



MOUNT BARKER
DISTRICT COUNCIL

Glebe Community Land Management Plan

Endorsed December 2020



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INTRODUCTION

A Community Land Management Plan (CLMP) guides management of particular categories, or specific areas, of Community Land as defined by the *Local Government Act 1999*. A CLMP develops a range of strategies and actions to assist with improved management of the land.

This CLMP has been prepared specifically for the Glebe land located on Old Princes Highway, Littlehampton.

SUBJECT LAND

The subject land (“the Site”) is formally described as:

- Allotment 201 in Deposited Plan 34435 (Certificate of Title Volume 5143/736);
- Allotment 202 in Deposited Plan 34435 (Certificate of Title Volume 5143/737);
- Allotment 203 in Deposited Plan 34435 (Certificate of Title Volume 5143/738).

The site comprises an area of 79,568m² (or 8ha) and adjoins residential land to the north, rural living land to the east, south and west. An aerial image of the site and the surrounding locality is contained in **Appendix A**.

The land is open in nature and is locally known as the “Glebe Land”. Currently, development is limited to the St James School House located in the north-eastern corner of the site, two walking trails and other limited amenity such as doggy bag holders, seating and signage.

Council retails the land to provide passive and future recreation facilities for the community.

OBJECTIVES AND POLICIES

Objective

Council seeks to ensure all of its assets are utilised to their maximum potential. It is Council’s objective that this land is used for both passive and active recreation by the community.

Council policies/by-laws/plans

The following Council policies, by-laws and plans affect how Council will manage this land:

- Aboriginal Cultural Heritage Policy
- Biodiversity Strategy
- Community Consultation Policy
- Community Facilities Study and Delivery Strategy
- Dogs By-law
- Environment Strategy
- Funding Policy
- Local Government Land By-law
- Mount Barker Council Development Plan
- Mount Barker Strategic Plan 2035
- Open Space and Public Realm Strategy
- Permits and Penalties By-law

- Risk Management Policy
- Urban Forest Policy

The above policies and by-laws can be viewed on Council's website and/or at Council's head office.

PROPOSALS

The *Littlehampton and Blakiston Neighbourhood Plan* (endorsed by Council in October 2016) listed the following priorities relevant to the site:

1. *Progressively improve existing local parks & natural areas with small investments and better maintenance to add value and increase their use by the community.*
2. *Develop a new recreation parkland at the Glebe land that includes elements which make it a special destination for both locals and the broader District.*

Since the Plan's endorsement, Council has secured funding for the development of the land. A concept plan is shown in **Appendix A**.

Events and business use

From time to time ticketed and non-ticketed events (including weddings) may be held on the land. Users will be required to enter into lease or licence agreements with Council prior to the holding of such events / uses with external groups. Generally, any profits raised from business use of the land should be returned to the community.

Leases or licences

A lease or licence enables Council to formalise agreements with organisations and individuals who occupy or manage Community Land. These agreements allow clear definition of the rights and obligations that an organisation or individual has in regard to the land ensuring public access is maintained. Council is required to follow the process set out by the Local Government Act when entering into leases or licences on Community Land.

EFFECT OF MANAGEMENT PLAN

Review of Management Plan

The Management Plan will be reviewed as required or at a minimum of every 5 years.

Amendment or revocation of Management Plan

Pursuant to Section 198 of the *Local Government Act 1999*:

- 1) A management plan may be amended or revoked by the adoption of a proposal for its amendment or revocation.
- 2) A council may only adopt a proposal for amendment to, or revocation of, a management plan after the council has carried out the public consultation that would be required if the proposal were for a new management plan.
- 3) However, public consultation is not required if the amendment has no impact or no significant impact on the interests of the community.

- 4) A council must give public notice of its adoption of a proposal for the amendment or revocation of a management plan.

