as population booms

By Elizabeth Henson

THOUSANDS of people are expected to move into the northern region over the next 10 to 15 years – and local councils are already preparing for the influx.

Light Regional Council (LRC) anticipates about 1000 new residential allotments will be created in Hewett, Freeling, Wasleys, Greenock and Kapunda, while a further 300 allotments already exist within its townships.

Over the next decade the population is expected to increase by 3000 people.

LRC chief executive officer Brian Carr said such growth requires responsible management.

“You can either see growth as pressure and problems or an activity which creates opportunity,” he said.

“The Light Regional Council is embracing growth in an opportunistic way.”

Mr. Carr said because of the imminent growth, there is a need to upgrade particular infrastructure including the community waste water management systems and various other assets.

“We are reaching agreement with developers to ensure that waste water treatment systems are upgraded for everyone in the townships, not just their particular subdivisions,” he said

“We have an agreement with the developers that the roads, parks and other infrastructure and facilities will only be accepted by us when they pass the ‘quality’ test.

“We have deliberately forged a healthy partnership so that we maximise the opportunities in a sustainable way.”

Mallala Council is in the process of conducting investigations for two development plan amendments that aim to extend the residential zones in Two Wells and Mallala.

Chief executive officer Damien Moloney said numerous factors will play a part in the potential residential growth in the region.

“The extent of the rezoning will very much depend on the analysis of demand and supply factors which is in the process of being undertaken,” he said.

“The extent of rezoning at Two Wells will also depend on the ability to address the risk of flooding from both the Gawler River and the Light River.”

However, the Mallala Population Planning and Infrastructure study, which was undertaken in 2005, estimated up to 2500 allotments could be created around the Two Wells township and as many as 275 allotments could be established in Mallala. Both of these estimates are dependent on the rezoning of the land.

Currently the region is home to about 8300 people but the population could rise to 12,000 by 2016.

Playford Council is also anticipating a residential boom with potential for the development of 25,000 allotments.

While the Playford North Urban Regeneration Project and the proposed Buckland Park development are set to bring a significant amount of people into the region, other towns are expected to swell also.

Playford Council group manager city development Matthew Pears said the council will cater for the increased population by working regionally with the community and local, state and federal governments to maximise opportunities for appropriate development and infrastructure provision.

“The City of Playford has a population strategy to reach 130,000 by the year 2050,” he said.

“Depending on time frames for implementation of urban development this figure could be exceeded ahead of time.” Meanwhile, Barossa Council is in the midst of considering residential growth and its implications for the area. Gawler Council did not return calls from *The Bunyip*.



RIGHT: Lyn Ainslie (pictured) and her husband Bruce recently moved to Hewett. Hundreds more people are also expected to move to the area with Light Regional Council approving the creation of 165 allotments in Hewett.