



**MOUNT BARKER
DISTRICT COUNCIL**

NOTICE OF MEETING

Pursuant to Section 83 of the Local Government Act 1999 notice is hereby given that the following meeting will be held in the Council Chambers, Mount Barker Homemaker Centre, 6 Dutton Road, Mount Barker on Tuesday 4 October 2016.

Council Meeting

A. Stuart
CHIEF EXECUTIVE OFFICER

28 September 2016

ORDER OF BUSINESS

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1. **COUNCIL OPENING**
EXPRESSION OF FAITH
ACKNOWLEDGEMENT OF LAND
APOLOGIES OR LEAVE OF ABSENCE
Apologies - Councillor Morrison and Councillor Bettcher
2. **QUESTIONS FROM THE GALLERY (15 MINUTES)**
3. **CONFIRMATION OF MINUTES**
3.1 **Recommendation**
That the minutes of the meeting held on 19 September 2016 as circulated to members be confirmed as a true and accurate record of proceedings.
4. **CONFLICT OF INTEREST DECLARATION**
Council Members are reminded of the requirements for disclosure by Members of material, actual or perceived conflicts of interest in relation to items listed for consideration on the agenda.
5. **DEPUTATIONS**
5.1 Greg Bell (Member, Littlehampton Community Association) and Andrew Thompson (Chairperson, Governing Council Littlehampton Primary School) – Glebe Land, Littlehampton
6. **QUESTIONS WITH NOTICE – COUNCILLORS**
NIL
7. **QUESTIONS WITHOUT NOTICE – COUNCILLORS**
8. **MOTIONS ON NOTICE**
NIL
9. **MOTIONS WITHOUT NOTICE**
10. **PETITIONS**
NIL
11. **RECOMMENDATIONS FROM ADVISORY COMMITTEES**
NIL

12. REPORTS**12.1 REPORT TITLE:** **LITTLEHAMPTON AND BLAKISTON NEIGHBOURHOOD PLAN****DATE OF MEETING:** **4 OCTOBER 2016****FILE NUMBER:** **DOC/16/088614****ATTACHMENTS:** Attachment 1 - Summary of Community Engagement on the draft Littlehampton & Blakiston Plan
DOC/16/87105Attachment 2 - Written submissions on the draft Littlehampton & Blakiston Plan
DOC/16/91336Attachment 3 - Littlehampton & Blakiston Neighbourhood Plan. Final for Council endorsement
DOC/16/98366**Mount Barker 2035 – District Strategic Plan:**

- CW 2.6 Undertake town planning and infrastructure provision to facilitate healthy lifestyles and safety by design in development
- CW 3.1 Support a long-term approach to the development, upgrade and improvements to community facilities and infrastructure such as the library, sports grounds, community halls and venues and play spaces
- UE 1.2 Apply a strategic, planned and consistent approach to the provision, development and maintenance of public open space
- UE 2.2 Enable safe and logical pedestrian, bicycle and mobility scooter movements to and through public spaces.
- UE 3.2 Ensure that quality built outcomes, green infrastructure and open space activation are prioritised in the development and renewal of town centres and main streets
- UE 3.4 Encourage and enable housing infill and densification through a strategic, planned approach in appropriate locations.
- UE 3.8 Protect and enhance the special qualities and sense of place of country townships

Purpose:

To present the results of consultation on the draft *Littlehampton & Blakiston Neighbourhood Plan*.

To endorse the final *Littlehampton & Blakiston Neighbourhood Plan*.

Summary – Key Issues:

1. Council approved a budget for the development of a strategic ‘Masterplan’ for the township of Littlehampton in 2015/16.
2. In June 2016 Council endorsed a draft *Littlehampton & Blakiston Neighbourhood Plan* (the draft Plan) as suitable for public consultation.
3. Feedback on the draft Plan was generally positive, with the exception of the proposals for the Council owned land in Blakiston known as the Glebe land.
4. The *Littlehampton & Blakiston Neighbourhood Plan* has been amended to take into account both community and Council staff feedback, and is now presented for Council endorsement and implementation.

Recommendation:

That Council:

1. Endorse the final Littlehampton & Blakiston Neighbourhood Plan, inclusive of a proposal to sell between 2.5 – 3 ha of the Glebe land to raise funds for the development of a new open space on the balance of the land.
2. Note that the sale of a portion of the Glebe land will be subject to authorisation by Council, and that future reports will detail:
 - a. the decision making principles to be applied and the process to be used to sell the land, consistent with the direction set out in the Littlehampton & Blakiston Neighbourhood Plan and relevant Council policies, and
 - b. recommendations about the amount of land to be sold and the purpose for which it will be used, prior to the sale occurring.

Background:

- 1) Council approved a budget for the development of a strategic “Masterplan” for the township of Littlehampton in 2015/16, to include ‘concept plans’ for the Glebe land and for the North Tce / Old Princes Hwy streetscape.
- 2) The Glebe land was recognised as a strategic opportunity in Littlehampton that this Plan should address. This is 8 ha of land that Council owns at the eastern edge of Littlehampton. A brief history of the Glebe land and its

status is included here to inform Council with regard to the Recommendations of this report:

- Council purchased the Glebe land in the early 1990s from the Diocese of the Murray (Anglican Church).
 - The funds to purchase the Glebe land were partly raised by selling a portion of the Fullford Terrace Reserve (approximately 4.5 ha). Council borrowed additional funds for the purchase.
 - In 1990/91 Council was granted permission to sell this reserve by the Minister for Local Government.
 - At the time of the purchase Council's intention was to provide a 'local multipurpose recreation reserve' on the Glebe land. A mix of active sport fields and passive park space was discussed in Committee and endorsed by the Council during the 1990s.
 - Council developed concept plans for the proposed open space at the Glebe land, and applied for State Government grants during the 1990s for this purpose, but was unsuccessful in attracting any grant funding.
 - In 2002 Council excluded the land from the Community Land Register.
 - Council is unaware of any encumbrance on the Glebe land which prevent its partial sale as recommended by this report. There was a caveat on the land that was removed by the Diocese of the Murray prior to Council's purchase.
 - The land is zoned 'Community Zone' in the Mount Barker Development Plan.
- 3) A more extensive report on the Glebe land was provided to the Council on 16 April 2012.
- 4) The first stage of community engagement to inform the Littlehampton & Blakiston Plan occurred in October / November 2015. A detailed report on the community engagement process and findings was presented to Council on January 18, 2016.
- 5) Council staff prepared the draft *Littlehampton & Blakiston Neighbourhood Plan* with regard to technical investigations into issues in Littlehampton and Blakiston area, and broader trends and strategic concerns of Council.
- 6) Draft 'concept plans' for the Glebe land and the North Terrace / Old Princes Hwy streetscape were included in the draft Plan.
- 7) The development of the concept plans for the North Tce / Old Princes Hwy streetscape involved consultation with stakeholders such as traders and the Peace Memorial Hall Committee.
- 8) The draft Plan gave regard to the findings of community engagement and technical studies, and identified three areas for action, or 'Planning Themes'

that will together achieve the communities aspirations and Council's vision for this part of the District. The themes were:

- *Make it easier to move about*
- *Improve village character and facilitate quality development*
- *Provide places for people and support community life.*

- 9) Each of these Planning Themes included initiatives and projects that could be implemented to address issues and opportunities in Littlehampton and Blakiston. These proposals are subject to future detailed planning, design and budget allocations.
- 10) The streetscape concept plans for the North Tce / Old Princes Hwy included:
 - Priority area for undergrounding the powerlines
 - Areas for improved landscaping, including more trees
 - Potential locations for pedestrian crossings
 - Proposals for parking areas and vehicle access
 - Proposals for footpath renewal/reconstruction
 - A concept for a renewal of Miels Park
 - Proposals to improve the appearance of the township entrances, and
 - Recommended changes in traffic speed in selected areas.
- 11) The concept plans for the Glebe land included:
 - Recommended uses for the Council-owned land parcel
 - Proposals for access and movement to integrate the Glebe land with the surrounding area
 - A concept for a large park of at least 4 ha in size, and
 - A funding strategy to achieve community benefits at the Glebe land in the short term, including sale of some of the land to fund the development of the public park and facilities.
- 12) The draft proposals for both the Glebe land and main street could be resourced by Council using a range of funding sources. Implementation of these major projects would be staged and may involve partnerships.
- 13) For example, some of the proposed streetscape improvements cannot be achieved until Council receives commitment to partnership funding from the Power Line Environment Committee (PLEC) for undergrounding the powerlines on a section of the Old Princes Highway. Council has sought funding for this purpose for a number of years and will continue to pursue it.
- 14) It is important to acknowledge that key roads (North Tce/ Old Princes Hwy and Junction Rd) are State government controlled roads. Therefore Council's proposals for change will be subject to negotiation and agreement with the Department for Planning Transport and Infrastructure.
- 15) The draft Plan identified improvements needed to update popular community spaces (eg the Peace Memorial Hall, key parks and natural

areas). The draft Plan highlights some opportunities to support local leadership and build a stronger and more inclusive community.

- 16) Council staff aimed to develop the *Littlehampton & Blakiston Neighbourhood Plan* as a template for other local planning projects.

Discussion:

- 17) A period of consultation was conducted between 14 June and 14 July 2016 to seek community feedback prior to Council committing to the implementation of the projects and proposals in the draft Plan.
- 18) A detailed report on the Stage 2 of consultation (**Attachment 1**) summarises the level of participation and content of all feedback received.
- 19) The consultation is considered to have been successful, with good levels of awareness and participation, including:
 - More than 1,400 summary brochures posted to ratepayers in the study area
 - A wide variety of methods used to inform the public about the consultation
 - More than 400 unique views of the consultation website
 - 80 people attended the information session at the Peace Memorial Hall
 - Council received a total of 87 responses to the draft Plan, including 18 written submissions and 69 completed feedback forms (survey)
 - The consultation reached some new people who had not been involved in the project already (consultation conducted during 2015), and
 - There was also a deputation to Council representing several organisations and interest groups during the consultation period.
- 20) It is acknowledged that there are a diversity of views on most topics within any community, and unanimous agreement is rarely possible. Despite this, some trends are evident in the community response to the draft Plan.
- 21) The findings of the consultation are that there is generally a positive regard in the community for the following aspects of the draft Plan:
 - The consultation processes, technical investigations and analysis to inform the Plan
 - The structure and format of the Plan - including Vision and Planning Themes with proposed actions and initiatives
 - Most of the content of the three Planning Themes
 - Council's proposed priorities for each Theme
 - The concepts plans for the North Tce / Old Princes Hwy streetscape improvements, and
 - The proposal for a large new park at the Glebe land with a focus on informal recreation.

- 22) Community feedback on Council's priorities highlighted the following
 - a desire to see early investment in maintenance, renewal and access to existing community places (both buildings and parks), and
 - a desire to see improvements in the public realm, and particularly to give priority to addressing pedestrian safety concerns in sections of North Tce / Old Princes Hwy streetscape.
- 23) The community provided numerous suggestions for changes and improvements to the content of the draft Plan. This is summarised in **Attachment 1**. The suggestions have been considered alongside technical advice, and the Plan has been amended where appropriate. Mostly the changes are minor changes that reflect a greater emphasis on some areas of concern to the community, and to clarify meaning where it was required.
- 24) The consultation also found, however, that there was *not* widespread support in the community for the Glebe land proposals in the draft Plan. Overall, 46% of written submissions and Feedback Form responses on the Glebe proposals were negative, with a high proportion of people indicating that they were 'very dissatisfied'.
- 25) Most negative comments on the Glebe land proposals were about the amount of land proposed to be sold, or the future use of that land:
 - 33 % of all responses opposed selling any of the Glebe land at all, and a further 12 % of all responses only supported selling a smaller portion of the Glebe land
 - 21 % of all responses opposed developing a school at the Glebe
 - 14 % of all responses supported developing residential care (eg nursing home), or housing for disabled people at the Glebe
 - Other potential community uses attracted few or no negative comments eg healthcare, church, cemetery, recreation, and
 - Most people at the Information Sessions were also critical of the Glebe proposals – mostly on amount of land to be sold and the potential for housing or a school.
- 26) The community representatives who made a deputation about the Glebe land proposals suggested
 - A maximum of 1/3 land sale is broadly acceptable, to facilitate development of the rest for public use
 - Sale of Glebe land for a school is not supported
 - Sale of Glebe land for residential care, supported housing or nursing home is supported
 - An area at the northwest corner of Glebe land parcel could be suitable for a nursing home (not only the southern end of the site could be considered for sale) , and
 - Use of the land to be sold should 'serve' to support the success of the public part, with some potential principles suggested.

- 27) The main concerns about housing at the Glebe land are:
- Opposed to private profit from public land
 - Opposed to more housing, more growth
 - Not consistent with Community Zone, and
 - Not consistent with previous communication and commitments made by Council to develop the Glebe as open space (eg to local community and Anglican Church at time of purchase and in years since).
- 28) The main concerns regarding sale of land for a school at the Glebe land appear to be:
- over the long term it could have a negative impact on the Littlehampton Primary School, which is widely seen as a strength of this community, and a force for social integration / inclusion
 - potential for traffic/ noise generated by a school
 - private school might be closed off from public, or dominate the use of the Glebe land – i.e. possible risk to public access to the land
 - not for local benefit because Littlehampton does not need another school (existing Primary School can meet local demand), and
 - other sites are available in Mount Barker that are better for this use.
- 29) The main points made in favour of residential care (eg housing for disabled people or nursing home) at the Glebe land appear to be:
- good for local employment
 - meets a real need in both Littlehampton and broader District community
 - provide opportunity for staged supported care or for loved ones to live near their disabled children/ relatives, and
 - not a big generator of traffic/noise.
- 30) The following aspects of the Glebe land proposals were broadly supported through the consultation:
- the proposed character of the park
 - the emphasis on passive and informal recreation rather than organised sport
 - the level of amenity and proposed play and recreation elements, and
 - the movement and access network that would connect it within the surrounding area.
- 31) Given this feedback, changes have been made to the Glebe land proposals for the final *Littlehampton & Blakiston Neighbourhood Plan* (**Attachment 3**). These changes include:
- Increasing the area for the park to at least 5 ha
 - A corresponding reduction in the area to be sold to raise funds toward the development of the park to between 2.5 -3 ha
 - Reference to ‘principles of decision-making’ that will inform Council’s future decisions regarding the use of the portion of the land to be sold.

These will include principles suggested by the community through the consultation

- Retaining some flexibility regarding the location of the land to be sold, to enable the best design outcomes for the public park and the potential other uses.
- 32) These changes will provide sufficient flexibility for Council as the land owner to negotiate a good outcome via a sale of land to raise funds for the park development, and also provide more certainty to the community about the land and satisfy many of their concerns.
- 33) Following endorsement of this Plan by Council, a further report will be provided about the process for selling a portion of the Glebe land. The final sale of the land will also be subject to a resolution of Council.
- 34) A more refined Concept Plan will also be developed during 2016/17, and this will enable Council to seek State Government open space funding toward the park development.
- 35) Implementation of the Plan will take place over a 20 year period, but some priorities are highlighted within the Plan for early action. These priorities were generally supported in the community. Council will balance needs of Littlehampton/ Blakiston against other needs across the District as it implements the Plan.
- 36) The final *Littlehampton & Blakiston Neighbourhood Plan* (**Attachment 3**) is now ready for Council endorsement.

Community Engagement:

Decision to be made	To endorse or amend the final <i>Littlehampton & Blakiston Neighbourhood Plan</i>
Key factors to be considered in decision (dot points)	<ul style="list-style-type: none"> • Community support • Social, environment and economic benefits • Financial viability • Sustainability
Area of community influence	<p><i>Aspects that are fixed:</i> Issues regarding community safety, equity and social justice and legal requirements have been considered by Council were not subject to community influence.</p> <p>Key proposals for change in the Plan have been costed (at a high level only) and are considered to be realistic and affordable for Council. Substantial changes to these may jeopardise the viability of the proposals.</p> <p>The timing of implementation of some aspects of the Plan is dependent to some extent on external parties</p>

	<p>(eg PLEC, DPTI – refer to report).</p> <p><i>Key areas for community input:</i></p> <p>Citizens added value regarding</p> <ul style="list-style-type: none"> • information on the impacts and acceptability of proposals in the draft Plan • local knowledge, experience and ideas that will improve the draft Plan • feedback on the priorities
Method of consultation, informing community & cost	<p>The community was informed about the draft Plan via</p> <ol style="list-style-type: none"> 1. Advertisements in local print media 2. Summary publication posted to ratepayers 3. Council website 4. Displays and public events in local venues 5. Letters and email communication with key stakeholders, including community groups and Government Agencies <p>Feedback on the draft Plan was sought via</p> <ol style="list-style-type: none"> 1. Feedback form – hard copy and online 2. Public information session 3. Written submissions 4. Meetings with key stakeholders where requested <p>The cost of the consultation was \$3,000 including advertisement and publication costs.</p>
Feedback to stakeholders/Council	<p>Council report summarising feedback and changes made as a result.</p> <p>Letters to groups, stakeholders and individuals who make submissions.</p> <p>Article in ratepayers newsletter <i>District Matters</i>.</p>
Timeframe for consultation	There was a one month consultation period between Tuesday 14 June and Thursday 14 July 2016.
Community input	A detailed summary of the consultation activities and findings is provided at Attachment 1 and the written submissions are provided as Attachment 2 . The main concern was regarding the Glebe proposals.
Recommendations	The Plan has been revised in response to community feedback and is recommended to Council for

	endorsement.
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Policy:

The directions in the final Plan may result in a need to review or change policy, and may also inform future amendments to Council's Development Plan.

Budget:

Council allocated a budget of \$50,000 in 2015/16 to develop the Plan. The proposals in the draft Plan will impact on subsequent budgets, but these will be subject to Council decisions in the Annual Business Plan.

Statutory/Legal:

Council has prepared this Plan with the powers it has under the Local Government Act. This Plan does not have statutory authority under the Development Act.

Staff Resource Requirements:

The Plan has been prepared with existing staff resources, supplemented by consultants who have provided additional technical expertise.

Future initiatives arising from the Plan will be resourced according to Council priorities and budget processes.

Environmental:

The draft Plan proposes initiatives which will have a positive impact on the natural and built environment in Littlehampton and Blakiston.

Social:

The draft Plan proposes initiatives which will have a positive impact on health, wellbeing and social inclusion of community members in Littlehampton and Blakiston.

The draft Plan takes into account the special needs of vulnerable groups including children, young people, the elderly and people with disabilities.

Risk Assessment:

The draft Plan is not expected to have significant risks associated with its content. There may be risks associated with specific projects which will be assessed at the time of project scope, detailed design and implementation.

If there are substantial delays in the implementation of the Plan, there may be an impact on Council's reputation.

Asset Management:

Proposals and specific projects contained within the Plan may have an impact on infrastructure and asset management. These will be addressed at the time of project scope, detailed design and implementation.

Conclusion:

Council has conducted public consultation on a draft Neighbourhood Plan for improving the Littlehampton and Blakiston area over the next 20 years. The Plan has been amended in light of community feedback, and is recommended to Council for its endorsement.

Key Contact

Penny Worland, Acting Manager, Planning Policy and Strategy

Manager or Sponsor of Project

Greg Waller, General Manager Planning and Development

Attachment 1 to Item 12.1

**SUMMARY OF COMMUNITY ENGAGEMENT ON THE DRAFT LITTLEHAMPTON & BLAKISTON NEIGHBOURHOOD PLAN.
AUGUST 2016**

1. Participation in the consultation on the draft Plan

The level of promotion and participation shows that the community was given an adequate opportunity to become aware of, and provide comment on, the draft Plan.

- Council sent more than **1400 summary brochures** to property owners (ratepayers) in the study area and surrounds.
- The consultation was also promoted via Council website and District Matters newsletter, print media advertisement and articles, displays in the Library and Civic Centre, a presentation to Littlehampton Primary School students, and directly to community groups and organisations with an interest in the area.
- Council's **webpage for the consultation was accessed on more than 400 occasions** or 'unique views'. If multiple visits to the page are included, there were 478 viewings of the consultation page for the project. This suggests a good level of interest in the draft Plan and a satisfactory level of awareness of its content.
- Around **80 people attended the Information Session** at the Littlehampton Peace Memorial Hall.
- Council received a total of **87 responses to the draft Plan, including 18 written submissions and 69 completed feedback forms**.
- 69% of participants in the Feedback Form and Information Session are residents of Littlehampton, 18% reside in Blakiston, 2% reside in other adjacent areas, and 11% live elsewhere. Demographic data is not available for the authors of the 18 written submissions.
- Several residents (representing different organisations and interests) worked together on establishing common ground and made a deputation to Council.

2. Report on Community Information Session. 9 July 2016. 10 – 1 pm, Littlehampton Peace Memorial Hall

Approximately 80 people attended. Demographic data was captured for 77 members of the public. These included:

Place of residence	Age of participant
<ul style="list-style-type: none">• 56 residents of Littlehampton• 9 residents of Blakiston• 3 residents of Totness/Hay Valley/Mt Barker Junction	<ul style="list-style-type: none">• 6 (8%) of people were aged under 12• 0 people were 12-24 years• 5 (6%) of people were 25 – 34 years

<ul style="list-style-type: none"> • 4 residents of other parts of the Mount Barker District • 3 residents of other locations (Lobethal) • 2 people whose home location was not recorded 	<ul style="list-style-type: none"> • 14 (18%) of people were 35 – 49 years • 39 (51%) of people were 50 -69 years • 13 (17%) of people were aged 70 or over
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The main purpose of this session was to provide an opportunity for citizens to ask questions of Council staff regarding the draft Plan. Community members shaped the discussions with staff around the issues that matter to them. There were also displays of the concept plans in larger format and more detail than could be included in the printed draft Plan.

Council staff provided the following notes from discussions at the four staffed information stations.

Theme 1 – <i>Make it easier to move about</i>	<ul style="list-style-type: none"> • In general fairly positive feedback about proposals in draft Plan • Some concern about parking on the main road from people who live there and want more parking in front of their house • Cleggett Junction improvement generally supported
Theme 2 – <i>Village Character and Quality Development</i>	<p>Main Street Concept Plans and landscaping proposals:</p> <ul style="list-style-type: none"> • These were generally supported but not much comment on detail • Discussion about priorities, undergrounding, footpath works etc and that Council need to consider timing and whether short term footpath treatments are required whilst waiting for funding for streetscape upgrades. • Bike lanes should be considered in the Main St redesign project • One gentleman didn't want any change to the access to the bottleshop. • One lady had an idea for heritage trail/walk around Littlehampton. • Removing the existing protuberances was requested to increase parking opportunities. Visitors find it hard to park when visiting the area. • The footpath east of Cleggett Rd should be a priority area. <p>Miels Park Concept Plan</p> <ul style="list-style-type: none"> • Miels Park renewal was generally supported. Toilets relocation supported. • Generally people were quite excited about the proposed plans and particularly opening up the link between the green space and play space at the rear. • Positive comments about creating paved space for markets (need to think about the size this needs to be). • Car parking in Main St. Some negativity regarding relocation of car park from front of Miels Park to rear of Hall. Need to recognize that more car parking is required for the Hall and events. Need to recognise that other car parking areas are providing for the Hall as well as on street parking.

	<ul style="list-style-type: none"> Anembo considered too far to go eg regarding relocating the Netballs courts. Recent footpath improvements have too steep crossfall. <p>Other feedback</p> <ul style="list-style-type: none"> Need to sort out the name of the Main St (there are 4 names in current use) Housing, infrastructure, town boundary, planning policy not commented on much.
Theme 3 - <i>Provide places for people and support community life</i>	<p>Discussions covered the concept plans for Miels park, the path through Coppins Bush, and the proposed dogs off leash area. Most people were happy with the proposals and a great initiative by the Council put the ideas up for discussion.</p> <p>Feedback included:</p> <ul style="list-style-type: none"> Need for sufficient parking spaces. Council could retain the current spaces at front of Miels Park and include the redevelopment of the tennis courts (behind Hall) for additional parking. Interpretive signs and seating through Coppins Bush along with access for the disabled. BBQs closer to the playground near the current shelter in Miels Park. Provision for tour and community bus parking in front of Miels Park in Concept Plan High concern about current public realm situation of cars coming and going in and out of businesses and is very dangerous for young children. Request a better crossing in front of the Hall.
<i>Glebe Land proposals</i>	<ul style="list-style-type: none"> Most people support the concept of a large recreation park at the Glebe land. Disagreement on selling some of the land to achieve the park. View that Council can provide park from its resources and doesn't need to sell any land. Disagree with a school using some of the land – reasons included: traffic, noise, closed off from public, not for local benefit. Potential for negative impact on Littlehampton Primary School. Strong opposition to any selling of Council land for housing. Strong preference for community use facility if any land was to be sold. Retirement village commonly cited as an acceptable example. One lady (86 years old) had lived nearby for 80 years and planted native plants. She was against any development and wants it kept natural Support from more than one person for change of speed limit and better safety between Blakiston and Littlehampton. There are issues with the next intersection up from the Glebe (Blakiston Rd). One gentleman proposed turning Glebe land into a heritage village where the community could reconstruct heritage buildings. He is preparing a proposal for Council.
<i>Other</i>	<ul style="list-style-type: none"> Timeframes – there are probably high expectations of things starting straight away. One older lady was quite disappointed the consultation event wasn't 'sit down' discussion/meeting.

3. Overview of 69 Feedback Forms

About the participants who completed Feedback Forms:

- 40 people provided feedback via the electronic survey, and 29 completed hardcopy forms that were manually entered
- 67% of respondents reside in Littlehampton, 26% reside in Blakiston, and 7% live elsewhere
- 80% of respondent were 'residents' of the area, 14% were ratepayers (but not also residents), and 6% have another interest.
- 10% of respondents were aged 25-34, 39% were aged 35 -49, 43% were aged 50-69 and 7% were 70 or older.
- There were no respondents aged under 24 years
- 33 (48%) of respondents had not been involved in stage 1 consultation, so the consultation reached some new people.