PERFORMANCE TARGETS

Objective	Target	Action	Indicator	Responsibility and timeframe
Undertake safety pruning on trees	Site safe for public access	Inspect and prune remnant trees as required	Trees safe	Maintenance and operations Inspected every 60 – 90 days.
Facilitate passive recreational opportunities and community activities that are consistent with objectives of the land	Ensure recreation facilities are safe for the general public	Establish seating, and associated infrastructure that cater for passive recreation. Discourage use of recreational areas outside of daylight hours except for special events.	Inspection and maintenance in accordance with reserve classification	Planning and development Ongoing
Minimise the adverse impacts of future infrastructure associated with adjacent land uses on the values and amenity of the subject land	Future infrastructure planning minimises impact on the subject land.	Council direction given that protection of the site values is prioritised in project briefs for new infrastructure or infrastructure maintenance.	No damage to site values as result of future infrastructure works Integrated Planning.	Planning and development Ongoing
Provide a level of maintenance associated with the Reserve's maintenance standard category	Level of development and maintenance to be consistent with Council's Open Space and Public Realm Strategy and asset management plans.	Design criteria for the site will include consideration of cost effective maintenance.	Area is maintained to agreed standard within budget	Maintenance and operations Ongoing

APPENDIX A – SUBJECT LAND AND PROPOSALS

THE GLEBE IS.....

- 1

New pedestrian paths
 - New rubble path 3.4m wide to create a loop path and link up to existing paths and St James School House.
- 2

Perimeter path seating
 - 7 bench seats to perimeter path (3 existing retained).
 - 2 bench seats to have small shelters.
- 3

New car parking and access gates
 - 20 space rubble surface car park
 - 20x3 m pull in bay to front boundary (red dashed line)
- 4

Speed rezoning
 - Extend 50km/h township zone speed limit to Fulford Terrace (TBC with Department of Infrastructure and Transport).
- 5

Tree succession planting
 - Tree succession planting to ensure a legacy of significant trees.
 - Buffer planting of large eucalyptus to the perimeter of the site.
- 6

New fencing to Old Princes Highway
 - Post and wire fencing to the highway.
 - Corral Gate at entrance.
- 7

New dog amenity
 - 2 x Bin at Old Princes Highway and Fulford Terrace Gates
 - Doggy bag dispensers at each bin
- 8

Harrowing and seeding of dry land grass
 - Remove the divets in the paddock surface and seed with a mix of winter and summer dry land grasses.
- 9

Toilet block
 - 2 unisex cubicle toilet block (1 accessible).
- 10

Turf kick about space
 - 3,800m² irrigated turf, approximately 60 x 50m - the average kick is around 30 metres.
- 11

Nature play elements
 - 'Found' natural items, logs, rocks.
 - Ninja warrior course.
 - The B Line, small jumps and dirt obstacles along the main perimeter path.
- 12

Picnic shelter and BBQ
 - 1 x (10 x 7m) picnic shelter.
 - 1 x BBQ.
 - 2 x picnic tables.
- 13

The dam
 - Sand and gravel beach to dam.
 - Planting and rock work to edges of dam.
- 14

Dog Agility
 - Unfenced dog agility course
- 15

New Fencing
- 16

New Signage and footpaths
- 17

Timber rose arch
- 18

Extended Garden Beds
- 19

Irrigated Turf
- Refer to St James School House plan
- 1

Denotes items that may need to be delivered as a stage 2, with priority given to the picnic facilities