Summary of feedback forms and Council response

Topic	Summary	Key points	Council response
<i>Analysis and Investigations</i>	<ul style="list-style-type: none"> • 63% were satisfied or very satisfied with the analysis & investigations. • Only 12% were dissatisfied or very dissatisfied. • There were 12 comments about this section. 	<ul style="list-style-type: none"> • A number of positive comments about the level of analysis provided in the Plan. • Some responses suggest that Council should do more to protect the special sense of place and define the character of the area more clearly. This was linked to achieving branding, business and building community outcomes because the character attributes link to streetscape, public places, inclusive community life and business opportunities. eg "English country village charm - Railway heritage - Clay pavers, brick and sawmilling foundations - A community and home for all ages - Rural living with decreased bushfire risk" • Concern was expressed that the goal of a 'liveable village' is not specific enough to the area. • Regarding community assets that might be at risk – the Plan should identify unsuitable buildings constructed in Littlehampton/ Blakiston that will "spoil the village feel of the area eg townhouses or more than one story buildings. Littlehampton/Blakiston must still remain to feel like a rural village, and not part of Mt Barker with a busy city outlook". 	<ul style="list-style-type: none"> • Comments on character noted • There are limited opportunities for townhouses or medium density housing in Littlehampton, so potential impact on character not considered to be high. <p>No changes recommended</p>
<i>Consultation</i>	<ul style="list-style-type: none"> • 59% were satisfied or very satisfied with the consultation. • 22% were dissatisfied 	<ul style="list-style-type: none"> • A number of positive comments about the consultation. • Some requests for more publicity about the consultation, and concern that renters missed out on the information provided to ratepayers • Some criticisms that Council did not really listened to the consultation when 	<ul style="list-style-type: none"> • Sufficient effort went into consultation. Not possible to reach everyone. • Comments on consultation

	<ul style="list-style-type: none"> or very dissatisfied. There were 23 comments about this topic. 	<ul style="list-style-type: none"> preparing the plan – especially regarding the Glebe land. Several requests for a traditional town hall style meeting where citizens can ask questions and get answers from Council. 	methods and results noted.
Vision	<ul style="list-style-type: none"> 54% were satisfied or very satisfied with the Vision. 23% were dissatisfied or very dissatisfied. There were 24 comments about improving the Vision. The content of comments was highly varied and individual. No consistent messages. 	<ul style="list-style-type: none"> Desire for a stronger sense of the special qualities of the area Insufficient attention to Blakiston, Aboriginal heritage, growth, business and tourism. Need to enable local businesses to be encouraged or remain viable. Future planning should acknowledge the existing strengths of the area in business, to celebrate them as a community and build upon them. The Vision and draft Plan are dominated by the views of a minority of the community. Criticism of the 20 year time frame. Improvements are needed now, not over 20 years. The Glebe should be incorporated into the vision for the town. There were a number of negative comments about the Glebe land proposals. 	<ul style="list-style-type: none"> Comments on gaps in plan noted. The Plan seeks to address the most important challenges the area faces. Other council initiatives will still apply to Littlehampton eg economic development, tourism Implementation of Plan over 20 years does not mean that nothing happens now. Only that Council will balance needs of Littlehampton/ Blakiston against other needs across the District. <p>Vision revised</p>
Theme 1 - Make it easier to move about	<ul style="list-style-type: none"> 75% were satisfied with Theme 1. 10% were dissatisfied or very dissatisfied. There were 26 comments about this Theme. The content of comments was highly varied and individual. No consistent messages. 	<ul style="list-style-type: none"> Strong support for better pedestrian and cycling connectivity and 'walkability'. Desire for stronger commitment by Council to a safe pedestrian link from Littlehampton to Blakiston (ie along Alston Rd west), the importance of easy and safe routes for mobility of older and disabled residents, priority to footpaths and undergrounding powerlines between Cleggett Rd and Coppings Rd. Requests for removal of existing planter boxes on the main street, extend 50 km speed limit to Blakiston, extend proposed rail trail all the way along Junction Rd to Nitchke Rd, bike path on the Main street, wombat crossings, safer crossings at the school, improve safety at entrance/exit to Foodland and OTR, widen existing footpaths, lighting of footpaths, improved safety for pedestrians within Anembo Park. Request Council to provide a professional and consistent response to footpaths 	<ul style="list-style-type: none"> Comments noted Content sufficient detail for a Plan of this type. Many of these issues already included in the Plan and will be refined at design stage of projects. <p>No changes recommended</p>

		<p>rather than consult community on their individual preferences.</p> <ul style="list-style-type: none"> • A few negative comments about slowing traffic further and improving footpaths at expense of trees/landscaping. 	
<i>Theme 2 - Village character and quality development</i>	<ul style="list-style-type: none"> • 73% were satisfied with Theme 2. • 9 % were dissatisfied or very dissatisfied. • There were 25 comments about this theme. • The content of comments was highly varied and individual. No consistent messages. 	<ul style="list-style-type: none"> • Support for improved landscaping and main street aesthetics. Some comments about choice of street trees eg European exotics preferred for Main Street, native plantings for reserves. • Several requests for more diverse housing – for first home buyers and elderly residents (residential care/ retirement village). Others raise concerns about smaller blocks and townhouses. Main concern is potential negative impact on character. • Concerns re existing parking inadequate and parking areas chaotic. • Several responses that challenge the idea of Littlehampton as a 'village'. • Question the proposed improved policies to facilitate opportunity for business. • Improve buildings but keep the period look. • Prioritise improving the Western entry (area around Anembo Park, Willow Park and the rail crossing), but questioning the safety of proposed walls and the existing rails at the sculpture. Some criticism of multiple 'entrance statements' (by Community Association, Council and the sculpture) creating a 'shambles' at the town entrance. • Council should insist on more provision by developers eg road improvements such as right turn in lanes on busy roads 	<ul style="list-style-type: none"> • Comments noted • Content considered sufficient detail for a Plan of this type. • Many of these issues already included in the Plan and will be refined at design stage of projects. • Feedback on priorities noted <p>No changes recommended</p>
<i>Theme 3 - Provide places for people and support community life</i>	<ul style="list-style-type: none"> • 72% were satisfied with Theme 3. • 13 % were dissatisfied or very dissatisfied. • There were 25 comments about this theme. Most comments were positive about improving existing parks and community places. 	<ul style="list-style-type: none"> • Several criticisms of Anembo Park as a facility dominated by sporting clubs. Support for more passive recreation facilities there, as well as road sealing, improved toilets, better playground and larger clubrooms. Many comments about the need to connect Anembo to Littlehampton and increase use and access to the facilities there. • Many positive comments on renewal proposals for Miels Park. Some comments highlighted importance of sufficient parking for the Hall in the concept for Miels Park. Some people dislike of the loss of courts from Miels Park, but more people supported this. • Some suggestions for improving other reserves eg concrete cricket pitch in the green space between Lloyd Crescent and Cowan Ave. • Requests for community art projects, more attention to the needs of mature citizens, provide more challenging playgrounds. 	<ul style="list-style-type: none"> • Comments noted • Content considered sufficient detail for a Plan of this type. • Many of these issues already included in the Plan and will be refined at design stage of projects. <p>No changes recommended</p>

<i>Glebe Land proposals</i>	<ul style="list-style-type: none"> • 66 out of 69 respondents answered the Glebe land questions. • 44% were satisfied with Glebe land proposals. • 42% were dissatisfied or very dissatisfied • a much higher proportion stated they are 'very dissatisfied' than any other aspect of the draft Plan (27%). • There were 57 comments about this section. <ul style="list-style-type: none"> • 8 respondents made comments that were positive about the proposed park and the elements in the Concept Plans. • 2 respondents opposed the sporting elements of the proposed open space. • 22 (33%) respondents opposed any sale of land at the Glebe to fund the park • 4 respondents expressed support for sale of a <i>smaller portion</i> to fund the park • 13 (20%) respondents explicitly opposed the development of a school on the portion to be sold • 7 respondents (11%) expressed support for residential care (eg nursing home), or housing for disabled people on the portion to be sold 	Refer changes to Glebe land proposals.
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4. Overview of 18 written submissions

- 15 submissions were received from individuals and 3 were received from stakeholder organisations (Peace Memorial Hall Committee, Littlehampton Primary School and the Littlehampton Community Association).
- 9 submissions were generally favourable about the content of the draft Plan, and made suggestions for its improvement regarding content. However, of these, 5 were also negative or heavily qualified regarding the Glebe land proposals.
- 8 submissions were negative about the draft Plan. Of these, 6 were entirely due their views about the Glebe land proposals, and only 2 were critical of the draft Plan for other reasons.
- 1 submission was unclear as to its view on the draft Plan, and did not provide comment on the Glebe land.

The Glebe land proposals attracted 11 negative responses out of 18 submissions (61% were negative). The balance of the draft Plan was generally acceptable, attracting only 2 negative submissions. There were also a range of comments and suggestions about improving the Plan.

Glebe land responses in more detail:

- Parkland proposal broadly supported, with a range of views expressed on elements that they liked/did not like in Council's Concept Plan for the park.
- 6 submissions expressed opposition to selling *any* of the land, for any purpose at all.
- 6 submissions are favourable or open minded about selling a *smaller* portion than proposed in the draft Plan (generally between 2 ha – 2.5 ha).
- 5 submissions expressed opposition to a private school at the Glebe land.
- 5 submissions expressed support for nursing home/residential care and housing for people with disabilities.

Summary of written submissions and Council response

Author	Support Plan? (Y/N or Unclear)	Content of Submission	Council response
Beaumont, Lynnden and Wendy	Yes	<ul style="list-style-type: none"> • Request undergrounding or powerlines to include area from Brickworks to Gardiner Ave • Comments regarding parking, footpaths, trails • Support proposals for the Glebe but request keep as much as possible • Support for challenging and active play space for children/young people at Glebe land 	<ul style="list-style-type: none"> • Comments noted • Council has prioritised the area for undergrounding powerlines between Cleggett Rd and Darnley St in order to balance the high cost of undergrounding with the potential benefits. <p>No changes to Plan recommended</p>
Boyce, Gillian	Yes, with exception of Glebe Land proposals	<ul style="list-style-type: none"> • Opposed to sale of Glebe land for a school. Does not support community hall, toilets, skate park or BMX track at Glebe land • Support for small cluster of housing units for young people or retirees at Glebe. • Support low level of investment in Glebe to make a pleasant outdoor facility. 	<ul style="list-style-type: none"> • Comments noted <p>Refer changes to Glebe land proposals.</p>
Leaney, Rob	Yes	<ul style="list-style-type: none"> • Insufficient detail regarding how cyclists and mobility impaired residents will be safely integrated into Main Street public realm infrastructure. • Priority to main street improvements should be placed on those areas which currently pose risk as a result of unsafe public realm. 	<ul style="list-style-type: none"> • Comments regarding priorities, safety, condition of footpaths, advanced trees are noted. Many of these issues will be addressed at design stage of projects.

		<ul style="list-style-type: none"> Request Council plant advanced street trees. Request inclusion of Hallett Rd to Cleggett Rd for undergrounding of powerlines for aesthetic reasons. Need to prioritise footpaths and raises concerns regarding Council's responsiveness in the past on this issue. High side of the Main Street near Pioneer Rd bend needs redesign for pedestrian safety. Need for more urgency in implementing the Plan regarding main street issues. Glebe not as high a priority as main street/footpaths. Keep it for open space and recreation. Fund development of Glebe park by levy on developers. 	<ul style="list-style-type: none"> Pioneer Rd bend /Cleggett Rd junction redesign to address pedestrian safety has been commissioned. Implementation is subject to Annual Business Plan and priorities of Council. Council will seek contributions in lieu of open space (from owners of adjacent Residential Zone land on Gardner St) as part of financing strategy. <p>No changes to Plan recommended</p>
Mallen, Natasha	No	<ul style="list-style-type: none"> Develop a parkland like Belair National Park. Toilets, small car park, small oval and tennis courts. Does not want sale of any land, but it should be less than 2 ha. Support for aged care or disability facility. 	<ul style="list-style-type: none"> Comments noted <p>Refer changes to Glebe land proposals.</p> <p>No other changes to Plan recommended</p>
Name withheld on request	No	<ul style="list-style-type: none"> Develop the Glebe land into a park with passive recreation and sports facilities. A place to walk a dog and a trail for gophers and scooters. Plant lots of trees. Cater for all ages, young and old and families. Do not sell any of the land to raise funds for the park. 	<ul style="list-style-type: none"> Comments noted <p>Refer changes to Glebe land proposals.</p> <p>No other changes to Plan recommended</p>
Williams, Nicola and Turner, Matthew	Yes, with reservations about Glebe land proposals	<ul style="list-style-type: none"> Positive feedback about the draft Plan in general. Request wombat crossings to encourage traffic to slow. Request detailed design of full length of main street. Request more attention to impact of commercial signage and large developments on landscape character. Support for walking and cycling routes. Request an on road cycle lane for commuting to Mount Barker. Remove protuberances. Request footpath upgrades around the school. Request higher priority to footpath improvements along the northern side of Old Princes Hwy (Junction to Cleggett Rds). Public realm between Great Eastern Hotel and Medical Centre is also very hazardous. Support Council's concept for Cleggett /North Tce intersection upgrade. 	<ul style="list-style-type: none"> Comments regarding public realm, crossings, cycling routes, signage, footpath upgrades are noted. Many of these issues will be addressed at design stage of projects. Additional content re Peramangk heritage added <p>Refer changes to Glebe land proposals.</p>

		<ul style="list-style-type: none"> Support proposals to make Anembo Park more accessible. Greater recognition of the Peramangk heritage and connection to Littlehampton area (eg clay deposits and ochre trade) is required. Supports many elements of the Glebe park proposal, and recommends Hazelwood Park as an example of what Council should develop. Opposed to sale of land to fund park. If land is to be sold, a smaller portion (1 ha) could be sold for higher value land use (eg eco housing) to raise more funds than a larger portion sold for community use, and to provide valuable surveillance over park by residents. <u>Opposed to private school at Glebe land</u> 	
Wilson, S & D	No	<ul style="list-style-type: none"> Keep all of the Glebe land for open space and revegetation – develop an innovative environmental project 	<ul style="list-style-type: none"> Comments noted <p>Refer changes to Glebe land proposals.</p>
Barham, Kim	Unclear	<ul style="list-style-type: none"> Support for upgrading pedestrian access to Littlehampton, especially around Anembo Park, additional crossings and footbridge Comments regarding car parking, especially on Sundays 	<ul style="list-style-type: none"> Comments noted <p>No changes to Plan recommended</p>
Williams, Pip	Yes, with reservations about Glebe land proposals	<ul style="list-style-type: none"> Positive comments about the Plan overall and consultation. Incorporate Glebe land into the Vision Comments on improving Themes 1 & 2 with material about housing options for older people and inclusion of Glebe land. Requests that principles/criteria be applied to the development parcel to ensure it complements the parkland and deliver outcomes Council seeks. Suggests these should include: maximize safety, create resources for the parkland users (eg kiosk, meeting space), be open and accessible, create local employment and local economy, increased vibrancy through innovation and creative design. Does not believe school at Glebe land would meet these criteria and support the parkland. Would also undermine community coherence that currently exists. A second school is not needed in Littlehampton. Support development at Glebe with potential for 24 hour residents if it is 'community embracing'. EG mixed use development that supports the wider community including housing for older people and residential care for disabled 	<ul style="list-style-type: none"> Glebe land added to Vision Minor changes to Themes 1 & 2 <p>Refer changes to Glebe land proposals.</p>

		<p>people.</p> <ul style="list-style-type: none"> Request consideration of something at the Glebe land which is innovative, and to be proud of. 	
Cleggett, Geoff	No	<ul style="list-style-type: none"> Glebe Land was purchased by Council to meet Littlehampton's recreation needs. Another open space reserve was sold on Fullford Tce to contribute funds for its purchase and budget from North Ward contributed to the balance of purchase funds. Council undertook to vendor (Anglican Church) not to develop for residential development. Objects to any land at Glebe being sold. Council should develop it all for recreation as funds become available. Fund its development by a levy on adjacent development sites (Gardener st). 	<ul style="list-style-type: none"> Historical details regarding purchase of Glebe land noted. Council will seek contributions in lieu of open space (from owners of adjacent development sites) as part of financing strategy. <p>Refer changes to Glebe land proposals.</p>
Littlehampton Community Association: Karen Liebelt	No	<ul style="list-style-type: none"> Draft Plan is short on Vision. Concerned that some projects in Theme 1 will rely on the contribution of others and may take years to achieve. Request more detail on achieving pedestrian and cyclist safety. Trails in Littlehampton should be linked to Balhannah and Nairne. Disappointed that LCA's entrance statement is not mentioned in the draft Plan. Support for proposals for Hall and Miel's Park, with comments about design and management of car parking. Recommends removal of galvanized Iron lean to at rear of Hall. Expresses concern that provision for ongoing market has not been addressed. Request improved car parking provision for businesses on Old Princes Hwy eg around bus stop 63. Encourage Council to invest in community leadership and a more socially engaged community (via community development experts). LCA and Rotary Club of Blakiston seek support to reach more community members. Needs of youth need better response in the draft Plan. Suggest Council Youth Development Officer to facilitate engagement with youth to discuss needs in depth. Retain Glebe land in its entirety for community use. No support to sell a portion to fund development of the balance for community use. Develop public use areas over time as funds allow. 	<ul style="list-style-type: none"> Council must partner with DPTI and PLEC in order to implement the Plan. Not possible to go it alone for faster results Comments on trails noted but out of scope of this project. Council has a Trails Strategy it is implementing. LCA's entrance statement is an example of Council supporting community-lead projects as per section 8 of Theme 3. Comments regarding pedestrian safety, carparking, Hall, market, are noted. Many of these issues will be addressed at design stage of projects. Feedback re importance of community development and youth are noted. Plan addresses documented needs of youth eg pedestrian and cyclist safety for independent mobility, public transport access, things to do, and places to socialise which are youth friendly. Further consultation with youth will occur at design stage of projects.

		<ul style="list-style-type: none"> Anything to be constructed on the Glebe land should be accessible to community and add value to the community facilities of the future. Request establishment of a reference group for ongoing consultation as plans are developed. 	<ul style="list-style-type: none"> Council's community and youth development staff have reviewed the draft Plan and are satisfied with content as appropriate for document of this type. <p>Refer changes to Glebe land proposals.</p> <p>Establishment of a reference group incorporated into the Plan. Ref new Section 8 of Theme 3</p>
Littlehampton Peace Memorial Hall Committee: Darian Stringer	Yes	<ul style="list-style-type: none"> Support for relocating carpark to behind the Hall, but comments regarding management of car parking. Request drop off area for elderly and disabled Hall users. Request removal of lean to at rear of Hall Request further investment in Willow Park including public toilets and bus park area Support for unconditional public use and open space at the Glebe land, including proposed recreation areas for children and an oval. 	<ul style="list-style-type: none"> Comments on Hall and Miels Park proposals noted Comments on Willow Park noted Many issue will be resolved at design stage, and involved further consultation <p>Refer changes to Glebe land proposals.</p> <p>No other changes to Plan recommended</p>
Pursche, Michael	Yes	<ul style="list-style-type: none"> Consider reopening Childs Rd under freeway – potential benefits described 	<ul style="list-style-type: none"> Comments noted
Hein, Chris	Yes, with exception of Glebe Land proposals	<ul style="list-style-type: none"> Does not support selling off any of the Glebe land as it offers a unique opportunity to be used for a long term visionary purpose. Attachment to the submission outlines a detailed proposal to develop Glebe land for an open air 'living museum' for heritage buildings, to be run on a not for profit basis Centre of Excellence for Heritage Buildings and their conservation Save historical vernacular buildings at risk of demolition or collapse, relocate them to Glebe and distribute around the site Opportunity for tourism, demonstration of traditional crafts, shops and function rooms in buildings Volunteer run A small green space centrally located Gardens and farm animals to be incorporated May require entrance fees to be charged 	<ul style="list-style-type: none"> Whilst of interest, the proposal appears to be at odds with most views on the future of the Glebe land – as a public recreation park with an open landscape character and minimal buildings Significant financial investment required in order to develop the museum Funding avenues for establishing Museum not clear and demand untested Considerable infrastructure required (power, water, toilets to multiple shops, restaurant, function rooms in the buildings) Ongoing responsibility for maintaining site is not clear

		<ul style="list-style-type: none"> Proponent is a qualified archeologist who offers to volunteer services and develop Living Museum concept further eg business plan 	<ul style="list-style-type: none"> Buildings need caretakers and animals need pens, and so site would need much fencing and security – entry would unlikely to remain open for public access Museum proposal may be suitable at another location <p>No changes to Plan recommended</p>
Littlehampton Primary School: Jenny Lewis	Yes, with reservations about Glebe land proposals	<ul style="list-style-type: none"> Prefer Council to fund the development of Glebe land through existing funds rather than sale of a portion Maximum of 1/3 should be sold Use of any land to be sold must '<i>enhance the sustainability, safety, amenity, accessibility, diversity, reputation of the larger section of community land</i>' No support for the development of a private school due to potential for adverse affect on the existing school LPS can cater for all children in the Littlehampton / Blakiston area on its existing site into the 2040s. Request that LPS and its central place in the community be supported and not harmed by development at the Glebe. 	<ul style="list-style-type: none"> Concerns regarding Glebe land proposals and potential impact on school noted. Proposed principles of decision-making noted Information on school capacity to meet needs of the future are noted <p>Refer changes to Glebe land proposals.</p>
Leach, David	No	<ul style="list-style-type: none"> Acknowledgement of traditional owners of the Glebe land at Littlehampton. Comments on the history of Glebe land purchase and subsequent management by Council. Support for a natural parkland with minimal infrastructure, not a 'built park'. Support for maximum of 2 ha to be sold, and 6 ha to be park. Opposed to private school. Support for aged care, and supported accommodation for disabled people. 	<ul style="list-style-type: none"> Comments noted Preference for natural parkland noted Feedback on area proposed to be sold is noted Feedback on preferred use of Glebe land (if portion is to be sold) noted <p>Refer changes to Glebe land proposals.</p>
Rogers, Nathan	No	<ul style="list-style-type: none"> Opposed to Glebe land proposals. Land should be kept as open space and a buffer between townships. Council should develop an open space fund to facilitate purchase and development of new open space 	<ul style="list-style-type: none"> Comments noted <p>Refer changes to Glebe land proposals.</p> <p>No changes to Plan recommended</p>
Author unknown -	Yes	<ul style="list-style-type: none"> Plan relies too much on the views of a minority of local community. Not enough attention to commercial activities, employment, tourism, social diversity. 	<ul style="list-style-type: none"> Comments regarding landscaping, footpaths, trails, cycling lanes noted. Many

Submission not signed	<ul style="list-style-type: none"> • Comments about ways to make footpaths more compliant with standards • Consider installing cycle lanes and removing landscaping protuberances • Promotes extension of linear trail from Mount Barker via The Rise development (Hallett Rd), adjacent to the SE Freeway and to the Glebe. • Supports other trail initiatives • Suggestions to encourage more commercial development on southern side of North Tce, between Darnley St and West Tce to create an identifiable village centre. • Suggests changes to Historic Conservation Policy Area in Littlehampton. • Suggests landscaping treatments to be like Stirling. • Suggests expansion of Urban Renewal area policy area 13 to encourage infill development. • Support Mels Park renewal. • Clarify future of Anembo Park regarding other regional recreation and sport facilities proposed for Mount Barker. • Supports proposals for the Glebe including Aged Care to complement new park 	<p>of these issues will be addressed at design stage of projects.</p> <ul style="list-style-type: none"> • Comments on gaps in Plan noted. The Plan seeks to address the most important challenges the area faces. Other Council initiatives will still apply to Littlehampton eg economic development & tourism • Comments on planning policy noted, and will be relevant to future reviews of Council's Development Plan. • Planning for sports facilities will address Anembo Park relationship to proposed new facilities as they get developed (facility hierarchy). <p>Refer changes to Glebe land proposals.</p> <p>No other changes to Plan recommended.</p>
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5. Combined analysis of Glebe proposal feedback (inc feedback forms and written submissions)

- 46% of all responses on Glebe were negative – (39 out of 84).
- Most negative comments on the Glebe were about the amount of land proposed to be sold, or the future use of that land. Other aspects of the proposals were broadly supported: the parkland concept and its elements, movement and access.
- 33% of all responses opposed selling *any* of the Glebe land at all – (28 out of 84)
- 12 % of all responses supported selling *a smaller portion* of the Glebe land – (10 out of 84). Between 2 to 2.5 ha was commonly suggested as acceptable.
- 21 % of all responses opposed developing a school at the Glebe – (18 out of 84)
- 14 % of all responses supported developing residential care (eg nursing home), or housing for disabled people at the Glebe – (12 out of 84)
- Other potential community uses attracted few or no negative comments eg healthcare, church, cemetery, recreation.
- Most people at the Information Sessions were critical of Glebe proposals – mostly on amount of land to be sold and the potential for housing or a school.

- The community groups that made the deputation together suggested
 - 1/3 land sale was broadly acceptable, to facilitate development of the rest for public use (2.66 ha)
 - sale for a school not supported
 - Sale for residential care, supported housing, nursing home is supported
 - an area at northwest of Glebe parcel could be suitable for nursing home
 - use of the land to be sold should 'serve' to support the success of the public part, with some potential principles suggested.

Attachment 2 to Item 12.1

From: [Lyn Beaumont](#)
To: [littlehampton](#)
Subject: Feedback: Draft Littlehampton Neighbourhood Plan
Date: Sunday, 10 July 2016 9:33:55 PM

LITTLEHAMPTON CONSULTATION FEEDBACK

We would like to thank and commend the Mt Barker Council for the process and the initial Draft of the Neighbourhood Plan presented to the Community.

We wish to provide the following feedback re the Neighbourhood Plan.

1. The points include in the opening statement as to the intent of the Plan are balanced and comprehensive and we would support these strongly. In particular, we support the two main thrusts of developing the main street and also the Glebe Land.
2. Re the issues included under "Transforming the Main Street of Littlehampton":
 - The statement re North Tce (if that's what it's name will be officially-as it is shown on Street Directories and other documents as also Princes Highway and Main Road)..... being "a street for people " is excellent.
 - As much as possible of the main street should have underground power – ideally from the brick factory to Gardiner Ave. With the bulk of people entering the town from the brick kiln end, the immediate impression will not be as welcoming and attractive if power lines remain.
 - The balance between street scaping and provision of parking along North Tce will be important, as many of the properties have no driveway or parking provision and so people need to park in the street.
 - Re parking near the Peace Memorial Hall – this would need to be carefully considered as there must be plenty of parking options for those using the Hall and also Miels Park. With the tennis Club relocating to Anembo Park and also the Netball Club (????), is does give potentially a great opportunity to heavily "invest in the civic precinct"

and perhaps further develop the very well used playground there as well as the park and provide the necessary parking.

3. Not only does there need to be an upgrade of the footpaths along North Tce, but some other areas also need better (or some) footpaths. Even newer areas eg Spring Park Farm, urgently need a thorough assessment of the footpaths, as many eg Cowan Ave were so poorly built that they pose a distinct safety risk, especially for use of prams etc.
4. The idea of increasing the ‘connectedness’ of the areas is excellent, but we do wonder if this is feasible in many places where joining pathways were not initially included in the layout of the areas and might now be unrealistic. But the concept is excellent.
5. Would not the development of a pathway along the railway corridor between Mt Barker and Littlehampton be a duplication, when one exists under the freeway? Perhaps you have in mind alternative uses eg horse trail, bike only trail ???
6. If it is feasible to develop the whole of the old railway line as a pathway/trail as far as Kym Ave, that would be excellent, though a crossing for Junction Road there may be complex??
7. The Glebe Land is such a wonderful opportunity to do something very special for Littlehampton and we comment strongly the general thrust of what has been suggested in the Neighbourhood Plan Draft. A few related points:
 - Whilst we appreciate the reality of financing this project lies significantly in selling off some of it, we would urge you to keep as much of the Glebe Land as possible for the plans you’ve outlined and sell off a little as is realistic.
Once it’s gone, it’s gone forever!
 - We think that the plan for that area is excellent.
 - There needs to be plenty of parking, and if it is feasible to have that in an ‘informal’ manner, so much the better.
 - We really like the concept of providing “challenging and active play spaces” for children and young people.
 - The current windmill on the Benjamin Grey Drive reserve adjacent to the ‘lake’, is a wonderful and most appropriate reminder of the area’s rich history

(a pity that the one on Gum Tree Drive was never replaced!!). The Glebe plan with drainage ponds etc would be a great place to also have one – ideally a working version!

We appreciate the opportunity to again provide some input to this planning process and commend the excellent ideas put forward.

Littlehampton is fortunate to have such a committed Community Association and we trust that they will continue to be used as a valuable conduit for on-going discussions.

Sincerely,

Lynnden and Wendy Beaumont

[Redacted]

[Redacted]

From: [Marc Voortman](#)
To: [Penny Worland](#)
Subject: FW: glebe land
Date: Monday, 4 July 2016 2:33:02 PM

FYI

From: Ann Ferguson
Sent: Monday, 4 July 2016 2:28 PM
To: Maree Barns <mbarns@mountbarker.sa.gov.au>; Marc Voortman <mvoortman@mountbarker.sa.gov.au>
Subject: FW: glebe land

From: Kevin Boyce [REDACTED]
Sent: Monday, 4 July 2016 12:21 PM
To: Ann Ferguson
Cc: Debs Buchmann; Jeffrey Bettcher; Susan Hamilton; Harry Seager
Subject: glebe land

I have read with great interest the council plans for Littlehampton and Blakiston. Most of them are excellent ideas, indeed I did contribute to the survey. However I do have a few concerns regarding the Glebe area. I have heard that council is considering selling part of the Glebe land for development, and that a private school is being considered. I oppose this idea as it is hardly a community based concept. However if council is determined to sell off some land a small cluster of units for young people or retirees would be more in character with the community theme. I would not like to see a skate park or, BMX track on the Glebe land. I also see no need for a community hall or toilets as these facilities already exist in Littlehampton. All the other suggestions for Glebe are excellent, but there does not need to be a huge expensive investment in order to provide a pleasant outdoor facility for the community. On another matter the entrance to Nairne on the far side of the railway line from the Bill Joyce park is in an abominable state, and hardly a good entrance for Nairne and Byethorne Park.

I hope to attend the meeting On Sat. 9th July in Littlehampton.

Yours faithfully,
Gillian Boyce [REDACTED]

Marc Voortman

Manager Planning Policy and Strategy
D 08 8393 6416

From: Rob Leaney
To: littlehampton@dcmtbarker.sa.gov.au
Subject: Fwd: Response to Draft Littlehampton and Blakiston Neighbourhood Plan
Date: Tuesday, 14 June 2016 7:30:54 PM

Sent from my iPad

Begin forwarded message:

From: Rob Leaney <[REDACTED]>
Date: 14 June 2016 7:15:23 pm ACST
To: "littlehampton@dcmtbarker.sa.gov.au"
<littlehampton@dcmtbarker.sa.gov.au>
Cc: "pworland@dcmtbarker.sa.gov.au" <pworland@dcmtbarker.sa.gov.au>,
"shamilton@dcmtbarker.sa.gov.au" <shamilton@dcmtbarker.sa.gov.au>,
"astewart@dcmtbarker.sa.gov.au", gwaller@dcmtbarker.sa.gov.au, "
<astewart@dcmtbarker.sa.gov.au>, "gwaller@dcmtbarker.sa.gov.au"
<gwaller@dcmtbarker.sa.gov.au>
Subject: Response to Draft Littlehampton and Blakiston Neighbourhood Plan

Dear Penny

I would like to provide feedback to the draft plan as follows:

MAIN STREET and TOWN CENTRE

I believe that the draft plan captures most of the salient issues, in relation to the Main Street and Civic/Town Centre, in terms of the current safety, function and aesthetic shortcomings. In broad terms the plan recommends reasonable strategies to resolve these shortcomings and also addresses the current non-motor vehicle connectivity shortcomings, both within the town and environs and with the regional centre. With the exception of the Peace Hall/Miels Park precinct; the plan does not provide sufficient detail with regard to how the other sections' shortcomings will be remediated including how cyclists and mobility impaired residents will be safely integrated into Main Street public realm infrastructure.

PRIORITIES and PLEC

I submit that priority be placed on those areas which currently pose risk as a result of unsafe public realm amenity. I have been alerting Council to these issues since February 2013 and they include, but are not limited to, footpaths on the northern/low side of the Main Street, as detailed in the 'concept plan' annex to my submission, between number 41 and 59 and between the hotel bottle shop driveway and supermarket/service station driveway/s and also the Cleggett Rd/Main St intersection.

Emphasis should be placed on these unsafe sections, in all future PLEC submissions, above all other candidates in the district and particularly over those of purely aesthetic merit. Although Council do not 'prioritise' individual projects in PLEC submissions; it is evident, from previous submissions, that emphasis has been placed on one particular project over all others leading to demonstrable success in achieving PLEC funding for these 'augmented' candidates in the submission.

Persisting with the same application process, which has been denying Littlehampton a fair share of PLEC funding for decades, will only lead to the same result; No PLEC funding for Littlehampton, no under-grounding of power lines and therefore no substantial improvements for the Town. I contend that this would be totally unacceptable and potentially cast Council in a poor light. Council should, therefore, commit significant funds immediately to expedite redevelopment in Littlehampton's 'blackspots'.

This will enable planning and works to proceed immediately for the areas with identified unsafe footpath amenity. Wherever possible advanced street trees should be planted to facilitate early improvement and maturation of the streetscape aesthetic. This will demonstrate a genuine commitment to improvement, to both the local community and to PLEC and DPTI, which will then instil confidence in the process.

Consideration should also be given to the section from Hallet Rd to Clegget Rd for power line undergrounding as a second tier priority. Whilst this section does not have the unsafe footpath amenity issues; it does represent the main entranceway approach to the town centre and continuation/continuity of an avenue of trees would greatly enhance the aesthetic and this cannot be achieved on the northern side without power line reconfiguration.

The other areas where immediate unsafe amenity exists, which do not involve power line under-grounding, (eg. southern side footpath access to Anembo Park past the Brickworks and pedestrian crossings on the western section) also require early prioritisation.

It is essential that early and significant improvements are made and that priorities are not relegated to 'tokens' and 'low hanging fruit' as has unfortunately been the experience to date with regard to Littlehampton's development.

TIMEFRAME and RESPONSIVENESS

Notwithstanding the recent attractive brick paving, of already wide and level footpaths, along sections of the Main Street; Littlehampton has been overlooked and its amenity neglected for decades despite many representations and complaints about its shortcomings during this time. Littlehampton was overlooked for improvement at the time of major residential development including Spring Park Farm and the Strawberry Farm. Throughout this time significant additional rate revenue was/is being raised which has clearly not been expended in Littlehampton. As a consequence the town has been allowed to degrade over the last 20 years and to prescribe another 20 years, to achieve significant inroads into much needed redevelopment, is neither reasonable nor appropriate.

Historically responsiveness to even routine maintenance, and the timely remediation of footpath safety issues in Littlehampton, has left a lot to be desired. By way of example;

1. Several trip hazards along a 20 metre section of footpath, which were reported and accepted as valid by Council in July 2015, took over 9 months to resolve. Remediation involved the simple grinding down of several raised ridges in the footpath which represented trip hazards particularly for the mobility impaired. This piece of minor repair, but major risk, did not occur routinely; It required having to recently remind Council, after an extensive period of inaction, of its responsibility and the risk it put itself at by knowingly allowing the hazards to prevail.
2. A missing 300mm high by 4 metre section of verge retaining wall which was reported, and numerous commitments made by

Council to rectify it, has gone unresolved for nearly 2 years.

3. The Pioneer Rd bend footpath which has been identified as being unsafe and requiring remediation for several years as a result of; a) its extreme narrowness leading to close exposure to oncoming traffic and the 'no escape' factor due to a high retaining wall along its other boundary and, b) it's degraded surface which has not been touched for at least 30 years, still remains unresolved. This issue appears to be bogged down in bureaucracy. Council seems unable to provide a coherent response regarding its resolution, despite numerous requests over the last few years, resulting in persistent inaction and continued exposure to unnecessary risk for pedestrians and Council.

This is contrary to Council's commitment on 15th July 2014 to "Renewing the footpath on the high side of the road, a safe passage for pedestrians will be realised along the entire stretch of Littlehampton from one end of town to the other" and "Completing a safe passage along the high side of the street then allows for full and proper consideration to be given on how to deal with the range of complexities on the low side of the street". This commitment was made in relation to the 2014/15 footpath renewal program and has not been achieved despite Council's recent statement in the Autumn 2016 'District Matters' that; "The first stage on the southern side from Hallett Rd to West Terrace was completed in 2015". This statement is inaccurate and misleading; clearly in order to conform to this statement, and abide by its stated intention of a safe "high side passage", Council must rectify the Pioneer Rd bend footpath immediately irrespective of any 'grand plan' priorities.

This poor level of responsiveness, towards even regular maintenance and basic safety of footpath amenity in Littlehampton, has unfortunately become the norm. This does not instil confidence in a timely response to the significant issues acknowledged as requiring remediation in this draft plan. On this basis a greatly increased level of rigour and commitment, to that which has occurred historically with regards to Littlehampton's public realm amenity issues, is essential. Clearly the long standing safety, functional and aesthetic shortcomings in Littlehampton, which make it stand out as being deficient when compared to almost all other towns in the District, deserve a far greater degree of urgency.

In summary I endorse the draft plan, in relation to the Main Street, and concur with its stated intent and believe it addresses most of the salient issues including those which I, and others,

have been raising for years. Based on experience to date; I do not believe that a 20 year timeframe demonstrates sufficient impetus and intent towards making significant and early inroads into the major issues and particularly those with safety implications. As a result of this, and the long standing neglect which has persisted in Littlehampton, I contend that a 5 year project timeframe imperative is reasonable and justified with prioritisation given to the substantive safety issues and PLEC funding in the early years. A comprehensive and detailed plan should be drawn up to particularise how each section will be remediated, and how these articulate with the overall master plan, with an associated budget and timeline for the completion of each section. A detailed plan in relation to the safe passage of pedestrians, cyclists and the mobility impaired, along the Main Street within the township, is an essential requirement.

These measures will instil greater confidence in other statutory authority stakeholders, and the Littlehampton community, that there is a genuine intent towards the timely remediation and redevelopment of Littlehampton's Main Street and Town Centre.

GLEBE LAND

I contend that re-development of the Glebe Land, although also the subject of long standing uncertainty and inertia, does not have the same level of urgency as many of the other public realm shortcomings in the township and may require a longer lead time to be fully re-developed. It is essential, however, that its future as a vital and necessary community asset is confirmed as an early priority along with a clear plan to achieve this.

I do not accept the recommendation to rezone any part of this land to residential. This parcel of Community open space land is unique and irreplaceable and should be protected in perpetuity as a community recreational area and not 'locked up' for exclusive sporting genres as their needs are currently well serviced in the District. Other creative ways of funding its development, such as a levy on developers, should be seriously considered.

Yours Sincerely,

Rob Leaney

From: Natasha Mallen
To: District Council Mount Barker
Subject: Fwd: Submission Littlehampton and Blakiston Plan
Date: Thursday, 14 July 2016 4:34:40 PM

Begin forwarded message:

From: Natasha Mallen <[REDACTED]>
Date: 14 July 2016 1:50:54 PM ACST
To: Littlehampton@dcmtbarker.sa.gov.au
Subject: Fwd: Submission Littlehampton and Blakiston Plan

I am a resident of Blakiston and am happy that Council have engaged with the community to set a plan for Littlehampton and Blakiston.

I agree with the plans for the township and consider a lot of thought and good work has gone into rectifying faults that have become apparent as the town has increased in size.

The Glebe proposal is where I very much disagree with the Council document.

My family and I would prefer to see a simple parkland set up on the Glebe, similar to the facilities at the Belair National Park. Toilets, a small car park, a shelter and a small oval and tennis courts would be feasible.

I do not agree with selling any of the land but if there has to a sale of some portion I want it to be as small as possible and to be less than two hectares.

I particularly do not want housing on the Glebe. A aged care facility or a disabled young persons facility would be good as it would connect the community, provide work for our youth and could be integrated well into a parkland.

Natasha Mallen

From: [REDACTED]
To: District Council Mount Barker
Subject: Fwd: submission regarding the Glebe
Date: Thursday, 14 July 2016 4:43:22 PM

Dear Council staff

My submission for the Glebe is in italics below. I live in Blakiston and my name is [REDACTED].

Due to personal reasons and for my sense of safety and security I request that my surname and address be excluded from the published document.

If this is not possible please email me, i have been assured this is ok and there is a good reason to exclude my personal details.

The Glebe Land

As a teenager just old enough to vote at the recent elections I am one of the people who are too busy studying and working to get involved in local politics.

For all of my life I have known the Glebe as the paddock near my home where the cows and horses have lived.

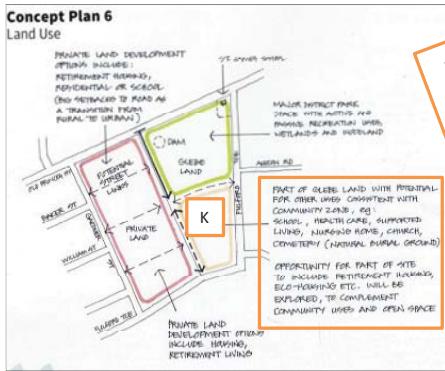
My hope for the Glebe is that it is a park, where there are lots of trees, paths to walk on, some sporting fields for softball or netball or soccer.

A basic running and gopher/scooter track and a place to take my dog for a walk after studying would be nice to have.

I do not want it to be so costly that you have to sell any of the land, just make it one big park where the people can chill out and relax.

There is nowhere in Littlehampton for young people to play and get to know each other. Please plan the Glebe to cater for all people, young and old and families.

Trees, we need to plant a lot of trees out there.



The L&B Neighbourhood Plan recommends up to 4 hectares of land is sold to fund development of Glebe land. The area depicted as E in concept plan 4 is not 4 hectares and does not correspond to the area marked K.

Unanimous Agreement 1

The group of L/B community members does not agree that up to 4 hectares should be sold. They unanimously consider that this area is too much and a maximum of 1/3 of this land should be sold to fund the development. This is an area of 2.66 hectares.

Unanimous Agreement 2

Any land sold to fund development of parkland- eg Quiet Zone A, must fill a gap in community provision, and must also proactively build community*.

Unanimous Agreement 3

Of the options for other uses "consistent with community zone" outlined in Concept Plan 6, The group is open to creative ideas including but not limited to **Aged Care**. Also considered were **residential care and living options for young people with severe disability**, **Community centre**, **mixed use community facilities**. Nursing Home/Aged Care fills a gap in provision in the community, as there is little or no aged care available in Littlehampton, and as residents age many would like to remain in the community.



Attendees at community meeting Monday 27 June 2016
Karen Leibelt
Jenny Burgess (Littlehampton Community Association)
David Leach
Andrew Missen
Pip Williams (Littlehampton/Blaikston residents)
Greg Bell
Matthew Turner (Littlehampton Primary School Governing Council)
Jenny Lewis (Principal Littlehampton Primary School)

Unanimous Agreement 4

A school (private school R – 12) DOES NOT fill a gap in need in the community and also does not support the building of community because as a fenced and locked facility, not used outside of school hours and outside of term time, it does not help provide the necessary surveillance needed to keep either active or quiet zone safe for use in all hours.

Unanimous Agreement 5

Active Zone B in Concept Plan 4, oval for possible shared use for community and private school should not be considered because it is using community funds for benefit of a private school. "Possession" gives a sense of ownership and it would be hard to negotiate use for other community groups.

Unanimous Agreement 6

The recommendation that a part of the Glebe lands is sold to support the development of the greater part is supported. However the group does not specify which part of the Glebe lands should be sold, and considers that the section indicated on Concept Plan 4 with an Oval, would be suitable for a nursing home/ other amenity. *Use of the land to be sold must serve the remainder of the community land. Whatever is developed on the land sold must be a good fit with the land to be developed for community – it should enhance the sustainability, safety, amenity, accessibility, diversity, reputation of the larger section of community land.

Penny Worland
Senior Policy Planner, DC Mount Barker
PO Box 54
Mount Barker SA 5251

Dear Penny,

I would like to thank Council for providing the opportunity to comment on its Draft *Littlehampton & Blakiston Neighbourhood Plan*.

First I congratulate Council on their recognition that a strategic plan is required to address some of the current infrastructure, landscape design and planning concerns that have plagued the town in recent years.

General Comments

Littlehampton has suffered in recent years as having a main street that is in reality a highway home for people that live in other communities. Recent developments in Nairne, Woodside, Balhannah, and Oakbank (and of course Littlehampton itself) have increased amount of traffic significantly. This has come at a loss for anyone that is not in car heading somewhere else. As someone who has lived and raised a young family in town for the past 10 years I can offer first hand observations of safety concerns.

With the Bald Hills Road Interchange opening this spring, residents are optimistic they will soon get their town back. Tourism will flourish because drivers will be more confident to pull over and get out of their cars. But it is important to encourage commuters to use the interchange. Which is why I strongly support 'wombat crossings', the type that encourage drivers to slow down and that give some prominence to the pedestrians.

Many of the existing problems as far as footpaths, crossings etc are a result of being too focussed on allowing fast movement of vehicles through the town. With the new interchange I hope that much of the proposed infrastructure upgrades address the need for a more appropriate balance between the cars and other users in the town

I would urge council to consider an in depth design of the full length of the main street (from the Brickworks to the Glebe land). Footpaths, bike lanes, parking, undergrounding of powerlines street trees, bus pullover areas for public transport should all be considered together.

The landscape character of the township is an important feature that needs to be preserved. The topography and trees contribute significantly to visual amenity and character. Big developments, road signs and neon lights of businesses trying to get noticed detract from this important feature. This aspect is not given the attention that it deserves in the masterplan.

SPECIFIC COMMENTS

Cycling Routes The proposed walking and cycling routes are excellent and we support all of these. But I would urge council to consider a bike lane along the main road. The current routes specifically avoid the main road and seem more focused on leisurely bike riding only. For those cyclists that regularly commute to Mount Barker the proposed routes are of little use. The whole main street should include a bike lane on both sides and be integrated with footpath upgrades and powerline undergrounding etc.

Roadside Protuberances There are numerous roadside protuberances along the main road, these were installed years ago - perhaps in recognition that the traffic was getting worse - but they have past their used by date. The interchange and fewer commuters from other towns, combined with wombat crossings will slow the traffic down and remove the need for these features. Where I live (51 North Tce) the protuberances take up valuable parking space, exacerbated by council approving particularly small blocks and large houses (i.e. driveways are close together and houses have more than 1 or 2 drivers).

Footpaths Council have undertaken some good work in the last couple of years with regards to upgrading of footpaths. The southern side of the main street between the brickworks and West Terrace looks great. However, there are other sections that require upgrading too. The whole of the block that encompasses the school should be upgraded (Baker, Darnely, William Streets and West Terrace). Parts of this block are complete but the remainder needs to be included in the Council's work plan. The section of West Terrace between the Main Road and Baker street also requires an upgrade. It is hoped that following the development on that corner allotment this can be upgraded. Given the significant history of various brickworks in the town it is hoped that Council will continue to use the local pavers for these upgrades.

The masterplan understates the condition and consequently the importance of upgrading the foot path on the northern side of the main street between Junction Road and Cleggett Road. The footpath varies significantly in this stretch from particularly dangerous to non-existent. Stobie poles obstruct users in various spots, the camber is regularly at such an angle that anyone in a wheel chair or with other mobility issues are at risk of falling over. This section is unsafe an impracticable. I have been using it for many years, my children have fallen from their bikes trying to traverse sections of it, and there is currently an elderly woman who is forced onto the road in her electric wheelchair to avoid falling over. I am also told of a child who received significant injuries, including ongoing dental work after falling from his bike on this footpath. The plan does not prioritise this footpath, when it is possibly the most hazardous in the whole of the town. This is a serious oversight.

The plan also does not address the hazard to pedestrians and cyclists from the footpath between the Great Eastern Hotel corner and just past the Medical Centre. After reading the plan, I'm confident the section near Miels Park is getting the attention it deserves, but the rest of it is almost all driveways – many several lanes wide. The bottleshop, service station, supermarket and medical centre all have very busy and wide driveways. Pedestrian and cyclists are at risk in trying to traverse this small section. The car dominates at the expense of all other users. I urge council to address these multiple hazards, and deliver a solution that addresses these concerns.

Cleggett Road/ North Terrace intersection Traversing this intersection on foot is very difficult and hazardous. The steep slope, wide road, speed of cars turning off the main road make this intersection one of the most hazardous in the whole of the main street. The existing traffic island makes it even worse because pedestrians and cyclists need to navigate over this (the island does not include a cut out section, but is too narrow to feel safe standing on). Immediately opposite this intersection is a very narrow footpath. On both sides of the road here are very important historic properties with significant potential. I hope that all of these hazards can be addressed while optimising the historic values. I saw in the most recent information session at the town hall council have plans to address this. I look forward to seeing the final result.

Anembo Park Access Accessing Anembo Park currently presents great difficulty for anyone other than those in a car. This should be a priority given that Anembo Parks attracts many children for sport and the bike park there. The sketch in the masterplan should be properly investigated and designed and implemented urgently.

Miels Park and Hall We fully support Council's concept plan for Miels Park and the Peace Memorial Hall. There were whispers recently that Council was going to fund relocation of the toilets so that they can be shared by the Hall users and Park users. Although I think that has been taken off the table. I would encourage Council to consider this in the longer term. Miels Park could be a terrific small park for locals and visitors, but with the tennis courts and toilets in the middle it is currently uninviting to all users except for those that might like to escape public view – down the back in the children's playground!

Aboriginal Themes The Mount Barker Region, including Littlehampton has very little meaningful acknowledgment of the original inhabitants, the Peramangk. There is some basic interpretation at Mount Barker Summit and a big sign along the freeway. Council and the local schools verbalise an acknowledgement, but there is not much else. It is true that the Peramangk were impacted early by colonisation and that little evidence of their presence remains. But Council can't continue to use this as an excuse not undertake any meaningful education/ interpretation. Everyone knows that Littlehampton is famous for the clay deposits for making bricks, but the same clay deposits were apparently used as ochre for a range of purposes and traded far and wide by Aboriginal people. This topic is bigger than the current masterplan, but is worthy of mentioning here. Descendants of the Peramangk still live in the region and there is a great book by Robin Cole "*The Ochre Warriors*". These sources would be useful in getting something substantial started.

The Glebe Again Council should be congratulated for undertaking a study into future recreational uses of the Glebe Land. The concept plan as it stands is good. Although I am opposed to any structured sporting play areas- the town has this in spades at Anembo Park. I do support open spaces to be used by locals and visitors for picnics, community events etc. Somewhere to have barbie, kick a football, throw a Frisbee, or go for a leisurely walk. Perhaps a community centre might also be part of the park's longer term future?

However, I am opposed to selling any of the Glebe as a way of recovering costs to develop the land for recreational use. The masterplan tries to overstate the size of the Glebe, suggesting that it's too big as it is now for a park. The document states that the park should be something different and attract people from outside of the district. I would suggest we use Hazelwood Park as a useful model. It attracts people from far and wide, has a great children's playground and is primarily used for passive recreation. My quick look at the Hazelwood Park indicates that this marvellous park is about 50% bigger than the existing area of the Glebe. If you want something different that will attract people from across the district and beyond, it needs to be special.

I acknowledge that selling part of the land to fund the development of facilities at the proposed park is a strong argument. However, I think future generations will admire our vision if we start with the whole park and slowly develop the facilities. Council's plan for the Glebe is not just for today's residents, there are many future residents that will use the Glebe in years to come.

Should Council choose to sell part of the Glebe I would encourage them to rezone part of it and develop a small area (less than 1 hectare) as innovative 'eco-housing'. I understand that land zoned as community land

is a lot cheaper than land zoned as housing. I'm told that Community Land is worth about \$300,000 per hectare. Council would yield \$1.2 million at this rate if sold as community land. However, if Council were to subdivide just 1 hectare for innovative housing, more money would be recouped and less land lost for the community. Of course a well-designed small subdivision would also offer excellent 'casual surveillance' of the Glebe. The importance of which cannot be overstated.

The document flags the idea of a school on the 4 hectares. Indeed, I understand that in years gone by a private school was looking closely to develop the Glebe. There are murmurings in the community that perhaps council have already been approached by a private school interested in buying part of the Glebe. I hope that this is not true.

A private school would have a significant negative impact not only because much of this community land will be taken from the community, but because a reception to year 12 private school would significantly impact on the village life of the town. Our current Primary School is highly regarded in the community, so highly regarded that the school has been forced to implement a policy of only accepting students from within the school's zone. I'm told that people actually move to Littlehampton so that they can send their children to the school. If a large private school were to move into the area many of the well-off families would send their children to the private school, at significant detriment to the current primary school. The overall standard of education at our successful primary school would erode over the years.

Furthermore, a private reception to year 12 school would attract many people from outside the township and outside of the Council area. Just when we are about to get our town back from the high volume of traffic it could be lost again to large numbers of people coming into the town at 9am and 3pm.

Council have an opportunity to start something truly exciting with regards to the Glebe. I would urge Council to think big and be innovative and courageous. You will have the support of the community and leave a legacy that will be truly remarkable.

Conclusion The plan and the consultation that has led to the plan represents a terrific piece of work that the Council should feel genuinely proud of. Littlehampton and Blakiston's future is very exciting with the Bald Hills Road Interchange and some excellent initiatives outlined in the plan. There are some important details that are missing and hopefully picked up during the next stage. And there are some other aspects that require more thought before we can feel confident that potential outcomes are genuinely maximised.

Kind regards

Nicola Williams and Matthew Turner

[REDACTED]
Littlehampton
SA 5250

DC Mt Barker

PO Box 54

Mt Barker SA 5251

SJ & DK Wilson

[REDACTED]

LITTLEHAMPTON SA 5250

14TH July 2016

Dear Sir/Madam,

Re: Submission for the Littlehampton & Blakiston Neighbourhood Plan

Draft for Consultation

Re A new parkland at the Glebe

The Glebe land has the potential to be another of Mt Barker's "jewel in the crown" sites; similar to the Laratinga Wetlands. As such, the Glebe is too valuable to have part of it cut up and sold to fund its development. As open space, all of this land would be a far greater asset to the local and district community.

You need to look no further than the Laratinga Wetlands to see the value of this type of open space to hills people. Drive past on any given day and you will see cars parked in the car park and people of all ages, walking, running or cycling along the wetland paths.

What draws these people of all ages to the wetlands is not just the open space, but most importantly the natural bush land setting, the ponds, the birdlife and the peace and calm and sense of well being that such a natural setting brings.

The Glebe is the ideal location to develop an innovative environmental project to revegetate the land back to its original state pre-settlement, using seeds from nearby bushland reserves and roadside native vegetation areas and to incorporate a small wetland area.

As at Laratinga, sensitively placed path ways, eco friendly toilets, rainwater catchment devices, shelters and picnic areas could be placed to minimise impact. Native birdlife would return to the area and the overall health of the environment would improve.

The Glebe is the last 8ha left of Community Zoned land in the Littlehampton and Blakiston Neighbourhood and as such deserves a more sensitive approach than the short term gain of only retaining half for parkland and selling the other half to fund its development. The Glebe land gives us an opportunity to combine a native revegetation project with the needs of local and district community members of all ages.

In 1836, Colonel William Light had a vision to plan the city of Adelaide to include 1700 acres of parklands.

In 2016, the District Council of Mount Barker has the opportunity and responsibility to show the same foresight, to stand strong and to protect all of the Glebe land and continue to be a leader in the preservation, revegetation and protection of our natural environment.

Thank you.

Yours sincerely

Deb and Steve Wilson

From: [REDACTED]
To: littlehampton
Subject: LITTLEHAMPTON & BLAKISTON NEIGHBOURHOOD PLAN
Date: Friday, 1 July 2016 8:11:03 PM

I am in receipt of your flyer regarding the improvements to Littlehampton and Blakiston.

My only questions would be –

1. Has anyone from the Council bothered to try to walk from Mt Barker to Littlehampton?

I leave my car at Toyota for servicing and enjoy the walk home to Henry Road Blakiston (approx 5 km) or the return trip to collect the car.

Is the council aware that from Mt Barker you can cross at the Cornerstone lights, onto the Cornerstone side of the road onto the walkway side of the Highway overpass and as far as Anembo Park but that's it!

To get into or out of Littlehampton on foot you have 2 options

1. Walk on the small car bridge on the Brickworks side of the road, on the road with the traffic, as there is no pedestrian area.
2. Cross over to where the stupid statue is dodging traffic in both directions and then cross again at the traffic lights near On the Run

Why, if all the sporting fields are on that side of the road is there not a pedestrian/bike bridge linking that side of the road? You have the car racing, softball, soccer, hockey and tennis all in that one area with no safe pedestrian traffic bridge for Littlehampton residents who happen to live on the Brickworks side of the road and no safe crossing from the other side either against traffic.

2. You are going to beautify the space near the Hall with grass and trees, have you ever tried to get a car park on the weekend in that area? Church goers on Sunday take up all that car park and into On the Run and Foodland. There is little or no parking available for hotel patrons in their existing car park now that they have extended the premises let alone try to pop into Foodland for a couple of items for Sunday lunch.

3. Hopefully with the opening of the new Freeway exit soon, it will stop the back to back traffic from 7-30 am and again at 4 pm through the “Main St Precinct” of Littlehampton, backing up outbound to the 80km zone and inbound to the freeway and beyond. Also, trying to get into Mt Barker by car at both those times of day can take up to 30 mins.

As much as “beautifying” the area is great, practical uses of Tax Payer funds would be

more appreciated.

Regards

Kim Barham



Blakiston SA 5250



This email has been checked for viruses by Avast antivirus software.



www.avast.com

FOL/16/1899

12 July 2016

SCANNED

14 JUL 2016

Page 1 of 4

REONSE TO DRAFT LITTLEHAMPTON AND BLAKISTON NEIGHBOURHOOD PLAN

I have been a Littlehampton resident for nearly 20 years and a Hills resident for more than 40 years. I am a registered Architect and have been practising in South Australia for more than 25 years. I unfortunately missed the initial community consultation for the Littlehampton and Blakiston Neighbourhood Plan but am thankful for the opportunity to contribute to the latter stage of the consultation process.

As noted Community Engagement Report from January 2016 there was an over representation of older community members and couple households with an under representation of the business sector and family households. Comments from participants are overwhelmingly consistent and the draft plan appears to be written around these comments despite the participants representing the minority of the local demographic. Whilst the comments of the participants have merit their focus is narrow; there is little or no mention of commercial activities, resultant employment opportunities, tourism or social and cultural diversity.

With reference to the Littlehampton and Blakiston Neighbourhood Plan;

THEME 01 MAKE IT EASIER TO MOVE ABOUT

Footpaths and Bicycle Lanes

Clearly there are topographical constraints with the formation of footpaths along which cannot be rectified. Onus should be placed on applicants for new developments to ensure driveways crossing places meet the requirements of the relevant Australian Standards. At the same time Council should take the opportunity to rectify footpath gradients and the like, this opportunity was missed when the Littlehampton Medical Centre was developed.

Crossing places should be strategically located to direct pedestrians and cyclists through safe continuous footpaths compliant with Australian Standards. Albeit this may make quite a maze considering the topographical constraints, this should be risk assessed against persisting with footpaths on non-compliant gradients.

Consideration may be given to the realignment of kerbs to facilitate the installation of bicycle lanes on the existing road network, particularly along North Terrace. This will involve the removal of existing landscaping protuberances.

Mount Barker Linear Trail Extension

Consideration maybe given to extending the Mount Barker Linear Trail under the SE Freeway through to Hallet Road, across the top of Coppins Bush, to the park on Fulford Terrace and onto the Glebe. Alternatively once passed under the freeway the trail could run adjacent the SE Freeway through to the new 'The Rise' residential development and onto Hallet Road. Connection of the trial to the CBD of Littlehampton and other residential areas should be avoided and minimised to promote the park like nature of the route. Urban design techniques need to be employed to clearly identify that the trail extends through the existing tunnel under the SE Freeway. These techniques also need to

DC Mt Barker
File No: <i>[Signature]</i>
14 JUL 2016
Doc. No: _____
Asses No: _____
Parcel No: North Terrace which
Prop. No: _____

SCANNED

subdue the claustrophobic nature of the current tunnel; this could be achieved with lighting, colour and natural materials of different textures.

Rail Corridor

The use of the current rail corridor to connect to existing paths in Springpark Farm should be strongly pursued. Connection from Springpark Farm to the Glebe is sensible and an obvious extension to the trail.

THEME 02

IMPROVE VILLAGE CHARACTER AND FACILITATE QUALITY DEVELOPMENT

Village Centre

The streetscape of Littlehampton between its gateways at Anembo Park to the west and Gardener Street to the east is sparse, inconsistent and fragmented. This is not a recent phenomenon and reflects its historical thoroughfare nature of the locality. Local heritage places are sparsely distributed, of varying uses and setbacks from the street. Littlehampton has never held a strong identifiable centre as can be seen in surrounding towns, business activities have individually sprawled from one end of the town to the other. Infill residential development of varying qualities and nature fractures the nature of village centre. This is reflected in Council's Development plan with both Local and Neighbourhood Centre Zones featuring within the village, clearly having been established to encompass historical sparsely developed commercial uses.