02 Masterplan Concept Design

Old Princes Highway, Littlehampton, SA, 5250

THE GLEBE IS

- 1** New pedestrian paths
 - New rubble path 3.4m wide to create a loop path and link up to existing paths and St James School House.
- 2** Perimeter path seating
 - 7 x bench seats to perimeter path (3 existing retained)
 - 2 bench seats to have small shelters.
- 3** New car parking and access gates
 - 20 space rubble surface car park.
 - 20x3 m pull in bay to front boundary (red dashed line)
- 4** Speed zoning
 - Extend 50km/h township zone speed limit to Fulford Terrace (TBC with Department of Infrastructure and Transport)
- 5** Tree succession planting
 - Tree succession planting to ensure a legacy of significant trees.
 - Buffer planting of large eucalyptus to the perimeter of the site.
- 6** New fencing to Old Princes Highway
 - Post and wire fencing to the highway.
 - Corral Gate at entrance.
- 7** New dog amenity
 - 2 x Bin at Old Princes Highway and Fulford Terrace Gates
 - Doggy bag dispensers at each bin
- 8** Harrowing and seeding of dry land grass
 - Remove the divets in the paddock surface and seed with a mix of winter and summer dry land grasses.
- 9** Toilet block
 - 2 units outside toilet block (1 necessary).
- 10** Turf kick about space
 - 1,000m² imported turf, approximately 10 x 50m - the average kick is around 10 metres.
- 11** Nature play elements
 - 'Found' natural items, logs, rocks.
 - 'Virgin' warrior course.
 - The B line, small jumps and dirt obstacles along the main perimeter path.
- 12** Picnic shelter and BBQ
 - 11 x (10 x 7m) picnic shelter.
 - 11 x BBQ.
 - 7 x picnic tables.
- 13** The dam
 - Sand and gravel beach to dam.
 - Planting and rock work to edges of dam.

1 Demotes items that may need to be delivered as a stage 2, with priority given to the picnic facilities



02 Design Detail - Picnic Grounds

Old Princes Highway, Littlehampton, SA, 5250

THE GLEEBE IS.....



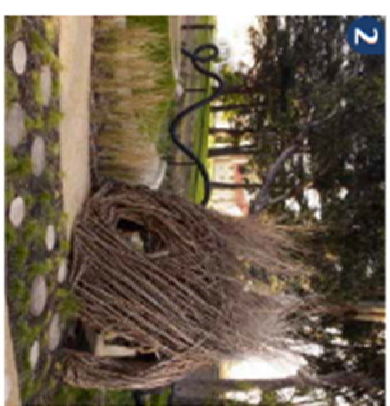
Glebe Henge

- Reimagine exciting boulders on site into an ancient landscape to be climbed on and hidden behind.



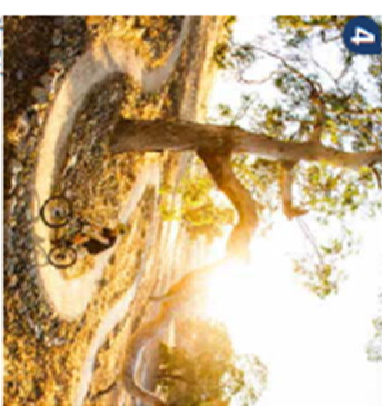
Ninja Course

- For those adventurous ones that like to test their limits.



Hobbit Hut

- A hobbit sized culby house to hide away in and plan a long journey with friends.



The B Line

- Small dirt obstacles offset from the main path with whoops and other entry level bike jumps.

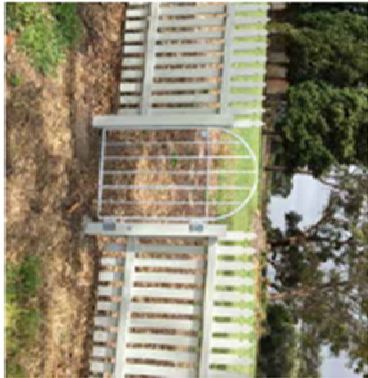


02 Design Detail - Play Space

Old Princess Highway, Littlehampton, SA, 5250

THE GLEBE IS.....

- 14** New fencing
 - Post and wire fencing to Fulford Terrace with vehicle access gate 3m wide.
- 15** New footpaths
 - Timber edged compacted fines footpaths.
- 16** Timber rose arch
 - Timber archway to complement heritage style of building.
- 17** Extended garden beds
 - Extended garden beds to existing circular garden bed and to Fulford Terrace fence line.
- 18** Irrigated turf
 - Renovated turf with new irrigation system.
- 19** Car parking to verge
- 20** Perimeter path to lead to existing gate and interpretive signage
 - Post node to perimeter path to feature interpretive signage at entry gate.
- 21** Bench seat
 - 2 x heritage style bench seats at key view lines.



- Signage and Paths to existing gate
- Re-imagine existing boulders on site into an ancient landscape to be climbed on and hidden behind



St James Schoolhouse



02 Design Detail - St James Schoolhouse

Old Pioneer Highway, Litchamington, SA, 5250