Consolidating the village centre with business activities on either side of North Terrace within the current Neighbourhood Centre Zone will emphasise the nature of the CBD and give rise to commensurate urban design solutions and create a vibrancy that the village currently lacks. Whilst this occurs partially at the intersection of North Terrace, West Terrace and Junction Road the nature of the roundabout in this location is prohibitive in providing access to car parking for commercial activities rendering this location almost impossible to develop for commercial means without adversely affecting the surrounding residential road network and land uses. Consideration should be given to extending the Neighbourhood Centre Zone on the southern side of North Terrace to provide a continuous belt of commercial activity between West Terrace and Darnley Street. Nature of development in this area should promote built form to the street alignment with car parking behind to activate the streetscape in the centre of the village. This will create a commercial node and generate interest in real commercial opportunities bringing employment, tourism and cultural stimuli to propagate a vibrant and identifiable village centre.

To assist in facilitating development the Historic Conservation Area depicted in Council's Development Plan should be reconsidered. As mentioned previously the nature of the streetscape, both current and historic, is sparse, inconsistent and fragmented and is at odds with the requirements of a Historic Conservation Area. The Historic Conservation Area should be more targeted or even removed. The locality of local heritage places is preserved by their classification making the Historic

Conservation Area redundant. It is noted that Council has previously approved the demolition of contributory items diminishing the strength of the Historic Conservation Area.

Landscape treatments and the public realm

The main street of Littlehampton in parts has a similar appearance to the main street of Stirling from some 20 years ago. Through the reorganisation of car parking and quality plantings Stirling has managed to beautify their town centre, Littlehampton should strive to do the same. This is particularly relevant to the current parking area in the Miels Park Precinct, reorganisation and increased quality landscaping adjacent the street frontage in this area will create an immediate improvement in aesthetic and amenity.

The use of deciduous trees in street planting should be strongly considered. Species with natural beauty during the autumn months should be encouraged, in the fullness of time this will promote visitors to the township as it currently does elsewhere in other Hills localities.

The undergrounding of powerlines along North Terrace should be undertaken without delay. This is the one single tangible item that will enhance the appearance of the village.

Housing Diversity

Council could consider expanding Urban Renewal Area policy area 13. This could be extended to all areas containing current and former Housing SA stock and will promote new infill development of a higher standard, improve streetscapes and create diversity of housing stock as outlined in the principles of development control for the policy area.

THEME 03 PROVIDE PLACES FOR PEOPLE AND SUPPORT COMMUNITY LIFE

Miels Park Renewal

Refurbishment of Miels Park and the remove of tennis courts should be actively pursued and integrated with a more aesthetically pleasing streetscape interface. Consideration should be given to maintaining more car parking in closer proximity to the main entrance of the hall considering the assumed predominant demographic of the users.

Anembo Park

Council should be clear on the future of Anembo Park and how it sits in the overall masterplan of sporting grounds within the district particularly considering recent announcements for new sporting facilities in the Council area. Anecdotally it would appear that Anembo Park will die a slow death unless sporting clubs are given incentive to stay at the grounds once new facilities in the district are established. It appears that the long term relevance of Anembo Park is questionable. Improved pedestrian and cycle access to Anembo Park will not save it from inferior facilities for sporting clubs. To this end any development at the Glebe should not be in competition to Anembo Park. The

Page 4 of 4

refurbishment of Peace Memorial Hall will also question the relevance of community facilities at Anembo Park. Perhaps Anembo Park could become something more botanical in nature like the Laratinga Wetlands and form part of the rejuvenation of the Littlehampton Creek and work as an annexed destination to the Mount Barker Linear Trail.

The Glebe

The heritage of the Glebe is integral to the identity and history of Littlehampton and needs to be sustained however this can be achieved without preserving all of the current land for community use. Proposals for aged care and the like, as suggested in Concept Plan 06, should be encouraged. Aged care functions are clearly complimentary to the village nature of Littlehampton and the community open space offered by the Glebe. Connection of linear trails throughout the township to the Glebe provides a destination that these paths require. Care needs to be taken to ensure that parkland offered at the Glebe does not compete but rather compliments other parks within the village and the district.

SUMMARY

1. Provide a continuous footpath corridor along North Terrace in locations where compliant gradients can be achieved, this may involve the construction of new crossing places
2. Extend the Mount Barker Linear Trail through to the Glebe via Coppins Bush in conjunction with connecting trails via the existing rail corridor and parks through Springpark Farm
3. Consolidate and expand the Neighbourhood Centre Zone to form a clearly identifiable activated centre to the village
4. Fragment and reduce the Historic Conservation Area to be more consistent with the current and historical streetscapes
5. Redevelop Miels Park Precinct with reduced on street car parking and increased quality street front landscaping considering deciduous species of natural beauty during autumn
6. Without delay underground powerlines along North Terrace from Anembo Park to Gardener Street
7. Provide an Aged Care Precinct in on the Glebe with commensurate related parkland area

SUBMISSION**LITTLEHAMPTON AND BLAKISTON NEIGHBOURHOOD PLAN**

Dr Pip Williams

[REDACTED] Littlehampton, 5251
[REDACTED]

Dear Penny,

Thank you for the opportunity to provide feedback about the Littlehampton and Blakiston Neighbourhood Plan. I would like to say at the outset that in my opinion the consultation was conducted to a very high standard and provided the community ample opportunity to contribute to future planning of the area. The final report was both thorough and accessible. You should be congratulated.

Please find below some general and specific feedback which I hope will be considered in future planning and documentation.

Feedback

1. RE THE VISION - It would be useful to incorporate the Glebe into the vision for the town. The Glebe has the potential to be a significant focus for the town. It embodies all the themes of the vision, including the natural environment, community cohesion, walkability and accessibility, health and wellbeing. It would make sense to acknowledge its future importance in a vision statement
2. RE THEME 1 - Discussing this theme in relation to a future with more diverse housing options for older or disabled residents would add depth
3. RE THEME 2 - I understand that the Glebe land is being discussed separately, but its inclusion in these themes/ actions would be good in when its development is clearer - it has the potential to be an exemplar for the towns vision.
4. RE THE GLEBE - It makes sense to sell part of the Glebe to realise a good development outcome for the community, however, I think it should be restricted to no more than one third of the total land area (approx 2.3 ha). There is widespread concern in the community that Council will sell the maximum amount available, so the wording here should say 'up to 2.3 ha' instead of '4 ha'.
 - 4.1. It is great to see that Council are committed to ensuring the sold parcel of land is developed in a way that 'compliments' the proposed community parkland development. Principles or criteria should be developed that guide the development of this parcel of land. These principles/ criteria should ensure that any development serves the community parkland and the township. For example, the development should:
 - 4.1.1. maximize safety for those using the parkland (surveillance opportunities, continual use, through-ways that encourage pedestrian and cycling transit)

- 4.1.2. create additional resources that may be accessed by users of the parkland (community room, kiosk, other built amenity)
 - 4.1.3. be open to the parkland to enable easy access and use to whoever uses/ visits/ lives in the development
 - 4.1.4. create employment opportunities, especially for young people in the area (the plan notes that the area has a higher than average youth unemployment)
 - 4.1.5. contribute to the local economy (local business) through increased foot fall in the town associated with either users/ visitors/ residents/ workers of the development
 - 4.1.6. Increase vibrancy in the town through culturally innovative and creative design/ use/ programming. Using the criteria above, a school would not meet the criteria.
-
- 4.2. I don't think a private school is the best use of the land to be sold. It will be empty most of the time and will not provide many of the functions that will make the land 'serve' the parkland (see criteria above).
 - 4.3. A private school will also undermine the 'community' coherence that currently exists and is part of Council's vision for the township. Anything that undermines the 'community feel' needs to be rejected. Furthermore, as I understand it, a second school is not needed in Littlehampton (though it may be needed in Mt Barker).
 - 4.4. A development that has 24 hour residence would be more suitable, but only if it is community facing and embracing (not a closed and impenetrable nursing home).
 - 4.5. I am supportive of a mixed use development that serves the local community in particular and the wider community in general.
 - 4.6. Littlehampton, Blakiston and Nairne have very little housing diversity making it difficult to grow old and frail in the local area.
 - 4.7. A lack of accommodation for young people with high care needs or anyone with severe disability could be addressed with this development. A combination of accommodation and housing would be ideal and provide opportunities for staged supported care or for loved ones to live near their disabled children/ relatives.

Mt Barker Council has an opportunity to do something really special with the Glebe land, something that other councils regard as innovative, creative and best practice, and which the town and the whole district can be proud of. The Glebe has the potential to tick multiple boxes for Council's Strategic Plan and for the aspirations of Community - don't stuff it up.

Please feel free to contact me if you have any questions.

Kind regards,

Dr Pip Williams

FOL161899

Penny Worland
Senior Policy Planner
Mount Barker District Council

SCANNED
14 JUL 2016

14th July 2016

RE: Littlehampton & Blakiston Neighbourhood Plan Consultation.

GLEBE RECREATION LAND

Dear Penny,

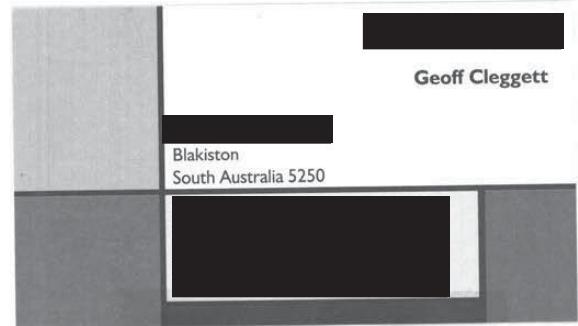
As the Littlehampton Ward Councillor that promoted the purchase of the Glebe land in the early 1990's I believe it is important to document the accurate history of the purchase. I also include a personal recommendation.

1) REASON FOR PURCHASE

The Spring Park (Nitschke's Farm) and Strawberry Farm off Hallett Road had just been approved for residential development. The land between the Glebe and Gardiner Street was zoned deferred urban which would later be turned into residential allotments. Dunn Park oval, which was cut off from Littlehampton when the freeway was built, was previously used as the Littlehampton Community oval. Anembo Park was used as a Regional Centre. It was obvious that Littlehampton and Blakiston needed an oval in or around the town centre to accommodate the recreation needs of the existing and expected new residents.

2) THE PURCHASE

Around the same time the Blakiston Church was in disrepair and the Blakiston School in ruin. The Blakiston Church which had little funds, submitted to Council a proposal to change the zoning of the Glebe land to residential with the intent of selling it. Council refused the application for rezoning and later flagged an offer to purchase the Glebe for recreation land. After many meetings the Blakiston Church offered to sell the land to Council for \$400,000 which was a huge sum at that time. They also made it clear that since Council refused their change in zoning application it would be a breach of good faith if Council later changed the zoning with a view of making a profit.



3) RAISING THE PURCHASE PRICE

Council then had to determine how to pay for the land. It was decided to sell unused recreation land between Fullford Terrace and the Freeway. The Minister of Planning, Susan Lenehan, agreed that the portion of the Fullford Terrace reserve land could be sold but had to be replaced. The Glebe land was purchased to replace the Fullford Reserve complying with and satisfying the Ministerial order.

The sold Fullford Reserve raised about \$180,000 gross and Council borrowed about \$250,000 after paying for selling, purchasing and survey fees. In those days each ward was given an annual works programme allowance. It was agreed that the loan repayments would be taken from the works allowance allocated to the Littlehampton Ward. In other words the Littlehampton Community paid for the Glebe land.

4) RESULT OF PURCHASE

The Littlehampton and Blakiston Community now have recreation land that can be gradually developed into an oval, walking trails with gardens, tree planting, playgrounds and a host of other activities.

The Blakiston School has been repaired from a ruin.

The 1847 Blakiston Church has been restored.

Most importantly, the Littlehampton and Blakiston Community has a recreation land bank for future generations to enjoy.

5) RAISING FUNDS FOR DEVELOPMENT OF GLEBE

When adjacent residential development occurs Council could forgo the 12.5% reserve area and apply a levy per allotment to develop the Glebe.

6) CONCLUSION

I am having difficulty in creating an argument for selling any portion of the Glebe land. If Council sell any of the land for funds to develop the remainder I believe this will show an extreme lack of foresight. The Council that bought the Glebe showed foresight and was looking decades ahead. This land can be developed as recreation land over time when the funds are available.

I also note that Council has purchased recreation land on Springs Road, Mount Barker and has enquired to purchase the vacant land behind Woolworths. I am puzzled why they would want to sell any of the Glebe when they are buying recreation land elsewhere.

In conclusion, history shows that a previous Mount Barker Council dealt in good faith with the Blakiston Church during the Glebe purchase and complied with a Minister of the Crown's Order. Such good faith and Ministerial Order should be honoured by subsequent Councils otherwise the integrity of our local government will be compromised.

7) RECOMMENDATION

Do not sell any of the Glebe land. Keep it for recreation land and develop it gradually over time when funds are available.



GEOFF CLEGGETT
Former Mount Barker Councillor Littlehampton Ward,

[REDACTED]
[REDACTED]
Blakiston SA 5250
[REDACTED]
[REDACTED]

FOL 116/1899



LITTLEHAMPTON COMMUNITY ASSOCIATION INC.
PO Box 816, Littlehampton, South Australia 5250
ABN 96 624 794 019

SCANNED
14 JUL 2016

Response to Draft Littlehampton & Blakiston Neighbourhood Plan

The Littlehampton Community Association Inc. has sought input from residents and other interested parties in preparing its response to the draft Littlehampton & Blakiston Neighbourhood Plan. It appears that the draft Plan is short on *Vision* for Littlehampton & Blakiston, this is a once in a lifetime opportunity to achieve some special outcomes.

Theme 1: Make it easier to move about.

Response: Main Street Safety and Improvements

Traffic reduction through Littlehampton and pedestrian and cyclist safety were major concerns expressed during the community engagement process. The Bald Hills Road interchanges should reduce the volume of traffic and there are some good suggestions in the draft plan but the Association is concerned that several of the recommendations rely on the actions of other government bodies e.g. PLEC for the undergrounding of power lines; the Department of Planning, Transport and Infrastructure for construction of pedestrian crossings; National Rail for the construction of a walking trail on the disused railway line. The Council may have to wait years to achieve these initiatives.

There is insufficient detail on how cyclists and pedestrians' safety will be achieved. To link the Mt Barker walking trail with Littlehampton there needs to be increased safety for cyclists and pedestrians using Childs Road. The Association supports the construction of a walkway on both sides of the creek to enable easy and safer access to Anembo Park and Mount Barker.

Any walking/cycling trails proposed for Littlehampton and Blakiston should be planned to eventually link up with those in Nairne and Balhannah.

The draft Neighbourhood Plan mentions improving entrances into Littlehampton. It is disappointing that the Littlehampton Community Association's Entrance Statement, already approved by Council and for which ground works have begun did not rate a mention in the draft plan.

Theme 2: Improve village character and facilitate quality development

Response: Miel's Park & Peace Memorial Hall

The Association is generally supportive of the plans for Miel's Park and the Peace Memorial Hall. There is concern that car parking at the rear of the hall would be taken over by patrons of the Great Eastern Hotel and not be available for people attending functions in the hall. There is a need for disabled parking close to the Hall and a loading/ drop off point near the entrance.

The galvanised iron lean-to at the rear of the Hall should be removed and consideration given to how this space could best be used. An opportunity exists to expose the historic Hall façade in time for the 100th Anniversary.

There is no provision for a market to be held in Miel's Park if the carpark is removed. As this is the Littlehampton Community Association's main source of revenue, the demise of the monthly market would be a concern.

Parking in Littlehampton is difficult; the Plan does not appear to suggest any improvements for parking associated with businesses facing Old Princes Highway. For example, patrons of businesses near bus stop 63 often take up the space where the bus should be able to pull into the kerb.

Theme 3: Provide places for people and support community life***Response: The Glebe***

The Littlehampton Community Association's position on the Glebe land is that it should be retained for community use in its entirety and not reduced in size by partial sale. The argument that partial sale is necessary to provide funding for community facilities is weak. The area has been vacant for over 20 years. It was purchased with funds from a sale of another portion of community land and the ward-based capital works program. The community has already forgone investment in infrastructure to secure this asset. The Association believes that facilities can be developed over time. There is no expectation that it will all be developed at once and immediately. The people of Littlehampton and Blakiston are aware that the Glebe land is only a portion of the open space currently available in this area. Sections privately owned will be developed for residential in line with their zoning therefore the importance of the Glebe as the last significant area of space is obvious.

The Council should take the opportunity to create something unique on the Glebe land and ideas are forthcoming. The Glebe could be an icon for Littlehampton and Blakiston; it shouldn't be split up for a short term financial gain. The Association wants to see its significance acknowledged. Given the financial constraints faced by Council, rapid development of this area is unlikely. The Littlehampton Community Association seeks public use in the short term with facilities developed over time.

The Association has examined Chris Hein's vision of an open air museum; the Littlehampton Primary School's plan for an additional playing field on the Glebe land and the school's opposition to the establishment of a private school on the Glebe. If anything is constructed in the Glebe land it should be accessible to the community and add value to the community facilities of the future. For example, a nursing home or other facility fenced off and inaccessible would be of little value.

Response: Community Development

A key direction in the plan is "build and strong and inclusive community". The Association would encourage the Mt Barker District Council to engage community development experts to work with residents, local businesses and the Littlehampton Community Association and other interested parties to develop community leadership and promote a more socially engaged community.

Providing opportunities for more community activities and events requires an environment conducive to people getting together. The Association and Blakiston Rotary are two groups interested in this but we need assistance to reach many more community members. In its Strategic Plan, the Council acknowledges community concern that there is a lack of things for young people to do but where are the needs of this age group addressed in the draft Plan? Council's Youth Development Officer should be requested to facilitate engagement with children and young people in Littlehampton to discuss their needs in depth.

Conclusion

We understand that the Neighbourhood Plan is an overarching plan under which smaller, more detailed plans will be developed, the Littlehampton Community Association hopes that a community reference group of people of all age groups can be established and consulted at every stage as further plans are developed.



Karen Liebelt
A/g Chairperson
Littlehampton Community Association Inc.



Littlehampton Peace Memorial Hall Inc.

Working for the community

PO BOX 439 Littlehampton SA 5250

Bookings 0457 698 534

Ms Penny Worland
Senior Policy Planner
District Council of Mount Barker.

Submission for LITTLEHAMPTON & BLAKISTON Neighbourhood Plan.

Dear Penny,
Thank you for your efforts and commitment to this Plan.

The Littlehampton Peace Memorial Hall committee wish to emphasise some specific points that will need more consideration.

1. Car Parking.

The relocation of Car Parking is appreciated, but it should be dedicated for Hall use only, or at least the immediate spaces parallel to the hall structure. (This would permit limited hotel use in the remaining car spaces.)

There will still remain a dreadful shortage of car parking in the immediate vicinity and the Hall patrons will rely heavily on common use of other nearby private car parks. There is very limited on street parking in close proximity. Some statistics of users of the Hall on a regular basis.

- a. Christadelphians -150 persons in some 80 cars. Every Sunday, Wednesday and monthly Saturdays.
- b. Community Dance Group – 60 to 80 people in at least 40 cars.
- c. Spinners & Weavers – 100 Members all in independent cars every fortnight for one day.
- d. Community Market Day – once per Month with flow through of some 50 cars every 2 hours.

2. Disable 'drop and go' park.

A limited time Car park should be provided at the road entry alongside the new toilets to permit users to drop their disabled or infirm passenger, then move on to a near car park.

3. Old Structure.

Our Committee recommends the removal of the old galvanised structure at the rear of the Hall to expose the unique Hall façade facing North. It is unsafe and an eyesore!

This would also increase spaces for addition car parking in the current suggested car park.

4. New Toilets.

We welcome the exposure and recommendation for the new toilets and wish to emphasise the need to provide considerable storage space in the new toilet area. A previous concept plan has been considered on this matter.

5. The Willows.

Our committee also regrets the absolute dismissal of the Willows as a Bus parking location. This area is dedicated to the Littlehampton township by a work of art with no further explanation or reason to stop. This history of Littlehampton could and should be focused there. We firmly believe the public toilets should be positioned at this location. There is more than adequate space for both functions.

6. Glebe Land.

The Hall committee fully supports the proposed use of the open space and the unconditional public use. We wish to identify the need for recreational areas for children, especially teenagers and the proposed oval concept.

Yours Faithfully,

Darian Stringer

Darian Stringer ESM
For and on behalf of Littlehampton Peace Memorial Hall Inc.
13th July 2016

From: [Danni](#)
To: [littlehampton](#)
Subject: Neighbourhood plan
Date: Monday, 11 July 2016 8:00:15 PM

Hi,

I really like the Littlehampton and Blackiston neighbourhood plan. My only question is re' the proposed use of the railway tunnel adjacent to Childs Rd under the freeway, as there is already a walking track on the old Childs Rd. Has any thought been put into re-opening Childs Rd as a 2nd access road to Mt Barker? The current horrendous traffic on old Mt Barker Rd / Freeway exit could do with all the help it could get. Benefits

- 1) take maybe up to 1/3 of the traffic from the existing route
- 2) A direct access route from Littlehampton to Cornerstone, Coles complex, St Francis , Mt Barker park n ride and The Home Maker Center
- 3) Access to Mt Barker with no use of Adelaide Ed for the new development on Hallett Rd
- . 4) A 2nd road to / from Nt Barker in emergency situations eg: bushfire
- 5)Take congestion from Adelaide Rd eg at all the entrances from Mt Barker to Druids Ave, Mann St, Morphett St. and relieve congestion from Adelaide Rd around the Cornerstone crossing (the site of more than one fatal accident).
- 6) Relieve congestion affecting freeway access and exits.

Regards

Michael Pursche

[REDACTED] Littlehampton
[REDACTED]

Proposal for the "Glebe Land" at Littlehampton, SA

**Proposal for a future use of the
“Glebe Land”
located at Littlehampton,
South Australia
(Revised Version – 14 Jul 16)**

By Chris Hein



Proposal for the "Glebe Land" at Littlehampton, SA

Introduction

The purpose of this document is to propose use for the parcel of land known as Glebe Land, located in the outskirts of Littlehampton.

Please note that this document is not a fully developed business case, however the examples cited within are current.

Proposed Use of the “Glebe Land”

This proposal is a long-term (20-40 years +) vision for the use of the Glebe Land, and it is expected that as the years progress the benefits of this proposal would be incrementally realised.

This document proposes that the land known as the “Glebe Land” be developed into a living history open air museum and operated on a cost neutral not-for-profit basis.

The long term goal of this museum would be to become the centre of excellence for Heritage Building, Arts and Conservation in SA, and be the preeminent source of education, advice and expertise in preserving, restoring and managing heritage buildings and associated heritage arts.

The living history open air museum, as proposed in this document, should contain predominately rural vernacular buildings from the Adelaide Hills area and wider country regions of South Australia. The types of buildings should be a combination of English and German style buildings (reflecting the original settlement demographics of the local area). To augment these buildings, heritage gardens, a heritage orchard, an arboretum of rare or unusual trees and perhaps even a Peramangk bush food garden could be planted.

Fig. 1 is a concept plan of how the Glebe Living History Open Air Museum might look.

Proposal for the "Glebe Land" at Littlehampton, SA

Concept for Glebe Land Open Air Living History Museum - Jun 2016**Fig 1. Concept plan for the Glebe Open Air Living History Museum**

Why rural vernacular buildings? - The reason that it is suggested that predominately rural vernacular buildings be preserved is because these buildings are actually quite rare, they don't normally survive through time for a range of reasons. For example:

1. They are rarely grand structures, and to many people they are not aesthetically pleasing. These buildings are often constructed

Proposal for the "Glebe Land" at Littlehampton, SA

of natural materials (sometimes of poor quality such as pug [a plaster/render made from a combination of mud, straw and clay], timber branches, field stones, handmade bricks and so on) and require regular consistent maintenance. Normally they have been constructed over a number of chronological stages resulting in a "hodge podge" structure of small or odd shaped rooms, which makes it unattractive to many people to be occupied. For these reasons owners of many rural vernacular buildings decide that they are not worth saving and they are left to deteriorate.

- 2. The previous occupants (who over a period of time become upwardly socially and financially mobile) would rather see these structures fall into ruin, or be demolished to make way for larger and more modern buildings. This attitude is quite common and universal, and stems around the fact that these old buildings remind the previous occupants that they were once poor and in a lower social class (Hein, p.25). Many such buildings can be seen in the Adelaide Hills and rural South Australia.**
- 3. Finally these types of buildings are often on land that could be developed, or on land that is owned by a developer. Sometimes, these buildings are heritage listed, which prevents the land from being developed, so the owner is happy to allow the building to deteriorate to a point where it is no longer worth heritage listing, and the building is subsequently demolished to make way for development.**

Benefits of a living history open air museum - A living history open air museum would be invaluable for saving unique rural vernacular South Australian buildings which are threatened by demolition, development or neglect. By relocating the buildings to a central location they could be preserved, used in a productive way and be accessible for current and future generations. Other benefits would include tourism, community and education.

Existing Living history museums - Living history museums are not a new concept. Around the world there are many very successful tried and proven examples of the type envisaged in this proposal.

Notable museums include the Weald and Downland Open Air Museum, Fig.2, located in Singleton, Chichester, West Sussex in the United Kingdom (wealldown (1)), , the Black Forest Open Air Museum *Schwarzwälder Freilichtmuseum Vogtsbauernhof* in Germany (Vogtsbauernhof (1)), the Estonian Open Air Museum, Fig. 3, in Estonia (evm), Ballenberg Swiss Open Air Museum, Fig. 4, in Switzerland (Ballenberg), and Old Salem in North Carolina, USA (OldSalem (1))

Proposal for the "Glebe Land" at Littlehampton, SA



Fig. 2 - Market Square at the Weald and Downland Museum, UK (image from BBC http://news.bbc.co.uk/local/sussex/hi/people_and_places/newsid_9289000/9289213.stm)



Fig. 3 – Estonian open air museum (image from <https://www.visitestonia.com/en/estonian-open-air-museum>)

Proposal for the "Glebe Land" at Littlehampton, SA



Fig. 4 – a relocated farmhouse in the Bernese Midlands section of the Ballenberg Open Air Museum, Switzerland (image from <https://preservationjourney.wordpress.com/2012/06/25/the-bounty-of-ballenberg/>)

Acquiring Exhibits for the Museum – The restored St James School House, located at the northeast corner of the Glebe Land, would be the first exhibit (building) in the museum's collection.

Other exhibits (buildings) for the museum would need to be acquired (or accepted) in accordance with a carefully thought out process. Broadly however, candidate buildings should be those which are assessed as having important or significant social, cultural or heritage value, and which are in danger of deteriorating due to neglect, environmental instability (e.g. from pending urban development, landscape instabilities) or from some other form of threat.

After a candidate building is identified, it would need to be surveyed and assessed (at a minimum from a Buildings Archaeological and Historical perspective) and then accurately recorded and documented. Once this has occurred the structure could then be dismantled and relocated at the new site (with restoration and refurbishing undertaken as required) and then used in a productive way. Maintenance would be ongoing to preserve the building for future generations.

Relocations would need to be undertaken in accordance with the Burra Charter 2013. The basis of the Burra Charter is that places of cultural significance should be conserved for present and future

Proposal for the "Glebe Land" at Littlehampton, SA

generations in accordance with the principle of inter-generational equity (Burra Charter, p.1). This charter advocates a cautious approach to change - do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained (Burra Charter, p. 1). The emphasis (in the context of this document) is on the cultural significance of the *place* – and includes buildings and other items that are co-located.

The Burra Charter actually makes it quite difficult to move a structure from its place. Article 9.1 in particular notes that:

"The physical location of a place is part of its cultural significance. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival" (Burra Charter, p. 5).

However the last sentence (underlined), allows for the relocation of a building, as long as it is the only practical means for ensuring its survival. This would be the basis by which most of the buildings in the museum would be acquired.

The principle of “cultural significance of place” is somewhat universal around the world and can be successfully managed. For example: the policy of the Weald and Downland Museum is that buildings remain on their original sites unless there is no alternative. The museum actively provides support and advice to owners of historic buildings to enable them to take an informed and sympathetic approach to the preservation and continuing use of their buildings. As a result of this approach only a small number of representative buildings end up being relocated to the Museum for inclusion in the collection (Wealldown (2)). Fig. 5 shows the state of a building that was acquired by the Weald and Downland museum before it was relocated to the museum site.

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Fig. 5 – A market hall from Titchfield, Hampshire, UK in a poor state of repair. This building was dismantled, relocated and then restored and maintained at the Weald and Downland Museum

However, if acquiring appropriated heritage buildings for the museum was to be problematic, there is no reason why replica vernacular buildings could not be constructed. For example: *Hahndorf Vol 1 & 2* (Young, et al), *Lobethal 'Valley of Praise'* (Young, et al), *The Barossa Survey: final report of a survey project* (Young, et al), contain very detailed drawings of iconic German buildings located in Hahndorf, Lobethal and the Barossa Valley. Unfortunately some of the buildings detailed in these publications no longer exist, so constructing replicas of these buildings, using original construction and building techniques, would be most appropriate for this type of museum.

Running the Museum - The actual labour required to survey, document, dismantle, transport, re-assemble, refurbish and maintain buildings, and to run the museum, as in other living museums around the world, would largely be carried out by volunteers. Actual management and oversight of the museum would only take a very small workforce, probably less than 5 people, and even these could be volunteers.

This form of management is a very common with museums such as this. The daily running of the Weald and Downland Museum is undertaken by a large number of volunteers (Wealldown (2)). At Old Salem, two types of volunteers are used – those who assist in the running of the museum and those who assist in interpreting exhibits (OldSalem (3)).

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The use of volunteer labour is not limited to open air museums. It is very common at archaeological digs, to find them staffed by mostly volunteers. This is because there are always people who are interested in archaeology and who have a need or a desire to gain practical hands-on experience – volunteers include students, keen enthusiasts and retirees.

There is no reason to think that this would not also be the case with a living history open air museum located on the Glebe Land. It is likely that a large number of volunteers would be involved, particularly because heritage is an important consideration, and passion, for many people living in communities in the Adelaide Hills.

Groups such as the Mens Shed could be approached to provide support, perhaps even relocating to a building in the museum.

Tourism Potential - The potential for a tourist benefit from this proposal should not be underestimated. The site can be easily accessed from the Mt Barker Freeway Interchange, Hahndorf, Nairne and the soon to be completed Bald Hills Freeway Interchange. The location is ideal for a tourism opportunity, and since the site is close to Hahndorf it is reasonable to suggest that, if marketed appropriately, a large number of tourists would continue on from Hahndorf to the museum.

As the Museum is slowly established a range of attractions and business opportunities could be developed. For example:

- **Many of the buildings could be leased to shopkeepers who could utilise the buildings as shops or restaurants (suitably themed of course to fit in with cultural flavour of the museum)**
- **Interactive workshops could be run where museum visitors learn how to use traditional tools and techniques to make a range of items which could be taken home, for example: wooden items (e.g. a 3 legged milking stool, spinning tops, pencil case, etc.), traditional soft crafts (e.g. needlework, weaving, embroidery, etc.) or heritage gastronomy activities (e.g. baking, cheese making, etc.).**
- **A museum shop could sell souvenirs and other relevant merchandise**
- **A museum restaurant/s could be set up in an appropriate building / buildings**
- **Gardens with heritage and heirloom plants (e.g. tomatoes, potatoes, flowers, etc) could be established on site at the museum. The gardens would be maintained and tended by volunteers, and both the produce and seed stock could be purchased by visitors to the museum. If a restaurant was set up**

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in the museum it could make use of this locally grown heritage produce

- **Exhibitions could be hosted in various buildings at the museum at different times of the year**
- **If a suitably sized building was acquired or replicated, it could be used as a unique conference centre from which to run corporate functions and events**
- **Farmers markets could be held on site at the museum each month**
- **During SA History month, the museum could host a range of relevant activities**
- **In December, a Christmas Market Week could be held at the museum – traditional decorations and Christmas produce could be sold here (perhaps an “Australianised” version of the Christmas Markets that are held in Germany and Europe)**
- **Demonstrations of traditional heritage activities, such as woodworking, weaving, needlework, blacksmithing, etc. could be held at the museum**
- **The museum could have a range of farm animals living on site which would give visitors a taste of traditional rural South Australian farm life**

Educational Potential - The museum could also be used as a unique education facility and has the potential to become the centre of excellence for education in the heritage and building trades and arts. For example:

- **Educational institutions such as TAFE, could run heritage building restoration courses at the site, with students actively involved in either restoring or constructing replicas of buildings.**
- **universities could be approached to run courses at the museum (including archaeology, architecture and history). At the Weald and Downland Museum, for example, a range of courses are conducted which make use of the historic exhibit buildings and collections of smaller artefacts, the local landscape and region. Among the programmes offered a Weald and Downland include: several Masters Degrees, courses in Building Conservation and Traditional Rural Trades and Crafts, and a range of other courses including: Illuminated Lettering, Stone Carving an Ammonite, Anglo-Saxon Herbs, Arabic Influence – Exotics and Pharmacy, Modern Services in Period Buildings, The Roman Revolution in Timber Building (Wealldown (3))). Similarly, courses are run at many other open air museums including the Ballenberg Swiss Museum (Ballenberg) and the Old Salem Museum in North Carolina (OldSalem (4)).**
- **Research projects could be undertaken at the site (as occurs at Weald and Downland, Old Salem, the Black Forest Open Air Museum and many other similar museums).**

Proposal for the "Glebe Land" at Littlehampton, SA

- **As the museum expanded it would become a valuable resource for archaeologists, architects and historians**
- **Partnerships with other museums in SA, Australia and world wide would ensure that the museum was run in line with best-practice management, and could enable reciprocal arrangements to be developed (perhaps including exhibitions and education opportunities)**

Possible candidate buildings for the museum - There are at least two suitable buildings known by the author in the Mt Barker Council area, which may be suitable for relocation and refurbishment.

The first one is an old German building located in Victoria St, Hahndorf (Fig 4). This is a fachwerk building with a pug (a mixture of mud, straw and sometimes clay) infill. Fachwerk is also known as half timber framing and originated in Germany – these buildings are quintessentially German and typically found in the German settled areas of SA. Most of the surviving fachwerk buildings in Hahndorf and surrounds are constructed with timber that was pit-sawed, or milled using a steam powered sawmill (one was located on the site of the Hahndorf Academy - source: pers con. Lothar Brasse) however this particular building is constructed from hand formed timbers. Conversations with the Hahndorf Branch of the National Trust suggest that the current owners are not keen on maintain the building, and as can be seen it in Fig. 6 it is starting to deteriorate.

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Fig. 6 – Fachwerk House in Victoria St, Hahndorf (image from Google Maps – Street View)

The other is a very rare house-barn located on Windsor Avenue, Hahndorf (Fig 7). It is known as Mooneys Barn and it is probably the only building of this type in Australia. In fact these types of buildings are rare world-wide. In the USA, where many German immigrants settled (far more than in SA) very few remaining buildings such as this survive. Mooneys Barn is an iconic rural building. It has “an unbelievably complicated structure with the original timber framing interlocking at the end of the building into a stone built structure” (Young, et al. p. 190). The timber frame, which supports this building is very sophisticated (Young, et al. p. 190). In the last few years this building has started to rapidly decay, the current owner is elderly and does not have the resources, impetus or experience to maintain or restore this building. This is probably an example of where the previous occupants have moved up the social and financial ladder and would rather see the structure fall into ruin because of unpleasant reminders of how they once lived.

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Fig 7: Mooneys Barn (c. 2013) (image by Author)

Social Impacts and Benefits

Social Benefits – There would be a range of social benefits in using the Glebe Land as an open air museum, these include:

- **Promoting and preserving early South Australian settlers regional history, culture and identity for current and future generations,**
- **When the museum is established, the educational experience for students will be enhanced by conducting courses and training in a unique heritage location,**
- **Helping to develop a revival of heritage trade and, arts and crafts, such as: traditional building techniques, woodworking, blacksmithing, stone masonry, needlework, weaving, cooking and so on. A revival in these trades and crafts would be of value in the local region, and could also assist in the development of potential small business and job opportunities for graduates of the courses,**
- **Using and maintaining old buildings in a museum environment such as this, helps to extend their life, and enables these buildings to be preserved for future generations,**
- **Promoting community learning, health and well being and community cohesion. A museum such as this can help people**

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become grounded (Paardekooper), and would help develop local community pride and ownership.

Social Impacts - There is likely to be only minimal social impacts with this proposal. Surrounding homes would be subject to increased noise due to activities being conducted at the museum (e.g. buildings being refurbished, reconstructed, working displays and so on) and from visitors to the museum. But as there are only a total of six properties that would be immediately affected by this proposal, and the size of these properties range from about 3300m² to about 16,000 m² or more, the impact would be expected to be minimal.

Environmental Impacts and Benefits

Environmental benefits – environmental benefits would be gained from the land being improved and maintained, such as better weed control, reduction in fire load, planting of trees and gardens and so on. As the museum gardens and landscape is established it may also encourage more native animals to the site.

Environmental impacts – environmental impacts would include the following:

As more buildings are constructed on the site, rainwater run-off would need to be addressed. This is not indifferent to any other residential type development, and as such could be treated and managed the same way.

Similarly, toilet facilities and sewerage, rubbish control and management and visitor parking would need to be addressed as more buildings are added to the museum and as more people visit the museum. These issues are not indifferent to any other tourism style development, and as such could be treated and managed the same way.

Proposed Rental and Payments of Outgoings

At some stage, soon after being established, the museum would need to become self sustaining, with incoming funds able to meet outgoing costs.

In the initial stages of setting up the museum, the use of volunteers would minimise costs, but as the museum became more established other forms of income would need to be found.

There are a range of income sources from which could arise, including but not limited to: lease payments from shopkeepers,

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museum entry fees, conference fees, educational institutions, and so on.

In addition a range of other funding sources could be available, for example grants from Commonwealth and State Government, interested benefactors, universities, donations, a heritage lottery and crowd funding (especially to enable iconic vernacular buildings to be rescued and maintained).

The Museum should be run as a non-for profit organization, and may be able to operate as a Registered Charity.

The museum would also need to comply with the regulations set out in the Workplace Health and Safety Act 2011, and could leverage off of existing WHS plans produced by the Mt Barker Council. Another issue that would need to be addressed is obtaining Public Liability Insurance, which would be addressed in the normal way.

By networking with other living history open air museums, leveraging off of the work they have done and learning from their lessons, these problems could be overcome.

Commitment to Maintain the Land

As with other open air living history museums around the world, they are developed over time as additional buildings are acquired and relocated, so the commitment to maintain the landscape would be perpetual and implied.

The Weald and Downland Open Air Museum was established in 1967 and officially opened to the public in September 1970 (Wealddown (2)), Old Salem was established in 1950 (OldSalem (5)), the Black Forest Open Air Museum was established in 1963 (Vogtsbauernhof (2)) and the Ballenberg Swiss Open Air Museum was established in 1978 (Ballenberg (2)). All these museums successfully manage and maintain the land on which they are located, and this would be the case if a living history open air museum was developed on the Glebe Land.

Conclusion

The land known as the "Glebe Land" would be ideal to be used as an living history open air museum, and there are a great deal of advantages with using the land for such a purpose, including preservation of heritage, tourism and business, community engagement and pride and ownership. If this proposal was accepted, it would be a long term process (20-40 years +) to create, develop and maintain a living history open air museum which could have the potential to become a South Australian icon.

Proposal for the "Glebe Land" at Littlehampton, SA

About the Author

I currently live on Fulford Terrace, opposite the Glebe land.

I am an Executive Level Commonwealth Public Servant, a qualified Project Manager and a Buildings Archaeologist. I hold a Bachelors Degree from Australian National University (ANU), as well as a Masters of Archaeological Science from the ANU, which I am converting to an Advanced Masters of Archaeological Science (due to be completed at the end of 2016).

Among the relevant papers I have written include an *The Hahndorf Academy building: a preliminary above ground archaeological assessment, 2013*, a *Cultural and Heritage Assessment on the Rodert Farmlet Complex, Hahndorf, South Australia, Chapters 1-3, 2015*, and I am cited after providing professional assistance with the development of the *Archaeological Investigation: Hahndorf Academy Carpark Extension produced for Mt Barker Council by Australian Heritage Services, Nov 2015*.

If this proposal was to be adopted I will volunteer to donate my buildings archaeological expertise and time, free of charge, to develop the required Buildings Archaeological Assessment or Heritage and Cultural Assessment for the first three candidate buildings for the museum.

In addition, I am willing to volunteer my time to develop this concept to a working proposal if requested.

My contact details are as follows:

[REDACTED], Littlehampton, SA, 5250

Proposal for the "Glebe Land" at Littlehampton, SA

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Littlehampton Primary School & Preschool

Response to the Littlehampton/Blakiston Draft Neighbourhood Plan

The following is the response from Littlehampton Primary School to the draft Littlehampton/Blakiston Neighbourhood Plan.

We support and endorse the Parts of the plan as outlined in Themes 1 & 2, Make it easier to move about, Improve the village character and facilitate quality development. We also support parts of theme 3, Provide places for people and support community life.

We also consider that the consultation was done well, and would like to thank Penny Worland for the process and the way she personally managed this. We welcomed the involvement of our students in this process, and are pleased and proud to see their ideas included. We also thank Penny for keeping us informed at every stage.

The comments here are specifically related to Theme 3 as it relates to suggested use of the Glebe lands.

What we submitted to the consultation in November

"We consider that it is highly likely that we will need to access further sporting grounds (beyond what is available at the school) for use on Sports Days, sporting carnivals, competitions and even PE lessons. We would encourage the use of the Glebe land for playgrounds, sporting grounds, parking, club rooms, community projects and open space, including possible future nature play. We also request that you consider safe and speedy access for our students to Glebe lands, through future extension of William Road and Baker Street."

The Littlehampton/ Blakiston Neighbourhood plan recommends:

The plan shows that provision is made for us to use the land for these purposes, including:

- Safe access through extension of William Road and Baker Street;
 - We thank you for this, and support this.
- The development of the part of the Glebe land for an oval and parks;
 - We support the use of Glebe lands for these purposes, and we foresee that we would certainly avail ourselves of these grounds from time to time, especially for sports days and sporting carnivals.
- The Plan also recommends that that Mt Barker Council explore selling up to 4 hectares of the Glebe lands in order to fund the development of the remaining Glebe land.
 - While we would prefer Council to fund the development of the land through existing funds we understand the Councils desire to sell part of the land to fund the development of the remainder.
 - In line with the document presented to council on 4 July by the Littlehampton Community Group and attached here, (**See unanimous agreement 6**) we are not dogmatic about which part of the Glebe should be sold, and it could be other parts than are indicated in Concept Plan 4. If it is the Councils decision to sell part of the Glebe land to fund the development of the remainder of the site, we consider that 4 hectares is too much. We would be in favour of setting a maximum limit of 1/3 of the Glebe to be sold to preserve the majority of the Glebe for the use of future generations which includes many of the students at Littlehampton Primary School. (**See unanimous agreement 1 in attached document.**)
 - We understand that if a lesser amount of land were sold, there might not be enough funds to develop all of the remaining Glebe lands. We are not opposed to some part of the Glebe remaining open space. This would enable council or community groups to access grants and other funding in the future, leaving the option for uses based on true



community need. This would be far preferable to selling now and losing the use of this space, ever for community use. Once sold that land can never be recovered.

- The plan states that the Glebe lands be sold *for other uses consistent with community zone, eg. "school, health care, supported living, nursing home, church, cemetery (natural burial ground)" L/B N P p 36 concept plan 6.*
 - In line with the attached document of unanimous agreements of a community meeting on Monday 27 June 2016, we consider that the use of the land to be sold must serve the remainder of the community land. **"Whatever is developed on the land sold must be a good fit with the land to be developed for community – it should enhance the sustainability, safety, amenity, accessibility, diversity, reputation of the larger section of community land".**
 - We consider some of the suggested uses in the L/B N P are consistent with the above criteria and should be considered and some are not and should not be considered. **(See Unanimous Agreements 2 – 5 of attached document.)** In particular the school community would not support the selling of Glebe lands for the development of a private school in the area which we believe would adversely affect the status of our public school in the community

Glebe Lands not needed for future expansion by Littlehampton Primary School

- We understand that it was raised by some community members that Littlehampton Primary School may need to use Glebe lands for possible future expansion. This suggestion was made on the basis of concerns about the future growth of the Greater Mt Barker area. We have carefully examined the the demographic data. This includes the data provided in the Littlehampton/Blakiston Neighbourhood Plan, page 7 which shows only a gradual increase of Littlehampton/Blakiston/ Totness population from 3,099 to forecast of 4,200 in the 2040s. It also includes detailed demographic data provided on 5 – 12 and 5 -13 year olds in the Littlehampton/Blakiston area, which also shows only gradual increases. We consider there is no sudden growth and we will be able to cater for all children in the Littlehampton Blakiston area on our existing site into the 2040s.

Littlehampton Primary School has a special place in the Littlehampton Community

- Littlehampton Primary School was established in 1892 and has been on our current site since 1900. We have been a very central part of Littlehampton Community for that entire time, and remain so. We ask that in consideration of any uses of Glebe land, our school and its central place in the community be supported and not harmed. There are few schools in the state or in Australia which have this historic and central place in the community, and it is an important asset for Littlehampton/Blakiston and for also for the Greater Mount Barker Area.

Sincerely,

Jenny Lewis
Principal
Tuesday, July 12, 2016

Andrew Thompson
Governing Council Chairperson

From: David Leach
To: District Council Mount Barker
Subject: Submission L and B plan
Date: Thursday, 14 July 2016 4:44:10 PM

Begin forwarded message:

From: David Leach <[REDACTED]>
Date: 14 July 2016 4:37:52 PM ACST
To: council@mtbarker.sa.gov.au
Subject: Fwd: Submission L and B plan

David Leach - July 2016 - Submission to Council

The Glebe is Aboriginal people's land, always was, always will be.

The residents of Littlehampton and Blakiston have occupied the land for six or seven generations where the original owners and their ancestors have lived here for hundreds if not a thousand or more generations.

Land belongs to nobody, when we die someone else has use of that land till they die.

The Glebe was purchased 25 years ago by Council with funds from the sale of reserve land on the adjacent Fulford reserve. It was intended that the Glebe would be a reserve but Council have closed it off to the community for a generation. It has been a land bank, increasing in value by a factor of 10 or 20 times in that 25 years.

The Glebe land was on the Community Land Register till 2000 when Council removed it from the Community Land register. This was agreed to by all Councillors that year except Cr Jeanette Allen. Council staff can not provide a recorded or verbal answer to why the Glebe was removed from the Community Land Register, an absolutely disgraceful situation that has no other explanation than the intention of selling the Glebe for housing. I have seen draft plans of Council where 90 blocks of land each of 800 square metres were mooted, thank goodness that did not eventuate.

For 25 years two people have separately leased the Glebe land for an amount that any reasonable

person would consider a notional amount. The Glebe is degraded land, the soil compacted by decades of cattle and horses, a handful of mature gums survive on this 8 hectares, any new growth trees grazed off instantly.

Following community pressure in 2015, Council submitted a draft plan to the community for consultation and comment.

Council staff have inserted into this draft plan the idea that up to half the Glebe could be sold for a community use such as a school, aged care facility, younger disabled persons supported living or some other defined community use.

Council have also asked the community to consider aged or eco housing on the Glebe if a community use purchaser does not present. This is despite the community never asking for this to be included in the first consultation process - it is a council staff engendered idea with the sole purpose of raising a larger sale price and increased downstream rate revenues.

Council have asked people to consider a community park of at least 4 hectares and the sale of up to 4 hectares.

At the community consultation session held on July 9 all the people I observed in a 2 hour period attending were opposed to the sale of the Glebe for housing.

The community by and large wanted a lot less than half the Glebe sold for a community use, some wanted the entire Glebe left as parkland similar to what is at Belair National Park.

The community were requesting a green, clean place where people could relax, enjoy the peace of open space, have a shelter where they could escape the sun and rain, seating and BBQ facilities and toilets.

In 2015 Council received copies of emails where over 50 people expressed their preferred option of parkland. There were more than enough of these people also willing to help establish and assist in maintaining the Glebe as a parkland.

A few people at the recent community consultation day were advocating other aspirations such as a historic building museum or costly built park infrastructure but the overwhelming majority were seeking a minimally fenced reserve, provision of lightly landscaped, low cost, open space with trees, paths and play areas.

Open spaces will enhance the health of the community immensely. There are many cited academic studies to support this.

Youth and children will have a safe, local area to discover and play within.

Families will be able to relax together and with their neighbours, crime will decrease, mental and physical health will improve, we will become a connected community, flora and fauna will return. The land will recover. Businesses will prosper with people from surrounding communities coming to the Glebe to use the facilities.

It is time for this community to ask Council to give the land back to the ratepayers, if Council must, sell 2 hectares for a community facility to fund the park establishment. But no more than 2 hectares.

Mine and many others wish is for the whole 8 hectares to be a parkland with minimal infrastructure but I am willing to consider a small parcel to be sold to enable establishment of a 6 hectare park.

Council do not need to irrevocably flog off half the Glebe to establish a built park that few people asked for and even less community members want.

The community especially do not want a private school on the Glebe, schools close off public spaces out of hours and are empty for 85% of the year.

An aged care facility can be integrated into a parkland setting. An aged care facility will provide a place for people in the community to move to and employment for our children. Supported accommodation for disabled people is also a big employer and supports the aspirations of disabled people to live in a dignified manner.

Council staff have put up proposals that have been rejected by the community, it is time for Councillors to take on board the wishes of the people. The community, not just me, want a simple, low cost, accessible recreation open space on the Glebe.

It is time for Council to back the residents and give them what they want.

Council get only one shot at this, the Glebe land is valuable, unique, accessible, beautiful community land, give it back now!

Nathan Rogers

[REDACTED]
Mount Barker
South Australia 5251

Submission: Littlehampton and Blakiston Neighbourhood Plan

My main concern with the plan, is the lack of recognition in regards to the Glebe land, that some people have wanted to see the site, kept in its present form, in essence “pristine condition”. To not include this as an option in any plan, put out to the public, (in my view) sends a message, that council does not take all views into consideration, which in my view it should have.

In terms of open space in the Littlehampton area, for people to use (this is of course limited), but council has no pro-active policies on open space – such as the setting up of an open space fund, in which funds from land sales, could be put towards the purchase of other land for the creation of open space and parklands for either public or environmental means.

Such an example, existed in Littlehampton last year, where a number of allotments, (all next to each other), across the road from the nursery which is closing in Littlehampton, could have been purchased under such a system. This could have provided a new environment for a park or public space for members of the public to appreciate and enjoy. These allotments (and one run down brick home) were on the open market.

The message sent out in the (draft) plan is one part of the Glebe land, potentially having to be sold off, to pay for other elements in regards to the Glebe land, despite the council purchasing large parcels of land in Mount Barker, (some with no clear direction of what they will be used for, paying large amounts of money for these sites or how any proposals will be funded).

Furthermore, the Glebe land provides a very rural and attractive visual landscape that provides township separation between Nairne and Littlehampton. This is vital, particularly with the Mount Barker District Council, having an active role in the Mount Lofty Ranges World Heritage bid and listing. I believe to lose any element of the Glebe land (as a result) of built development and land sale (in that context) also will be a huge error of judgement, that future generations will pay the price for.

On that basis I do not support any sale of the Glebe land and do not believe people should have to accept compromise.

I believe council and a number of residents, have not properly thought this matter through enough, (as they have been put under a lot of pressure to accept certain options) to and have lost the ability to properly consider all options, as township open space is limited (across the district) and this is where council and elected member leadership is vital to see high quality positive outcomes, based upon well planned thought and visions for the future.

Yours Sincerely,

Nathan Rogers
Mount Barker

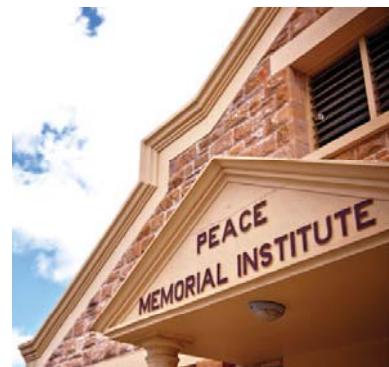
Attachment 3 to Item 12.1



Littlehampton & Blakiston Neighbourhood Plan

OCTOBER 2016

A Plan to establish a program of local improvements,
guide future development and infrastructure and
protect the things that the community values



Mount Barker District Council has developed a Littlehampton & Blakiston Neighbourhood Plan to establish a program of local improvements, guide future development and infrastructure, and protect the things that the community values



The neighbourhood plan seeks to

- support and promote the area's strengths as a highly attractive and livable village and rural living area
- progressively improve walkability and accessibility to transport infrastructure
- improve the public realm, streetscape and public places
- strengthen the connection between people and the places they share
- enhance opportunities for a vibrant and inclusive community life
- improve housing choice, and
- provide opportunities for business and services to meet current and future needs of the area.

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What is this Plan about?

The Littlehampton & Blakiston Neighbourhood Plan will guide the future of this part of the Mount Barker District. It is intended to assist Council to deliver coordinated projects, planning and services. It can also inform the initiatives of others, such as community groups, private individuals, government agencies and the business sector who also have a role in Littlehampton and Blakiston's future.

A neighbourhood plan is not a statutory document. It does not include policies that will be used to control development. However, it may inform future amendments to Council's Development Plan, which is the document against which applications for development approval are assessed.

Neighbourhood plans can help facilitate economic prosperity, include proposals for open space development, describe priorities for improving infrastructure and the public realm, and describe how Council will support community development. Local environmental, social and economic factors have been considered, along with population growth, in the preparation of this neighbourhood plan.

About the Area

Littlehampton and Blakiston is largely a residential and rural living area. Around 10% of the Mount Barker District population, or 3 400 people, live here in 2016.

Littlehampton and Blakiston are recognised by Council as distinct localities, with different histories and development patterns. For the purpose of strategic and land use planning, however, it is sensible to consider them together because the largely rural residential area of Blakiston is adjacent the service centre of Littlehampton.

Littlehampton is also a service centre for the northern part of the District. There are a number of businesses located in the linear section of commercial land uses along North Terrace. There is a small area of industrial activity.

There are pockets of open space with sections of linear open space running along the north-south axis and north-east axis in Littlehampton. North Terrace acts as a main thoroughfare from Mount Barker and the South Eastern freeway to Nairne, Dawesley, Brukunga and Harrogate townships.

The Littlehampton and Blakiston area is blessed with abundant charm and natural beauty. The quality of the rural landscape setting is high, with gum-studded hills, farms with vineyards and animals grazing in open fields, and patches of remnant and regenerating bush. Blakiston's residents enjoy wide open spaces on their rural living properties, and Littlehampton's residents generally enjoy large gardens around their detached homes. There are numerous heritage places that add to the character of the area. These landscape qualities are important elements of what people value about this area and its sense of place.

Council has recognised that there are two opportunities of strategic importance in Littlehampton and Blakiston.

These are:

- The opportunity to change the way the main street functions and looks, following the opening of new freeway ramps in 2016 which are expected to reduce the traffic volumes on North Terrace/Old Princes Highway,
- The opportunity to develop 8 ha of land owned by Council at the eastern edge of Littlehampton. Known as the Glebe Land, this site was purchased by Council in the 1990s, and is zoned 'Community Zone'. There is considerable community interest in its future use and development.



Littlehampton & Blakiston Neighbourhood Plan

Study Area, land use and zones

**Map 1** Study Area

Legend

Residential Zone	Community Zone
Local Centre/ Neighbourhood Centre Zone	Open space
Industry Zone	Study area
Rural Living/ Landscape Protection Zone	Watercourse

||||| Train line

The Study Area for this Plan includes the township of Littlehampton and the adjacent rural living area of Blakiston. It is bound by Adelaide Rd, the South Eastern Freeway, Junction Rd, Nischke Rd, Bald Hills Rd and the railway line that connects Adelaide to Victoria. It is largely surrounded by rural land, and is located to the east of the light industry area of Totness, and to the north of the regional centre of Mount Barker.

Current land uses closely match the existing zones in the Mount Barker District Council Development Plan. There are opportunities to review and update the existing policies and zones in the Development Plan that apply to this area, and these will be pursued.

Council has not identified a need to expand the urban area or rural living zone as part of its investigations for the Neighbourhood Plan. There is sufficient land zoned for residential development in the District for the next 25-30 years. Residential land supply should be reviewed around 2030.

Littlehampton & Blakiston Neighbourhood Plan

History and heritage

The study area is located within traditional Peramangk lands. However there are very few visible reminders of Peramangk cultural heritage and land tenure remaining, and no contemporary interpretation or markers of the importance of the area to Peramangk people.

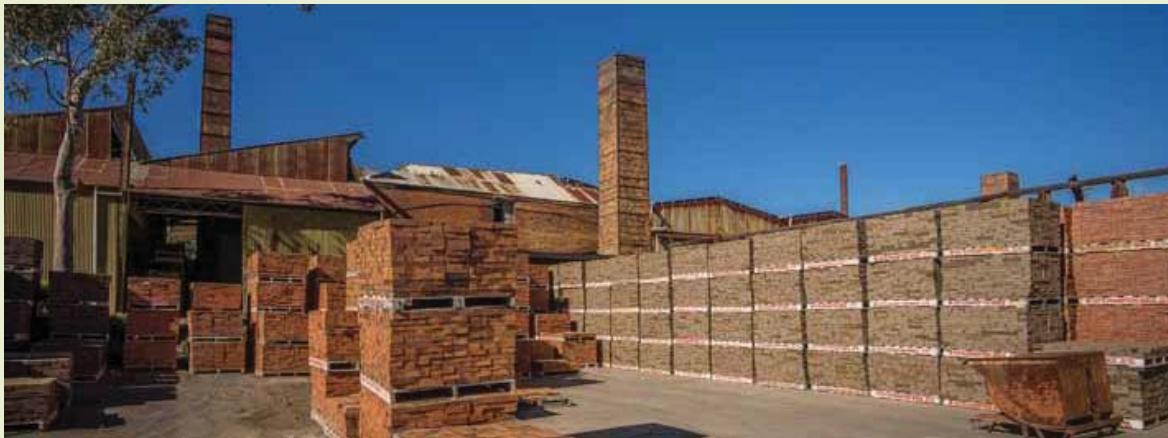
Historic and heritage-listed places and sites are scattered throughout the township of Littlehampton, the Blakiston locality and surrounding environs. These include a significant number of buildings dating from the 1840s and 1850s, the later colonial period and through to the early to mid-20th Century.

By 1900 Littlehampton had diversified economically from providing services to the surrounding farming district to an expanding industrial base. This included bacon, jam and condiment production in the main street as well as additional industries such as wattle bark extraction, sawmilling and brickmaking. Blakiston's 19th Century development included a brewery (in the cellar of Grey's Blakiston Hall) and a buttery factory.

There are also natural areas with heritage significance, such as Coppin's Bush in the Study Area. These places and sites (including industrial heritage) have been included in Council's Development Plan as local heritage places or part of an Historic Conservation Area, which offers them additional protection from inappropriate development.



There are only a small number of State Heritage places in the area comprising the St James Anglican Church complex at Blakiston, and the Shady Grove Unitarian Church and cemetery. Combined these heritage places and Historic Conservation Area provide character and a strong reminder of the rural, residential, community and industrial development of the area since the beginning of the 1840s.



Littlehampton & Blakiston Neighbourhood Plan

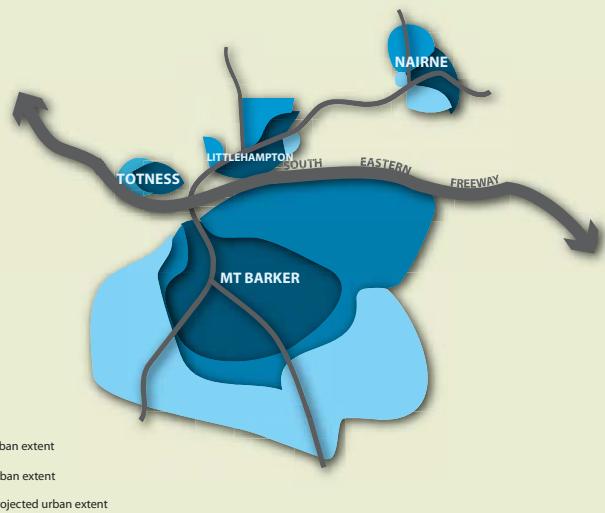
Role of Littlehampton in the District

Littlehampton and Blakiston are part of a broader residential growth area that includes Nairne and Mount Barker. These towns are located just outside the area where development is restricted due to the need to protect Adelaide's drinking water supply – known as the 'Watershed Protection Zone'. The construction of the South Eastern Freeway and the Heyson Tunnels brought these attractive country towns and a rural lifestyle within a comfortable commuting range of Metropolitan Adelaide's employment, education and leisure opportunities.

These factors are driving change in the 'peri-urban' Mount Barker District, and this has lead to a sustained period of growth. Table 1 shows how the population has been increasing - from around 10,000 in the early 1990's to around 20,000 in 2011. Council expects there to be more than 50,000 people in these three 'growth towns' by the 2040s.

The residents of Littlehampton and Blakiston enjoy the 'best of both worlds': a country lifestyle with convenient services. But change has also had some negative impacts, such as high traffic volumes moving through Littlehampton, and a poor quality main street environment. Large number of residents who travel to work in the city can also have an effect on the local community, in terms of time available for participating in activities.

Just as the Study Area is affected by change, so it can also make a contribution to the 'bigger picture'. Initiatives to improve Littlehampton and Blakiston must have regard to the context of the broader 'growth corridor'. Facilities and services which are already located here, such as Anembo Park, the Peace Memorial Hall, childcare centres and other services have a catchment that is larger than just Littlehampton and Blakiston. There are also opportunities at the Glebe land to respond to broader community needs in the growth towns, not just those that exist in the immediate locality. This creates social and economic opportunities for the study area by attracting visitors.



Map 2 Growth Towns

Table 1: Actual and forecast population change in Mount Barker, Littlehampton and Nairne, 1991-2036

Location	1991 Census Enumerated	2011 Census Place of usual residence	2036 Forecast	2040s Forecast
Littlehampton (including Blakiston & Totness)	1,432	3,099	4,200	4,200
Nairne	2,738	5,086	7,300	7,300
Mount Barker	6,248	12,265	29,000	42,000
Total	10,418	20,450	40,500	53,500

Population

From 2001 to 2011, the study area's population increased by 676 people (+27.8%). This represents an average annual change of 2.48% per year over the period.

The following description of the residents of Littlehampton and Blakiston is based on the 2011 Census. Information from the Census being conducted in 2016 will not be available until late 2017 - early 2018. Despite being 5 years old, this is the best data we have available to profile the residents of our District.



Age structure	Littlehampton and Blakiston have very high proportion of young people and children aged under 18 (29%). This is a higher proportion of children and teens than the District average of 26% and the Adelaide average of 21.6% in 2011. There is currently a low proportion of residents (9%) who are aged over 65, but this proportion is expected to grow in the coming years.
Diversity	Littlehampton and Blakiston have similar ancestry and ethnicity to the broader Mount Barker District. Whilst 15% of the population was born overseas, only 4% come from countries where English was not their first language. This is much lower than Greater Adelaide's 25% born overseas and 15% from a non-English speaking background. Only 3% of Littlehampton and Blakiston residents speak a language other than English at home.
Education	<p>Residents of the study area hold more educational qualifications than both the Council average, and Adelaide average. Overall, 51% of the population aged 15 and over hold post-school educational qualifications, and 43% have no qualifications, compared with 48% and 45% respectively for Mount Barker District Council.</p> <p>The share of the population who have completed Year 12 or equivalent is 51.7% in Littlehampton and Blakiston, compared with 47.1% for Greater Adelaide.</p> <p>Due to the young age structure, there are also high proportions of the population attending education institutions when compared to Greater Adelaide. For example, there is more than double the proportion of the community attending primary school when compared to Adelaide average (3.7% compared to 1.5%).</p>
Employment	<p>A similar proportion of the Littlehampton and Blakiston population is in employment, as well as a similar proportion unemployed, when compared to the Mount Barker District. Overall, 95.3% of the labour force was employed (68.6% of the population aged 15+), and 4.7% unemployed (3.4% of the population aged 15+), compared with 95.5% and 4.5% respectively for District Council of Mount Barker. These results compare favourably to Greater Adelaide, where there was 5.8% unemployment at the time of the 2011 Census.</p> <p>At 17.4% the youth unemployment rate (persons aged 15-24) in Littlehampton and Blakiston was the highest in the Council area, well above the District average (11.6%) and Greater Adelaide average (12.8%) in 2011.</p> <p>The occupations of employed people in Littlehampton and Blakiston were similar to the District profile. Compared to Greater Adelaide there were more people employed as Managers, sales and clerical workers, and fewer people employed as Professionals, Machinery Operators and Labourers.</p>

Littlehampton & Blakiston Neighbourhood Plan

Disability	In 2011 there were 51 people (1.7% of the population) living in Littlehampton and Blakiston who require assistance with core activities due to having a disability. This was significantly lower than the District average (4.2%) and the South Australian average (5.5%). This could reflect the younger population profile of the area to some extent, but there may also be a lack of appropriate housing that would enable members of the community with disabilities who require assistance to continue to live in this area.
Unpaid work	A higher proportion of Littlehampton and Blakiston residents are volunteers (28%) than the Council average (26%) and the Greater Adelaide average of 18%. There is around the same proportion of people who are unpaid carers as the District and Adelaide average in general, but Littlehampton and Blakiston have the highest proportion of people who are unpaid child carers in the District. This is probably a reflection of the age profile of the community and the large numbers of families with dependent children.
Income	The median household income in 2011 was \$1,595 per week in Littlehampton and Blakiston. This was higher than District average of \$1,254 as well as the Adelaide average \$1,106 and Australia wide average of \$1,242 per week. Littlehampton and Blakiston had a small proportion of 'low income' households (12.4%) when compared to the District (18.3%) and Adelaide average (22%). Around 19.6% of households were considered 'high income' in 2011, and this was higher than District (13.6%) and Adelaide (13%) averages. Low income households refers to those receiving less than \$600 per week, and high income households refers to those receiving more than \$2,500 per week (before tax in 2011).
Level of disadvantage	Reflecting factors like education levels, employment, occupation and income described above, the Littlehampton and Blakiston area is not considered a disadvantaged area.

Who are the residents of the future?

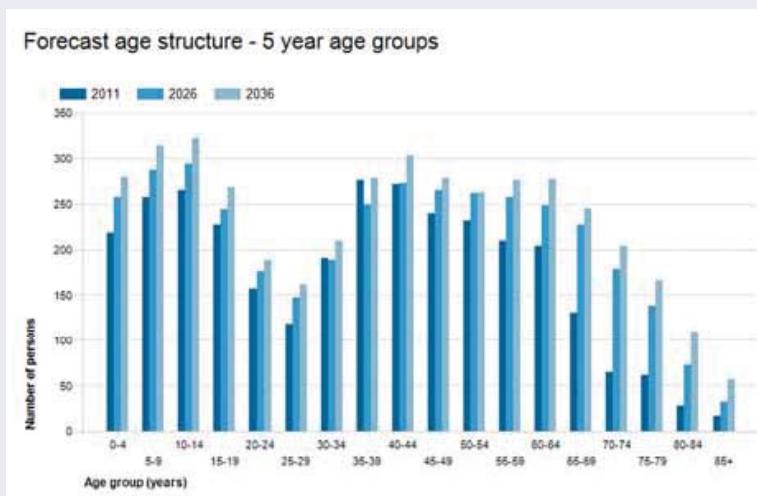
There are significant changes forecast to occur in the resident population of Littlehampton and Blakiston in the next 20 years.

Between 2011 and 2036 an additional 506 dwellings are expected to be built in Littlehampton and Blakiston, housing an additional 1,031 residents. By 2036 the population of the area will 4,200.

Like other parts of the Mount Barker District, Littlehampton and Blakiston's population will age in this period. The

proportion of older residents aged 65+ will more than double between 2016 – 2036, from 9% to 19%. By 2036 there will be 782 people in this age range, up from 302 in 2011.

The proportion of children in the local community is expected to remain high for the next 20 years, and there will be especially large numbers of children aged under 15 in the future. By 2036 there will be 976 people in this age range, up from 798 in 2011. These factors have been considered in the development of this Plan.



Housing

At the 2011 Census, the cost of housing was higher in Littlehampton and Blakiston than the District and Adelaide averages, both for rental and mortgage payments. However, higher household incomes also mean that the area is not experiencing high levels of housing stress (where cost of housing consumes an excessive proportion of household income).

There was a high proportion of households who owned (32%) or were purchasing (51%) their homes. Only 13% of households in the study area were renting in 2011, compared to 22.6% in the Council area and 27.5 % in Greater Adelaide.

There is very little housing diversity in this area. Littlehampton and Blakiston has a very high proportion of dwellings that are detached houses (95%) and a very small proportion that are medium or high density (5%). The lack of diversity of housing stock is pronounced even when compared to the broader District (where 93% are detached dwellings and 7% are medium density), and compares very unfavourably (in terms of housing choice) to Greater Adelaide where only 76% of housing is detached housing. There are also few smaller

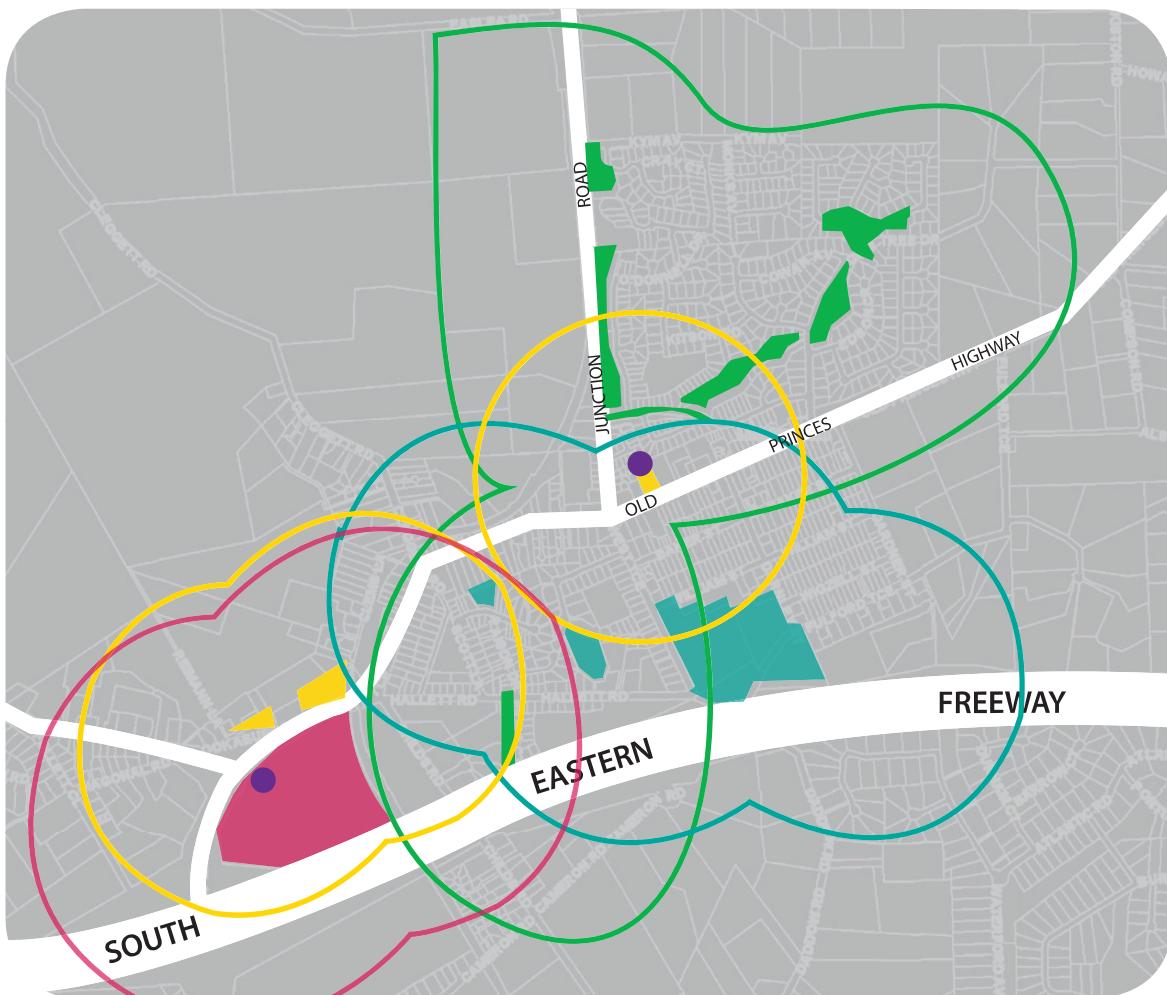
houses, as 91% of homes in the study area have 3 or more bedrooms.

Detached family homes with large gardens are one of the attractions to living in this area and they contribute to the valued neighbourhood character. Generally the residents of Littlehampton see this as a positive feature. Nevertheless it is important to continue to try and provide more housing diversity across the District (including in Littlehampton) to provide for a wider variety of households and lifestyles, including

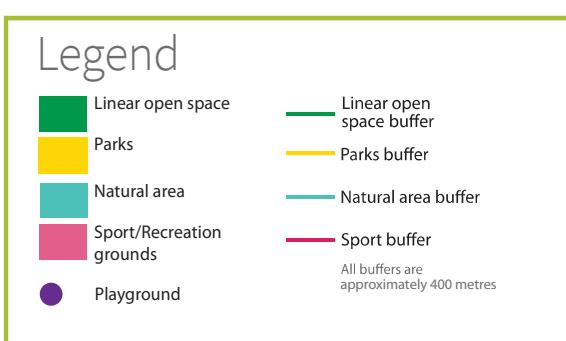
- First home buyers and younger households entering the housing market
- Lower income households looking for affordable homes
- Older residents looking to 'downsize'
- Smaller households composed of one or two people

For example, lone person households in Littlehampton and Blakiston are predicted to increase from 16% in 2011 to 21% of all households by 2036 according to Council's population Forecast. This will be largely driven by growth in the number of older people (65+) in the study area.

Open space and access to nature



Map 3 Open space



Littlehampton and Blakiston have an attractive rural setting, with many tree lined streets and rural roads. A lot of the greenery and established trees that residents value and enjoy is actually in private ownership. There are also some important stands of native vegetation in public reserves in Littlehampton, and along the Freeway corridor.

Littlehampton contains all of the public open space (parks and reserves) and has the following areas available:

Type of open space	Area (ha)	Percentage
Linear Park	4.3	17.4
Natural Areas	4.6	17.4
Park	3.9	15.7
Sport	11.9	48.1
Total	24.7	100

Open space and access to nature (continued)

There is a good distribution of public open space and a variety of open space types. Although the majority of open space is located on the southern side of North Terrace in Littlehampton, Map 3 shows that most residents of Littlehampton are located within a 400 m ‘walkable distance’ to open space of some sort. Council’s analysis of the public open space shows that there is a small shortfall in the quantity of open space available in Littlehampton.

Other features of the open space network are that there is a dominance of open space that is provided for sport. Almost half of Littlehampton’s open space is located at Anembo Park, which functions as a Regional level facility for a number of sports and recreational activities. Whilst Anembo Park is located at the western edge of Littlehampton, it is not very accessible (for pedestrians, cyclists or by public transport) if residents want to use it as their ‘local’ open space.

There are opportunities to improve the accessibility and level of use of Anembo Park for passive recreation, as well as further develop its facilities for regional recreation and community activities.

When compared to other towns such as Nairne, Hahndorf and Meadows, Littlehampton has a low proportion of ‘parks’ and a high proportion of ‘linear reserves’.

Very little of the open space has been developed with features and infrastructure which facilitates its active use by the community. Anembo Park and Miels Park both have sports facilities, playgrounds, toilets and facilities for passive recreation such as picnics and BBQs.

There are walking paths in some of the linear reserves and natural areas, but little else in terms of reserve development. Large portions of the township are not within a 400m walking range of a developed park.

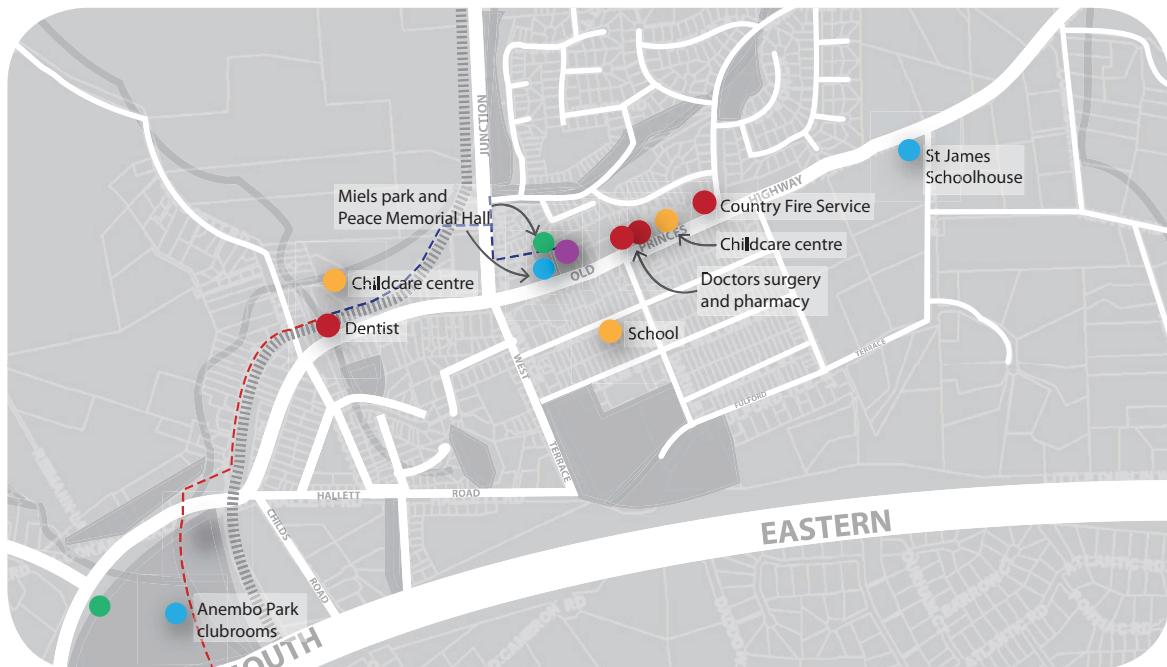
Miels Park is the main developed park that services Littlehampton. It is located next to another important community venue - the Peace Memorial Hall. The Park is valued by the local community but is looking a bit tired and is ‘disconnected’ between the front and back of the park. It is currently dominated by tennis/netball courts - almost quarter of the park is enclosed in fences and locked for much of the time.

The key issues regarding open space are

- shortfall in the quantity of open space
- low level of development of most of the open space
- dominance of competitive sporting uses in the developed open space
- poor accessibility of Anembo Park.



Infrastructure and services



Map 4 Infrastructure and services

Legend

- | | |
|----------------------------------|--|
| Community venues | Supermarket |
| Playground | Wastewater infrastructure project - future |
| Health and emergency services | Wastewater infrastructure project - complete |
| Education and childrens services | |

Social infrastructure

Council owns a number of facilities in Littlehampton and Blakiston which provide space for the community to meet, celebrate, learn, relax, play sport and for cultural expression. These are important places in rural townships, and provide settings for the social life of the community.

The existing recreation, sport and community infrastructure is well used, but there are also some issues in terms of availability, quality and adaptability. There are few spaces that are equipped with modern IT, heating and cooling and which are flexible. The communities' desire for civic qualities in Littlehampton's facilities is not well met. Issues and opportunities include:

- The Peace Memorial Hall provides a centrally located community facility that has a long history of diverse uses. Its value to the community is considerable, but the Hall is also in need of some care and investment to make it more modern, DDA compliant, and flexible. There are opportunities to add value to this highly used facility through renovation and extensions.
- The existing playgrounds lack diversity and challenge, and thus are not attractive to a wide age group (eg anyone older than 7 or 8 years)

- There is no 'town oval' and most townships in the District have one of these for cricket, AFL, and large events. (Anembo Park as a regional level facility may not serve this function for Littlehampton/Blakiston).
- The Littlehampton Netball Club has requested an additional court and 'clubroom' space to support growth of the sport. This could be a shared space.
- There are opportunities to further develop Anembo Park, and to gain greater benefits from the \$2.28 mil that has been invested here during the last decade. This includes sports facility projects (eg hockey field) but also passive recreation and indoor community space (extend the recently rebuilt Clubrooms and develop this further as a community venue). Although Council will be developing additional regional recreation and sports facilities in Mount Barker, Anembo Park will continue to play an important role in competitive sport and other recreation.

Health and education services are generally considered adequate for a town of 3,000 – 4,000 people, and there is very good access to more facilities and services in the adjacent regional centre at Mount Barker.

Social infrastructure (continued)

Littlehampton Primary School provides a high quality public education to local residents. Its popularity in recent years has seen the school become 'zoned' by the Department for Education and Child Development. Enrolments are now restricted to a specific geographical area. The school site is constrained in terms of further expansion.

Growth in Mount Barker, Littlehampton and Nairne, along with the age structure of the population (lots of children), will drive demand for education and childhood services. There may be a case for providing additional education services, such as a secondary school, to meet the needs of Littlehampton and Nairne residents. With projected growth in these two townships, there will be 420 more school aged children (4–17 years) residing in the Littlehampton and Nairne areas in 2036, compared to in 2016. There are currently 800 secondary school aged students living in Nairne and Littlehampton (and surrounds) now, and there will be around 970 by 2036.

There are currently two Childcare Centres, and a third proposed, in Littlehampton. It is apparent that the childcare services in Littlehampton have a wider District catchment, and may even have some customers that reside in parts of the Adelaide Hills Council (Balhannah/Oakbank area). The convenient access to the South Eastern freeway is probably a factor in this private sector provision, as workers that commute to Adelaide can easily access Littlehampton to drop off or collect a child. This demonstrates that Littlehampton is probably an acceptable location for other services that meet District wide needs. There are no targeted facilities or services for teens and youth and older people located in the study area.

Economic infrastructure and utilities

Most other public infrastructure is adequate for the resident population and demand levels, or is able to be augmented when required. Council has a Strategic Infrastructure Plan for Mount Barker, Littlehampton and Nairne which was developed in 2014, and which it is implementing.

No major concerns have been identified regarding potable water or power infrastructure capacity. Telecommunications are being upgraded during 2016 with the roll out of the National Broadband Network.

Council has commenced a staged upgrade to the wastewater system (Littlehampton Gravity Trunk Main) that is expected to cost around \$2.42 mil. This infrastructure upgrade is expected to have environmental benefits by protecting creeks from waste run off. This can occur during heavy rainfall events which add pressure to the system and can lead to drains backing up (surcharge) and spills into watercourses. The area around Clems Lane is particularly vulnerable to this.

Council has prepared a draft Stormwater Management Plan that includes Littlehampton. There are some routine stormwater management issues of varying risk levels that will be addressed in due course.

Other services

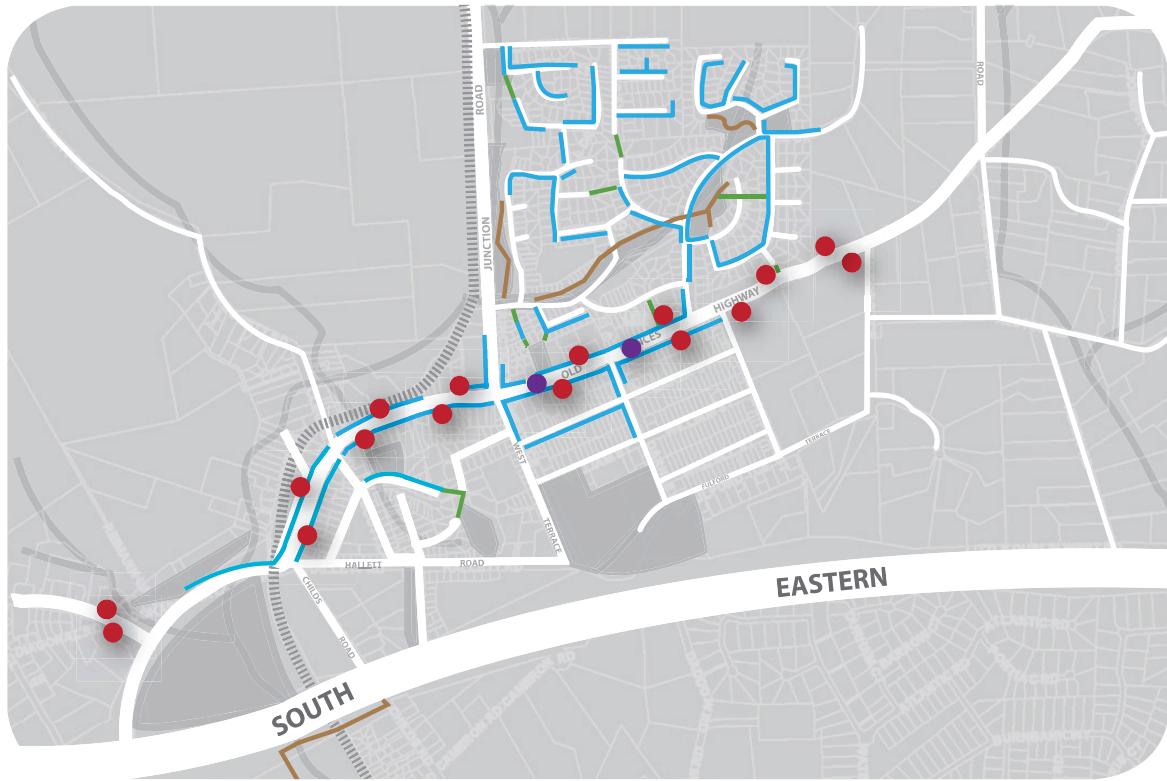
Littlehampton is well provided for services that meet the needs of local residents on a daily basis, including a supermarket, pub, café/restaurants, service stations and post office. There is no postal delivery to residential addresses and there have been calls for this over the years.

A number of businesses here also provide services to the broader District eg tax agent, vet surgery. Littlehampton Brickworks is the main industrial activity, and there are a range of light industry and service trade businesses such as car mechanics and wreckers located in Littlehampton.

It is possible that the reduction in through traffic and passing trade expected when the new freeway ramps open may have a negative impact on some of these businesses.



Access and movement



Map 5 Access and movement

Legend

- Existing footpath*
- Pedestrian links (laneways)
- Existing trail/walking path
- Bus stop
- Existing pedestrian crossing

*Note: not all existing footpaths meet appropriate standards

Public transport

A large portion of Littlehampton is within 400 metres of a bus stop with buses running along the main street. Only a small portion of Blakiston is serviced by a bus stop which is located near Compson Road. Issues that have been identified regarding public transport include:

- the maintenance of bus shelters and footpaths leading to them
- the location of bus stops that are used regularly by children within 80kmph zones, which pose risk when they cross the road

- frequency of bus service, especially outside of regular commuting times (evenings and weekends)
- absence of a bus stop servicing Anembo Park

Walking and cycling

There are a number of footpaths in Littlehampton, but there are concerns about how well they meet standards. Some are unsafe due to steep angles, trip hazards, uneven surfaces or barriers such as stobie poles. Others are well formed but not continuous – there are gaps in the footpath network which causes users to walk on busy roads and uneven verges at certain points. This will be an issue for the growing number of people using mobility aids as resident population ages.

The northern part of the township has more footpaths than the southern part because they were installed as the 'Spring Park Farm' area was developed. There is a need to provide more footpaths in the older neighbourhoods, and link residential areas to the destinations that people might like to walk to such as the primary school, shops and reserves.

Currently there are few dedicated pedestrian/cycling trails in Littlehampton. Mount Barker's existing trail ends at Childs Rd, in a tunnel under the SE Freeway. Previous work by Council on transport, trails and open space planning have all included proposals for trail extensions into Littlehampton. However there are practical challenges with achieving a safe and affordable trail route on the northern side of the Freeway.

Walking and cycling (continued)

There are a number of linear parks and pedestrian links (laneways) within Littlehampton that provide opportunities for increasing walking and cycling in the future.

There are two pedestrians crossings along the 2 km stretch of Old Princes Hwy that goes through Littlehampton township.

Roads

For many years Littlehampton functioned as a service stop on the main highway to Melbourne. Its commercial area has a linear form and although the Old Princes Hwy is no longer the main route between Adelaide and Melbourne, it still a busy road which links Nairne to the South Eastern freeway.

An additional set of Freeway ramps was opened at Bald Hills Road in the spring of 2016. At an estimated cost of \$27m, this is expected to have a significant positive impact in Littlehampton and Blakiston. It will provide an opportunity to transform the way the main street looks and works.

There could be a greater emphasis on its qualities as a place, and less emphasis on its role as a major linking route.

However, as this is a State Government controlled road, the Department for Planning, Transport and Infrastructure will need to approve any changes Council proposes.

Council has identified intersections that require improvement to meet anticipated vehicle movements. Improving the way roads function for pedestrians and cyclists has also been identified as an issue in the study area.

Rail

The study area includes two railway lines. The line at the northern edge of the study area links Adelaide to Victoria. It is actively used for both freight and passenger rail. This is managed by Australian Rail Track Corporation, the body that runs the national rail infrastructure.

The other line which runs from Mount Barker in the south, and along Junction Road, is not an active railway line. It is owned by State government (Crown lands) and is currently managed by SteamRanger under an agreement. It has potential as a future 'rail trail' for cycling and walking.



Community Engagement

During October and November 2015, the Mount Barker District Council undertook community engagement to inform the Littlehampton & Blakiston Neighbourhood Plan

Community members were provided with a number of opportunities to contribute their ideas about the things that matter to them, what they want protected, the improvements they would like to see, and the aspirations they have for their area. The consultation period was widely publicised, and the community was invited to get involved via

1. Community survey (hardcopy with online option)
2. Two public events in the “Open House” (drop in) format
3. Workshop with school children at Littlehampton Primary School
4. Stakeholder meetings
5. Invitation for written submissions

The variety of ways to contribute to the Plan resulted in a high level of community involvement: 1200 households directly informed, over 500 people involved in the consultation, and over 300 provided detailed contributions in the survey, Open House sessions, Children’s Workshop and written submissions.

There was good representation from Blakiston as well as Littlehampton. A small number of participants live outside of these two areas. However, teens, younger adults (under 35 years) and the business sector were not well represented in the consultation activities.

A detailed report on the consultation findings was presented to the Council in January 2016. This report highlighted the importance of the following issues to the community (continued on next page).



Summary of consultation

1. The importance of protecting the many strengths of the study area including the appeal of living in a small village, its friendly residents and convenient services, and its country setting and natural beauty. There are concerns that the community's assets are under threat and will be lost in the future due to more growth, poor quality and/or undesirable scale of development.
2. Dissatisfaction regarding safety for pedestrians and cyclists is widespread. There is a desire for improved road crossings, footpaths, trails, lighting, traffic calming and better connections to other towns. Littlehampton is a 'village' and residents want to be able to get around it without having to drive. Safety for children to be able to independently travel to school, friend's homes, local parks and shops is a high priority, but this is also important for elderly and other members of the community.
3. The poor aesthetics of the Littlehampton village centre, and the main street generally was a common theme. Generally there is a call for improved landscaping, especially more trees, and a more consistent and user-friendly public realm to make the village more attractive and pleasant for people to spend time in.
4. A number of comments suggest people want to feel proud of where they live, and there is a need to improve the appearance and maintenance levels of public places (including parks, natural areas, pavements, the Peace Memorial Hall, public toilets, town entrances) as well as private property.
5. The existing facilities are well used, but they are considered insufficient for the size of the community and not meeting contemporary needs. A number of comments were made that suggested that public facilities haven't kept pace with the growth and change in the community. Expanded or additional civic and recreational facilities are desired.
6. There is a strong desire to ensure the needs of community members of all ages and abilities are able to be met. More opportunities for the community to connect, more things to do, greater housing choices, and supporting infrastructure were requested. A better response to the young and the elderly in the community was highlighted. The importance of being consulted on matters that affect their communities was also raised.



Littlehampton & Blakiston Neighbourhood Plan

7. The future of the Glebe land was a topic of keen interest and diverse comments. There is a strong and consistent view that the Glebe should be available for community use, with a recreation park broadly supported. Community members believe there is an opportunity for something special to happen with the land. The local community would like to maximise the area available for public use, and minimise buildings, but there is also a willingness to explore innovative uses and design of the Glebe land.

Council has considered the findings of community engagement in the development of the Littlehampton and Blakiston Neighbourhood Plan.

The report on the consultation from 2015 is available at www.mountbarker.sa.gov.au/consultation



VISION

The vision for
Littlehampton
& Blakiston



Littlehampton and Blakiston have an open and leafy character where the residential core is framed by larger, rural land holdings. The Littlehampton village centre provides an attractive focus for community life, with reinvigorated and successful public spaces, businesses and services for the local community and visitors.

Littlehampton is a walkable neighbourhood. Direct, clear and safe walking routes connect Littlehampton, Blakiston and Mount Barker, and provide good access to important destinations such as parks and natural areas, the Littlehampton Primary school, shops and services, community venues and public transport.

Good design and planning controls lead to visually appealing buildings which respect the rural residential character of Blakiston and the country township character of Littlehampton. The built heritage of Littlehampton and Blakiston, including the working brick production factory, and many local

heritage places is valued and celebrated. The natural environment of the Littlehampton and Blakiston area is protected and impacts of new development are minimized.

A strong sense of community is fostered among residents as community facilities and activities are progressively enhanced. A new public park at the Glebe provides both a significant focus for Littlehampton and Blakiston, and a special destination that benefits the whole of the District.

Increased housing choice in Littlehampton will support community diversity by providing opportunities for smaller households, and both younger and older residents. Littlehampton's local community groups are encouraged and supported to improve the cultural and social life of various age and interest groups in the area.

Planning Themes

The three themes below describe how Council intends to achieve this vision. All of the planning ideas proposed by the Littlehampton & Blakiston Neighbourhood Plan sit within these themes and are detailed in the following sections.



Theme 1: Make it easier to move about

Make it easier, safer and more pleasant for people to walk, cycle and use public transport to get to where they are going and enjoy a more active lifestyle. Better connect residential areas to key local destinations and to Mount Barker.



Theme 2: Improve village character and facilitate quality development

Define and enhance the Littlehampton 'village centre' and improve the Main Street. Continue to protect and reuse heritage buildings, and retain rural living areas for their contribution to the area's identity and appeal. Improve local housing choice within the town, but constrain further outward expansion. Provide opportunity for business and local services through appropriate planning policies and infrastructure upgrades.



Theme 3: Provide places for people and support community life

Reinvigorate and beautify public spaces, reserves and venues. Provide diverse and interesting places for people to meet and enjoy their community and local environment. Support initiatives that strengthen community connections, inclusion and leadership.

Theme 1

Make it easier
to move about



Direction

Make it easier, safer and more pleasant for people to walk, cycle and use public transport to get around and to enjoy a more active lifestyle. Better connect residential areas to key local destinations and to Mount Barker.

Overview and rationale

Safe and convenient movement around Littlehampton and Blakiston is a very high priority for residents.

The design of the urban environments can enable people to make healthy lifestyle choices and, in particular, to incorporate incidental physical activity. Active transport facilitates better social connections too. This issue will become even more important in the future as the population of older people with mobility difficulties increases.

The new South Eastern Freeway ramps constructed near Nairne in 2016 will reduce the volume of traffic moving through Littlehampton and Blakiston.

We need to capitalise on the impact of this major infrastructure investment with complementary changes that will encourage more active transport and deliver maximum community benefits. Improving the public realm in the main street, linking up footpaths and trails and providing more crossing points will ensure Littlehampton is a pedestrian-friendly and walkable village.

Getting people to change their established habits can take some encouragement. Promotion and community activities will support the desired behavioural change, and Council will work in partnership to contribute to this.



I made a traffic light crossing because having another Safe crossing Would make it easier and safer to walk to and from school.

Nyah Gaff age 10.

FOODLAND COMMUNITY PROJECTS

- 1. Build a functional, safe and linked-up network of pedestrian and cycling routes between important destinations**
 - 1.1. Develop an attractive and well designed public realm along North Tce/Old Princes Hwy, including staged undergrounding of powerlines between Cleggett Rd and Darnley St.
 - 1.2. Provide a continuous and safe footpath along North Tce/ Old Princes Hwy that links Adelaide Rd, Mount Barker, to Anembo Park, Littlehampton's village centre and on to the Glebe land.
 - 1.3. Construct (and renew) footpaths and crossings in residential neighbourhoods to develop safe walking routes that connect residents to destinations such as shops, the Primary School and open space.
 - 1.4. Prioritise footpath construction to complete highly used routes, fill in strategic gaps and provide good links to Blakiston, Totness and Mount Barker. This could include West Tce, Junction Rd, Kym Ave, Gardner St, Baker St, Williams St and Darnley St.
 - 1.5. Take advantage of the linear parks and laneways in the northern part of Littlehampton to create a walking/ cycling loop that includes the reserves at Benjamin Gray Drive, Andrewville Tce, Kym avenue, Lloyd Cres and the Spring Park Farm Reserve.
 - 1.6. Identify the route for, and complete the trail extension from Mount Barker into Littlehampton.
 - 1.7. Develop a shared trail along the railway corridor from Anembo Park, crossing Junction Rd and joining the walking cycling loop proposed for the Spring Park Farm area.

“What you told us”

“Especially important to provide pleasant pedestrian and cycling environment. Join up the green spaces!”

“The footpaths are TERRIBLE! If you have ever tried to push a pram along the right side of the main road, you would know that you are on an incredibly steep angle most of the way. Some places are missing paving or concrete altogether.”

“There should be better pedestrian access around the main Littlehampton shopping area. It sometimes gets very chaotic, not good for the elderly and small children.”

“Crossing the Main Road can be a nightmare for people who are not so agile.”

“I have 3 kids who love to ride to school but it is unsafe as we have no footpaths in our area of Littlehampton.”

“Everybody, of all ages needs to feel safe whatever and whenever they leave their homes for whatever reason.”

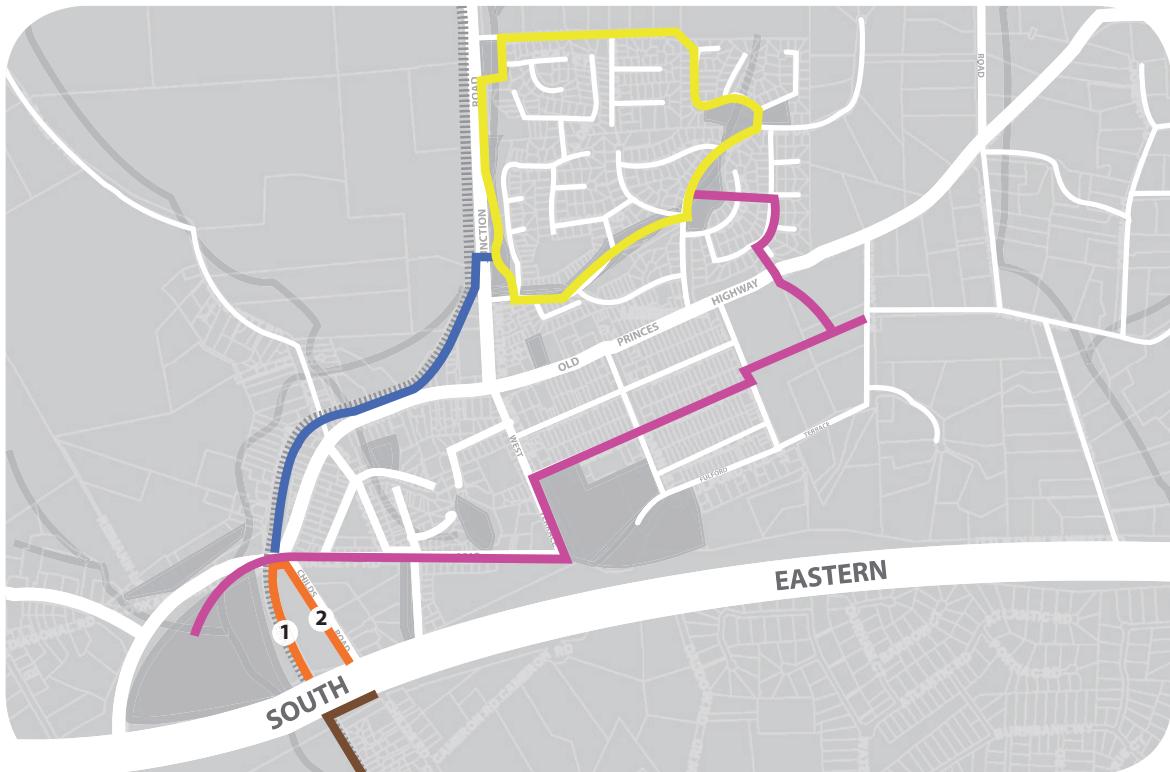
“This is by far the most important issue facing our town.”

- 1.8. Ensure developers provide adequate standard of footpaths in new residential developments.
- 1.9. Implement innovative approaches to path construction that enable more paths to be built at lower cost.

2. Work with partners to increase the level of active transport

- 2.1. Work with DPTI to provide more pedestrian crossings on North Tce and Junction Rd.
- 2.2. Review speed limits with DPTI with an aim to slow traffic at key points and increase road safety, including for pedestrians and cyclists, on Junction Rd (between Benjamin Gray Dr and Kym Ave) and Old Princes Hwy (between Gardner St and Fulford Tce).
- 2.3. Improve signage at crossings, including the crossings in the commercial area and carparks around Foodland.
- 2.4. Advocate for improved public transport services and infrastructure, including more regular bus services outside of commuter hours, better paths and shelters at bus stops, and a new bus stop at Anembo Park.
- 2.5. Promote new and existing trails to encourage more use of them.
- 2.6. In partnership with Littlehampton Primary School and community groups, facilitate more walking and cycling to school and support community events that promote the use of the trail and footpath network.

Concept Plan 1 Proposed walking and cycling routes



Legend

- Two options for extending trail from Mt Barker
- Railway corridor trail proposal
- Northern Littlehampton circuit proposal
- Potential Anembo to Glebe land link proposal
- Existing trail

Council Priorities

- Develop and implement streetscape plans for North Tce/Old Princes Hwy including continuous footpaths, more crossing points, improved landscaping and reducing vehicle speed in key locations
- Connect up the footpath network, with emphasis on linking important destinations and filling in gaps.
- Investigate and develop a new trail that connects from Mount Barker through to Junction rd, and into the Spring Park Farm area, using the opportunity of the rail corridor and linking up the linear parks.

Theme 2

Improve village character and facilitate quality development



Direction

Define and enhance the Littlehampton 'village centre' and improve the Main Street. Continue to protect and reuse heritage buildings. Retain rural living areas for their contribution to the area's identity and appeal. Improve local housing choice within the town, but constrain further outward expansion. Provide opportunity for business and local services through appropriate planning policies and infrastructure upgrades.

Overview and rationale

This Plan will promote the protection of the rural setting and landscape qualities, and does not propose township expansion into rural land around Littlehampton and Blakiston. Instead, growth will be contained to within the existing residential and rural living areas for the next 20 years. Council will update and modernise the development controls in the Development Plan which apply to this area.

This will help to promote better quality development outcomes and facilitate the implementation of the Littlehampton and Blakiston Plan.

There are a number of opportunities for improving the character of the village and developing a more coordinated public realm, especially in the main street environment along the North Terrace and the Old Princes Hwy, and at the entrances to Littlehampton near Anembo Park and on Junction Rd.

North Terrace will be redesigned as a 'street for people' rather than a street that functions only for vehicle movement.

Concept plans have been developed for the main street that will transform it over time into a tree lined avenue, with a more coordinated streetscape (See Concept Plan on page 28). A key step in achieving this will be undergrounding the powerlines in stages on North Tce between Cleggett Rd and Darnley St.



I drew an Animal habitat because we have lots of animals.
Ali Turner Aged 7

“What you told us”

“The main street is quite barren compared to Mount Barker & Nairne main streets. Has been some excellent beautification happening in Mount Barker especially so it would be nice to see that continue into Littlehampton.”

“The town centre needs more trees.”

“Create a village ‘heart’ which has a distinctive Littlehampton character with good pedestrian, cyclist and disability access, shady street trees, garden beds and seating. A healthy village atmosphere where the motor car is not the main focus...”

“I think it’s important to keep it tidy, but don’t overdo it. After all we are just a country town and should stay like that.”

“Imperative to preserve all remaining native vegetation and look after that which remains.”

“It is important for entrances to look great, welcoming and have useful signage for any town and Littlehampton is no different. The entrance from Adelaide has definitely been improved already. Well done.”

“Town entrances are not important in comparison to providing safe footpaths or bike access for children.”

This Plan also proposes defining a ‘village centre’ on the main street – a core area that has a higher level of investment in the public realm. This is suggested to be between the Hotel and the Bakery. Whilst there is strong community support for substantial change to the appearance of the main street of Littlehampton, many people commented that they want to keep the ‘country town feel’. This will be part of the design brief for further work.

Whilst large gardens and detached houses are popular and contribute to neighbourhood character in Littlehampton, they do not provide much diversity of housing choice. Recognising the needs of younger and older members of the community involves improving housing choice in this area.

This will permit younger and smaller households to find a home that suits their stage of life and household type. It will also support senior community members wishing to ‘age in place’ and not have to leave their community if they wish to downsize their house or garden. This also enables intergeneration support, so that different generations can live within practical distance for providing family support eg childcare or elder care.

Council will promote opportunities to include some medium density housing, such as town houses, and housing targeted to older people, in new development areas such as the residential land on Gardner street that has not yet been developed, and a few large sites adjacent to the commercial areas. This strategy will avoid the impact that increasing housing density would have in established neighbourhoods.

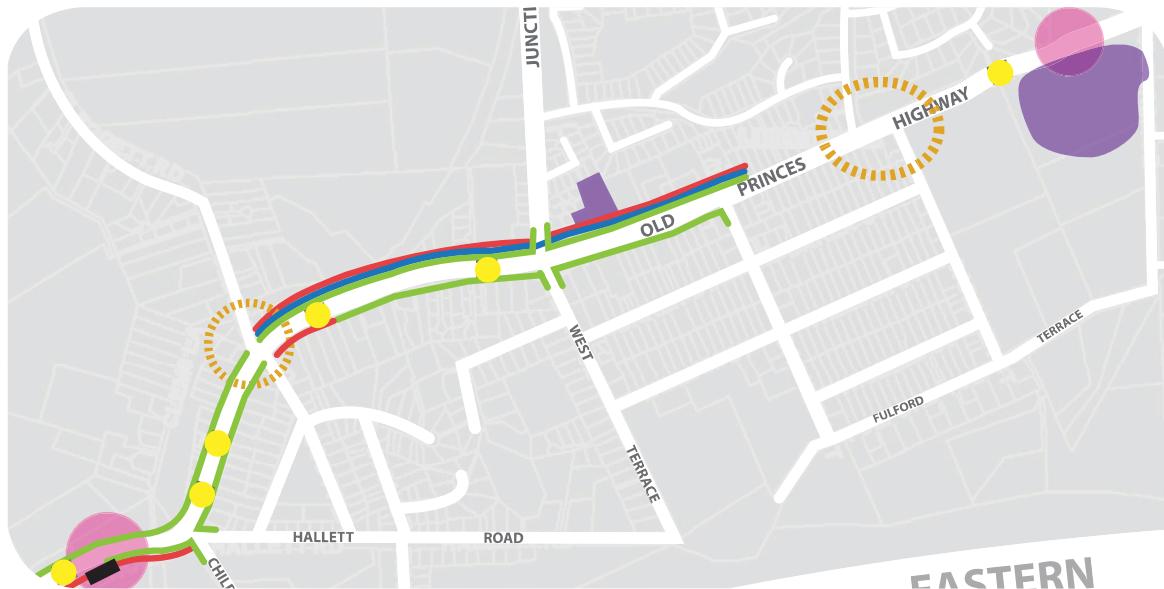
Potential initiatives and projects

- 3. Improve the appearance and character of key areas**
- 3.1. Renew and beautify the main street environment along North Tce/Old Princes Hwy (proposed landscape plan) including priority areas for powerline undergrounding between Darnley St and Cleggett Rd.
 - 3.2. Define the 'village centre' with landscape treatments which 'green up' the public realm with more trees, replace bitumen with paving and plants, introduce water sensitive urban design features and more street furniture.
 - 3.3. Celebrate the heritage and culture of the area through initiatives such as interpretive signage, public art, and the materials chosen for public realm improvements.
 - 3.4. Improve the appearance at township entrances and approaches. Develop gateway treatments that reflect the local sense of place. (see page 29 for one example of how this could be achieved at the Western town entrance near Anembo Park).
 - 3.5. Improve landscaping between Freeway and the entrance to Littlehampton, and around Anembo Park, with more plantings and clear pedestrian routes.
 - 3.6. Progressively renew signage and wayfinding, and reduce unnecessary visual clutter in the public realm.
 - 3.7. In partnership with community groups, strengthen existing measures that protect and enhance natural areas and actively manage bushland reserves.
 - 3.8. Undertake watercourse restoration works with priority to Littlehampton Creek.
 - 3.9. Undertake review of current maintenance levels of public places and reserves.
 - 3.10. Encourage private property owners to improve their land and buildings that have an interface with important public spaces. Investigate the viability and costs of an incentive scheme to achieve this.
 - 3.11. Investigate renaming the main street of Littlehampton to achieve one consistent name through the town where there are currently four names.

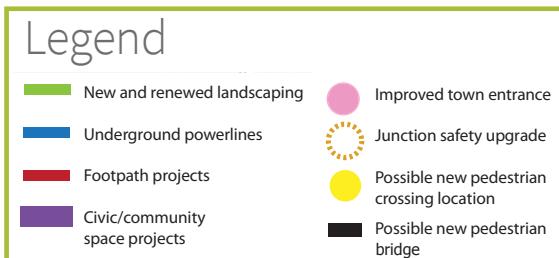
- 4. Manage urban development to minimize negative impacts of change and promote quality development outcomes**
- 4.1. Reinforce the desired character of existing residential neighbourhoods, whilst working to improve the character and aesthetics of entrances and the main street
 - 4.2. Continue to limit urban development outside of existing zone boundaries.
 - 4.3. Review planning provisions to implement the directions of this Plan, and to update the Mount Barker Development Plan. The existing development potential of land currently zoned for urban or rural living uses is not to be reduced, but there may be opportunities for policy changes that lead to better outcomes of development.
 - 4.4. Encourage housing diversity and choice in appropriate locations including near major open space and activity centres. For example housing for older people, supported housing for people with disabilities and some medium density housing.
 - 4.5. Provide opportunity for businesses and local services through flexible and modern planning policy and infrastructure upgrades.
- 5. Continue to upgrade infrastructure and services to appropriate standard for forecast population growth and urban development**
- 5.1. Implement staged wastewater and stormwater infrastructure upgrades
 - 5.2. Investigate the potential for an education facility at the Glebe that services the Nairne area as well as Littlehampton/Blakiston eg a school with secondary education offering.
 - 5.3. Investigate the provision of charging stations for electric vehicles.



Concept Plan 2 Main Street Key Changes



- 5.4. Progressively improve junctions, roads and car parks to enhance safety and performance, including for pedestrians and cyclists:
- 5.4.1. Improve the intersection at Cleggett Rd and North Tce, focusing on pedestrian safety.
 - 5.4.2. Improve the intersections of Gardner St and Gum Tree Dr with Old Princes Hwy to a standard suitable for anticipated traffic volumes. This will be required when further development occurs on Gardner St.
 - 5.4.3. Continue to review sightlines, safety, function and design standard of roads where appropriate, with consideration of Alston Rd, Joseph Rd, Baker St, Blakiston Rd, Hallet Rd, West Tce, Rule Court, Kym Ave, Junction Rd, Childs Rd, Fulford Tce and the internal road at Anembo Park.
 - 5.4.4. Investigate opportunities to increase car park provision to support business activities, while also improving safety for pedestrians in car parking areas.



- 5.4.5. Investigate the viability of relocating car park from the front of Miels park to behind the Peace Memorial Hall
- 5.4.6. Wherever possible locate car parking behind or at the side of buildings along the main street to encourage active uses of buildings fronting roads and improve safety and quality of the public realm.





Town Entrances

The level of importance of town entrances to community members varies, with many people rating it a lower priority than issues like footpaths and safety for pedestrians, improving existing public spaces and the quality of the main street environment. Others raised the valid point that 'first impressions count'. This Plan proposes modest changes to enhance the approaches to Littlehampton and Blakiston.

During the public consultation for this Plan, the sculpture in Willow Park drew some criticism regarding its relevance to Littlehampton. This sculpture is part of a broader regional initiative in tourism and the arts, however, with relevance beyond local concerns. It will remain in its current location, and Council proposes to further develop this town entrance with complementary landscaping to harmonise the elements in this area and improve the sense of arrival.



Before



After

Council priorities

1. Beautify the village centre with a staged landscape upgrade of North Terrace, including undergrounding of powerlines between Darnley St and Cleggett Rd.
2. Improve housing choice, including more housing suitable for older people.
3. Celebrate the heritage and culture of the area through initiatives such as interpretive signage, public art, and the materials chosen for public realm improvements.

Theme 3

Provide places
for people
and support
community life



Direction

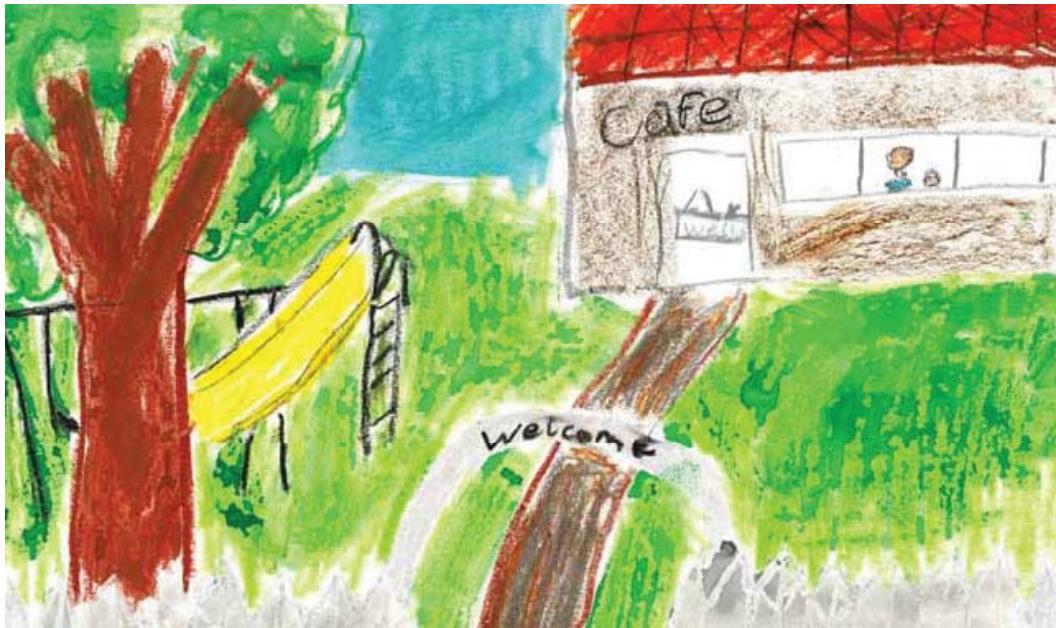
Renew public places, reserves and venues. Provide diverse and interesting places for people to meet and enjoy their community and local environment. Support initiatives that strengthen community connections, inclusion and leadership.

Overview and rationale

Attractive and well used public space is important for sustainable communities. Places to meet, celebrate, relax and undertake purposeful activity together are a foundation for strong and connected communities. Littlehampton and Blakiston has some highly valued and well used public facilities and places, but they are in need of some TLC. Changes that have occurred in the local community also need to be reflected in facilities and places that meet contemporary needs and are accessible to all.

This Plan proposes transforming the commercial and civic centre of Littlehampton into a modern and vibrant place for people. Miels Park and the Peace Memorial Hall will be renewed. The Peace Memorial Hall will be renovated in time to celebrate the 100 birthday of the facility as a significant community meeting place in November 1919. A staged overhaul of Miels Park could reduce the area committed to fenced courts and parking area - currently 36% - and enable it to be a more beautiful and flexible park for community events and passive recreation. (See page 32 showing how this might work).

We will continue to develop Anembo Park as a higher order hub for community, recreation and sport. Selected reserves will also get some modest improvements to ensure they provide more value to residents.



“I chose to draw a park because it would be a safe place to stay and play. And we don't have many parks in Littlehampton.
Sophie Leach
age 10

A major new parkland is proposed for the Glebe land, and it will benefit locals as well as members of the broader District community. Some of the Glebe land is proposed to be developed for a complementary use, in order to fund the development of the new parkland. (See page 34 to show how this parkland might be developed, subject to further consultation and detailed design).

But strong communities are more than just the quality of their built and natural environment. This plan also proposes support for community building initiatives, where community groups take the initiative and Council backs their leadership where it contributes to a healthier and more inclusive community. “Placemaking” approaches that encourage more activity in the public realm will be applied to Littlehampton’s Main Street and key public spaces. Public art and heritage interpretation, including Peramangk culture and heritage, will also enrich public spaces. These initiatives will be developed with input from local community members.

What you told us

Existing reserves and public facilities

“Miels Park and the Hall precinct is worthy of more planting and beautification. The hall itself is worth having facilities upgraded while keeping the old world look. Many groups meet here and need facilities upgraded to their needs.”

“Do we really need the tennis courts at Miels Park when we have 12 at Anembo Park? Return it to park space for families and what about introducing a soft surface figure 8 track that children can learn to ride their bikes on.”

“Make the Coppins reserve area and the bushland area at the top of Blundy Way more people friendly for walkers by having clearer walkways and maintaining the scrub.”

“Tidy areas already existing, cutting grass, fencing.”

“Make the existing parks more welcoming and beautify them first (Anembo and Miels) before spending more money on a new one.”

”

Littlehampton & Blakiston Neighbourhood Plan

Concept Plan 3

Miels Park Renewal



Potential initiatives and projects

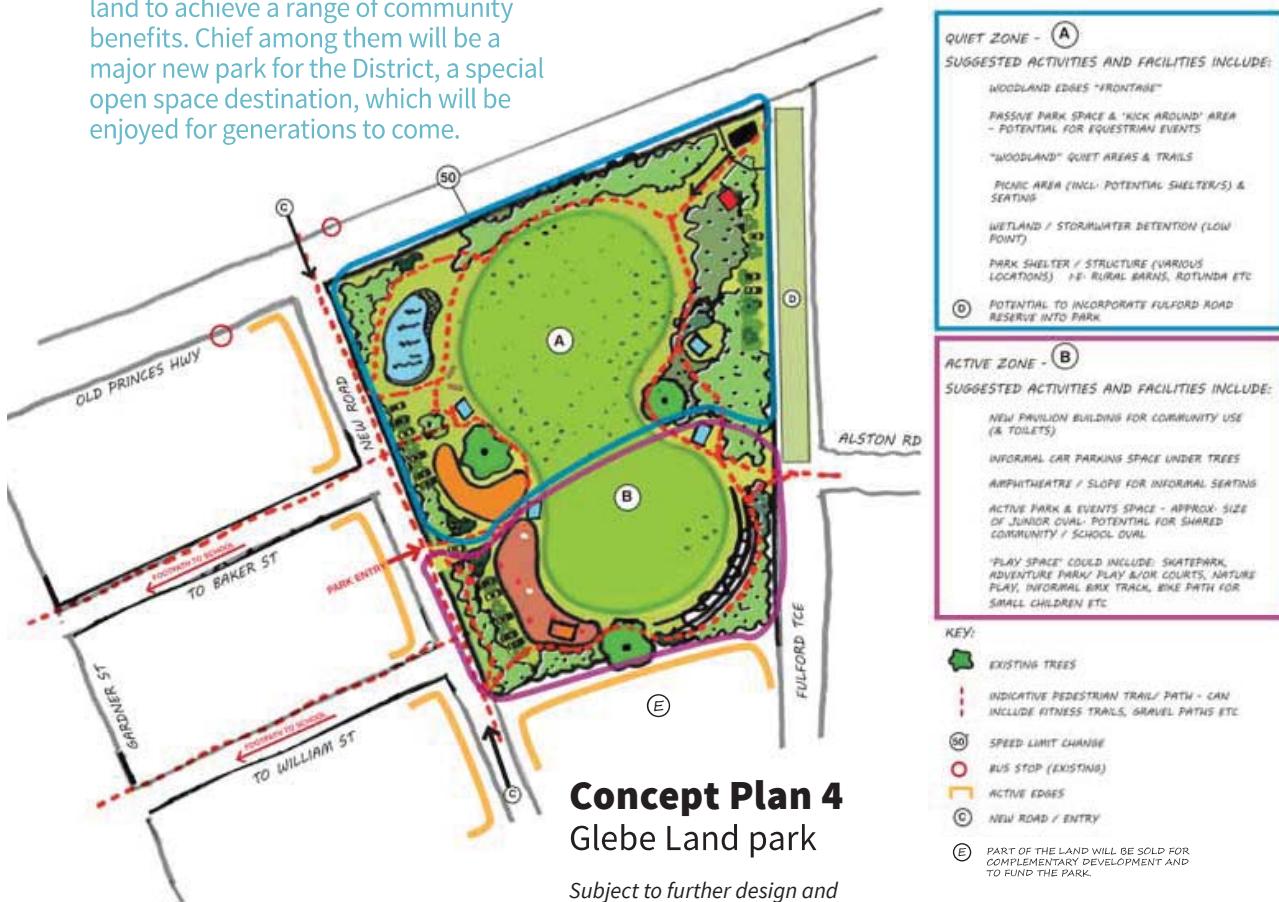
- 6. Continue to develop and update existing public facilities and reserves, building on historic investment and recognising the value of these places to the community:**
 - 6.1. Develop a detailed design for renewing Miels Park and the Peace Memorial Hall precinct as the 'civic heart' of Littlehampton.
 - 6.2. Investigate provision of a car park behind the Hall on the old tennis courts, enabling the front of the park to be redeveloped and landscaped.
 - 6.3. Develop a program of works in consultation with the management Committee for the Hall to progressively update the Peace Memorial Hall in order for it to continue to be relevant as the main community venue in Littlehampton well into the future. Commence this work in time to celebrate the 100th birthday of the facility.
 - 6.4. Investigate the opportunity for a new community space to be developed by replacing the unsafe lean to structure at the rear of the Hall.
 - 6.5. Continue to develop Anembo Park as an important regional facility for sport and community activities. Add more passive recreation facilities (eg picnic seating and shelters, walking paths, water fountain), complete planned sports facility projects.
 - 6.6. Investigate extending the Anembo Park Clubrooms to provide additional flexible community space.
 - 6.7. Enhance existing local parks & natural areas to increase their use and amenity. This will involve low cost improvements such as;
 - 6.7.1. An all weather walking path at Coppin's and Turner's Bush reserves.
 - 6.7.2. An 'outdoor classroom' at Coppin's Bush eg seating logs
 - 6.7.3. Picnic facilities and simple play elements in the Mitchell Court Reserve and the Spring Park Farm Reserve (eg at corner of Gum Tree Dr and Edson Cres)
- 7. Improve the diversity of opportunities in public facilities and reserves:**
 - 7.1. Develop a new recreation park at the Glebe land that includes elements which make it a special destination serving both locals and the broader District. Involve the community in the design and development of the parkland. (See page 34 for further information).
 - 7.2. Work with community partners to add value to the St James School House so that the community can use and enjoy the historic structure and its setting more regularly. Undertake this in a way that complements the simple historic structure.
 - 7.3. Investigate the viability and level of support for a dog park in Littlehampton. Investigate the northern portion of Fulford Tce Reserve as a possible location for this.
 - 7.4. Provide features in all park and public space upgrades that support accessibility and social inclusion, and address identified community concerns. These include a desire for more play and activity opportunities for older children and teens, and aged friendly design.
 - 7.5. Apply the principles of 'place making' - providing more activities in public facilities and parks, incorporating public and community art, and work with community partners to make great places in Littlehampton.
- 8. Encourage active citizenship:**
 - 8.1. Provide opportunities for residents to identify and lead community driven projects, within a Council provided framework that guides and encourages their initiative.
 - 8.2. Provide targeted opportunities for young people to contribute to the design and priorities for open space projects.
 - 8.3. Establish a monitoring process (eg reference group) to track progress on this Plan with interested members of community and stakeholder groups.

Council priorities

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 detailed design for renewing Miels Park and the Peace Memorial Hall precinct as the 'civic heart' of Littlehampton, and commence works in time for the Hall's 100th birthday celebration.
3. Continue to develop Anembo Park as an important regional facility for recreation, sport and community activities.
4. 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.

A new parkland at the Glebe

Council proposes to develop the Glebe land to achieve a range of community benefits. Chief among them will be a major new park for the District, a special open space destination, which will be enjoyed for generations to come.



Concept Plan 4 Glebe Land park

Subject to further design and consultation

The proposed Glebe park will be developed to a high standard, and will have a different character to the existing parks in the District, to offer diversity in Council's open space network. It will be designed to appeal to the wider District community as well as enhance the lives of the residents of Littlehampton and Blakiston.

The park will include tranquil areas for relaxation, as well as areas for active play and recreation. It is proposed that 'woodland' plantings will provide an attractive setting for play spaces, picnic facilities and walking trails. Other features that have been requested by the community such as an adventure playground, a pavilion/ meeting space, museum, a water feature and outdoor events space could also be included.

Although some sporting facilities may be provided here – for example netball courts and junior oval sized playing field – organised sport will not be the main focus of this park.

New pedestrian and road links will ensure that the park is accessible to the surrounding area, and can be easily accessed by Littlehampton Primary School students for school activities.

Council proposes to make this park at least 5 ha in size. This is larger than Byethorne Park in Nairne (2.2 ha), and the flat portion of Mount Barker's Keith Stephenson Park (between the lake and the car park). The scale and level of development of the park will ensure that it can accommodate multiple groups and different types of activities simultaneously. A small oval and courts would take about 1 ha of land, leaving the remaining 4 ha for passive recreation and play spaces.

Concept Plans 4, 5 and 6 show the proposals for this site. These are subject to further consultation and design.

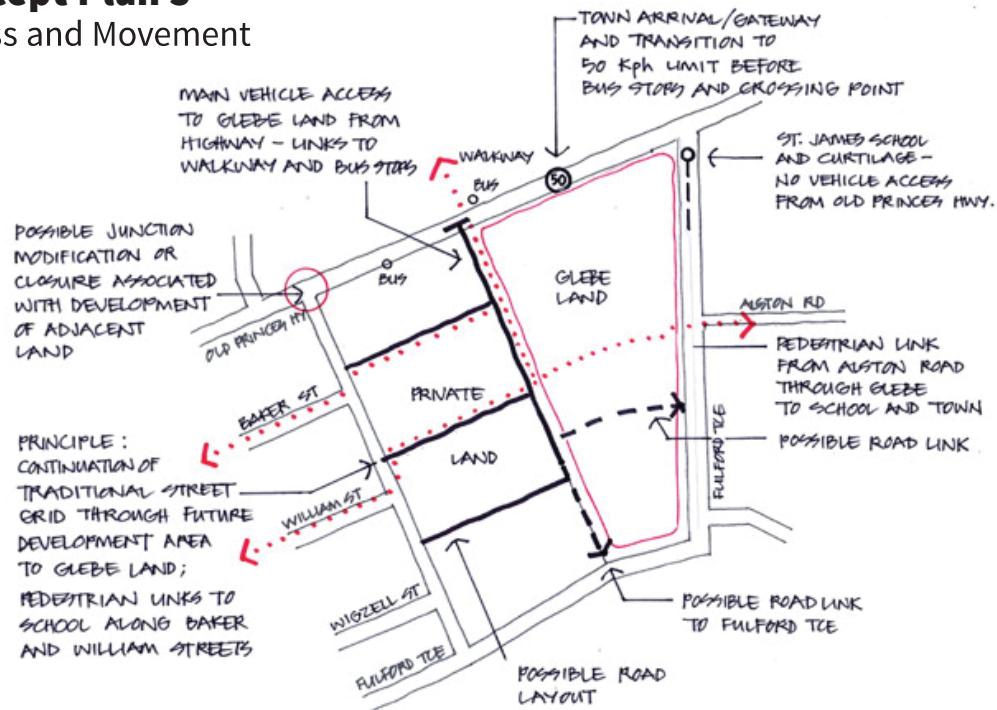
Council recognizes that achieving community benefits sooner, rather than later, is important at the Glebe land. There are also a lot of competing demands on Council's resources and concern in the community about rate rises. The development of the park will require a large injection of funds.

Therefore Council's delivery strategy for the Glebe park includes selling in the vicinity of 2.5 – 3 ha of the site.

Littlehampton & Blakiston Neighbourhood Plan

Concept Plan 5

Access and Movement



Contributions from adjacent, future residential development (on Gardner St), and grants from State Government's open space fund will also be sought to contribute resources for the open space development. This is a practical approach to delivering multiple community outcomes at the Glebe land in a timely way.

The portion of the Glebe land that is not included in the park is still expected to provide community benefits through development that integrates with the park, meets a need or provides a community service. Council will seek development proposals for the 2.5 – 3 ha to be sold which are consistent with the existing zoning, which will support the success and safety of the open space, and fit in with the surrounding land uses.

The whole of the Glebe land is zoned "Community Zone". The promoted uses in this zone include education, recreation, cultural and community facilities, health care and community services, cemetery, place of worship, nursing home and supported housing. Not all of these, however,

may have sufficient demand, be appropriate or viable in this location. Proposals for the portion to be sold will be assessed against a set of criteria to ensure that the outcomes of community benefit, appropriate land use, quality design, and financial returns are achieved.

Council does not propose developing the site solely as a residential development.

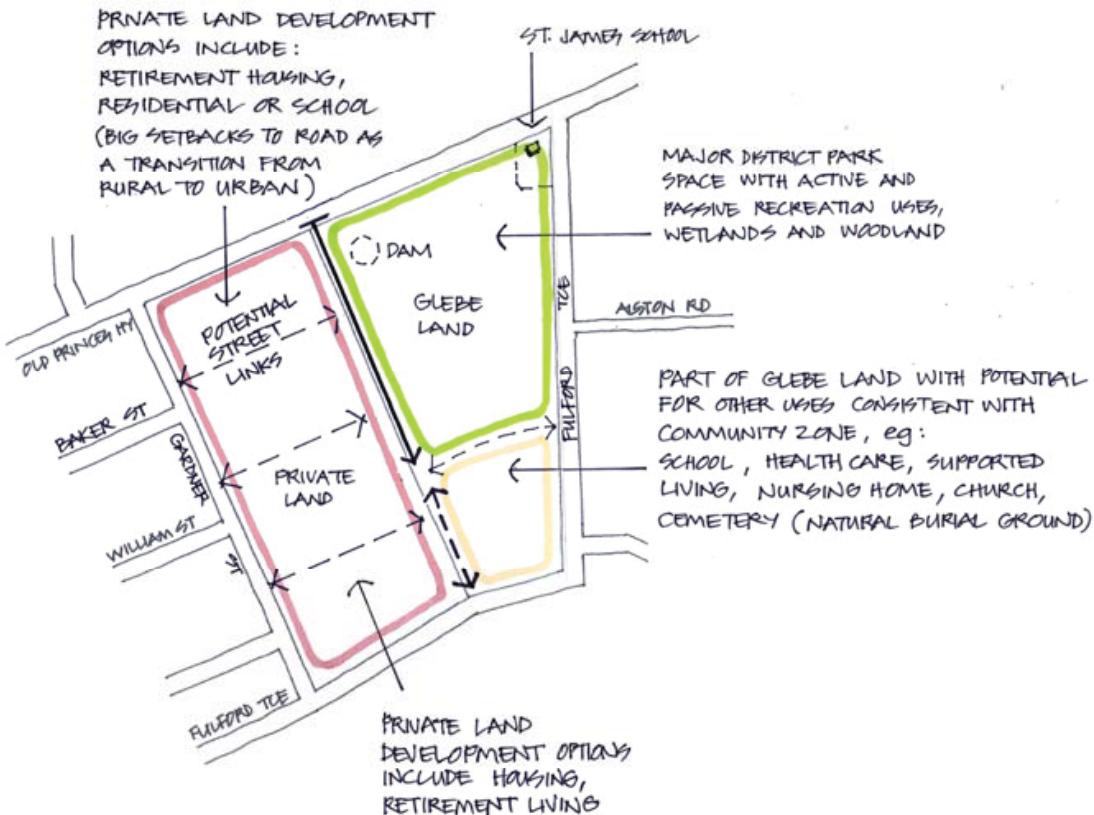
It is possible, however, that a small amount of housing could be included in an integrated development proposal for the portion of the Glebe land to be sold, if it will contribute to surveillance of the public open space or meet a local need. An example of this might be housing designed for older or disabled people which fronts part of the new park.

Council will retain some flexibility regarding the portion to be sold, but expects that the majority of this would be at the southern end of the site. An area at the north western part of the Glebe land, fronting onto the Old Princes Hwy, could also be suitable for some uses, eg a nursing home.



Concept Plan 6

Land Use



“

What you told us

Glebe Land

“Littlehampton is a lovely family town, why not have somewhere local families can spend time together.”

“As long as its a rural park open to all, not just specific sporting community/community groups. Needs to be a destination place for casual picnics, somewhere to sit and enjoy outdoors.”

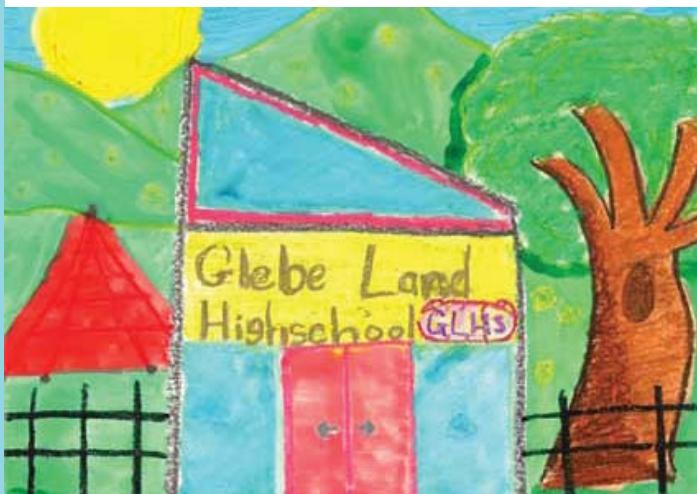
“Not just a regular park or organised sport venue at the Glebe. Something special and unique for this area e.g. Nature Play or Adventure Park for all ages. Give people a reason to come and stop in Littlehampton not just drive through.”

“What an opportunity for an innovative shared space - retirement housing & childcare or school facilities & parkland & recreation space & event space - get some creative thinkers together with community.”

“

I drew a Glebe Land Highschool.
I chose to draw this because I think we should have high school close so we could go to a high school closer to home.
11 years
Kaya Riddle

”



Implementation

This plan will be implemented over a 20 year period, with five yearly action plan updates.

Action Plan

A five year action plan will be developed following consultation on the draft Plan.



Snapshot:

Key Directions for the next 20 years

1 Make Littlehampton a pedestrian-friendly village

- More crossings on busy roads **A**
- Link up and build more footpaths
- Slow the traffic down in key places **B**

2 Beautify the village centre and entrances

- Green the main street with trees and landscaping
- Underground powerlines in critical areas **C**
- Improve entrances into the area **D**

3 Develop a special open space destination for the District at the Glebe Land **E**

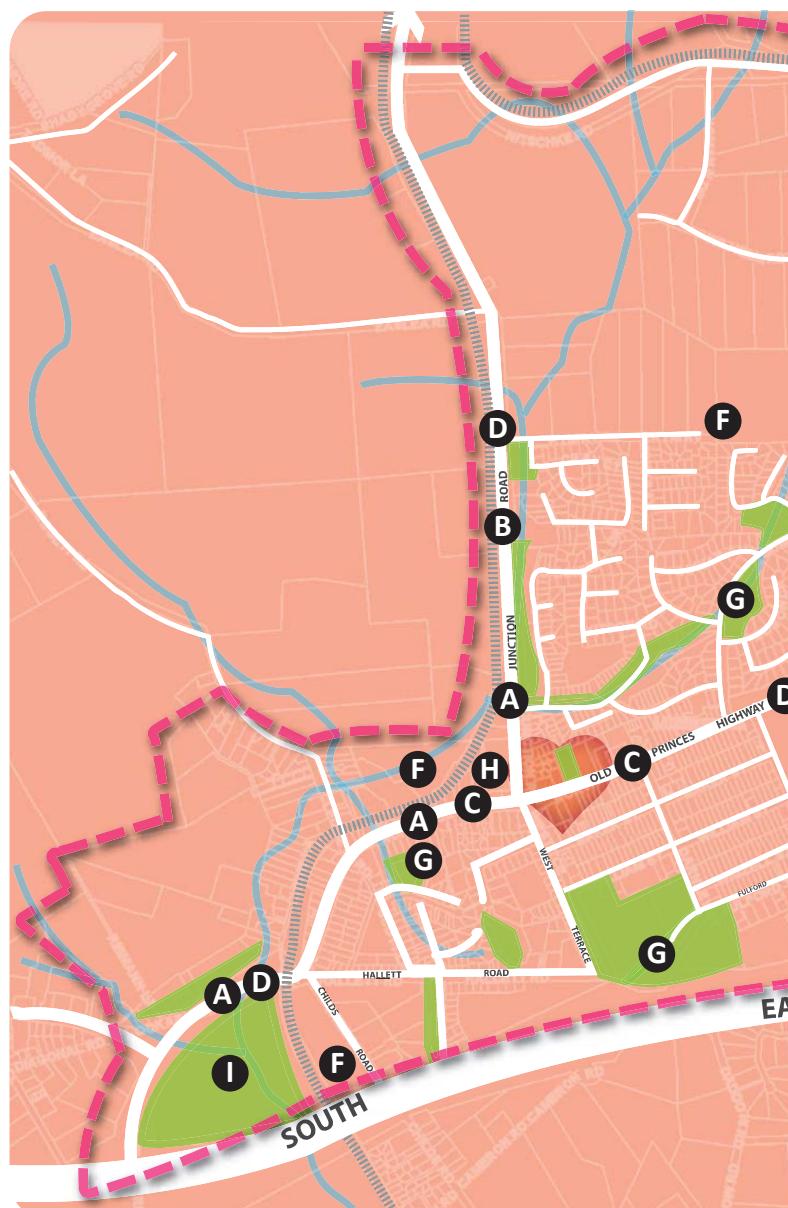
- Minimum of 5 hectares of open space
- Focus on informal recreation and diverse play opportunities
- Sell some land to fund the new park

4 Invest in the civic precinct for the town

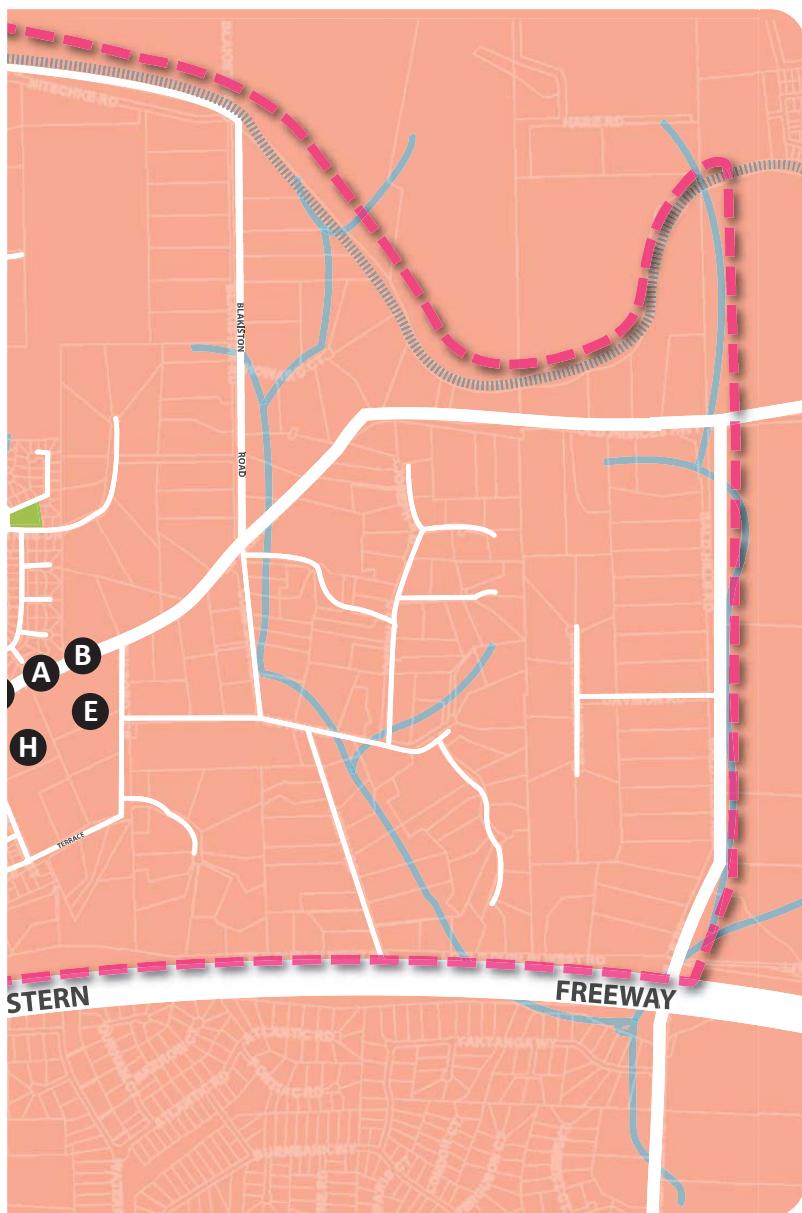
- Renew Miels Park
- Renovate the Peace Memorial Hall
- Provide opportunities for more community activities and events.

5 Manage impacts of growth

- Infrastructure upgrades eg, road and junction improvements and wastewater scheme
- Protect valued character of residential and rural living neighbourhoods
- Update planning controls
- Limit growth to existing boundaries



Littlehampton & Blakiston Neighbourhood Plan



6 Develop a new **F** recreation trail network

- Connect Mount Barker and Littlehampton
- Use the railway corridor for a trail
- Join up existing linear park paths in Spring Park

7 Enhance existing parks and reserves **G**

- Fulford Terrace Reserve
- Mitchell Court Reserve
- Spring Park Reserve
- Coppins Bush

8 Build a strong and inclusive community

- Diverse and challenging play opportunities for older children and teens
- Support community leadership
- More housing for older people
- A mix of allotment sizes and housing types in new developments **H**

9 Continue to develop Anembo Park as a major community and sporting facility **I**

- More passive recreation like trails, picnic and playgrounds
- Complete sports facilities
- Make it more accessible
- Extend clubrooms

For more detail about these directions and to view the draft plan:
<http://www.mountbarker.sa.gov.au/consultation>

12.2 REPORT TITLE: STRATEGIC PARTNERSHIPS POLICY

DATE OF MEETING: 4 OCTOBER 2016

FILE NUMBER: FOL/16/98697

ATTACHMENTS: Attachment 1 - Decision Making Checklist for Strategic Partnering Opportunities with Not for Profit and Private Entities for Community Benefit DOC/16/19545

Attachment 2 - Strategic Partnerships Policy
DOC/16/82816

Mount Barker 2035 – District Strategic Plan:

Governance & Leadership
Objective 3: Program and Project Delivery
Partnership Opportunities

Purpose:

To seek Council adoption of the Strategic Partnerships Policy (attachment 2).

Summary – Key Issues:

- To deliver significant community benefits, Council has been innovative in entering into Strategic Partnering arrangements with other entities.
- Adoption of a Strategic Partnerships Policy will formalise this strategy and demonstrate to stakeholders that Council is seeking to progress suitable opportunities.
- As previously, actual decision making for large scale Strategic Partnerships will continue to occur via Council meeting resolution.

Recommendation:

That Council:

1. Adopt the Strategic Partnerships Policy (attached).
 2. Communicate the adoption of this Policy with the various entities that Council is currently in discussion with in respect of possible Strategic Partnering opportunities.
-

Background:

1. At the Council meeting held on 21 March 2016 a *Decision Making Checklist for Strategic Partnering Opportunities with Not for Profit and Private Entities for Community Benefit* was adopted (this is included in attachment 1).
2. A Council Policy on Strategic Partnerships has subsequently been prepared with the above Decision Making Checklist as an attachment.

Discussion:

3. The Policy essentially reflects what has been the practice and strategy of Council for some time.
4. The Council strategy is driven by the objective of significant community benefits and the need for innovation to enable the timely delivery of community needs.
5. The Policy is essentially in reference to large scale type arrangements such as some of the examples included in the Policy at point 5.3.
6. That however does not diminish in any way similar types of arrangements which are of a lesser scale/order of magnitude or are service based (as opposed to facilities) such as for example the generous support of Adelaide Hills Toyota and the Gilbert Family for the graffiti eradication program.
7. As previously, decision making on large scale Strategic Partnering will occur at Council meetings (as has been the case with all of the examples in the Policy) unless the financial obligation on Council falls within officer level delegations.

Community Engagement:

Informing only	The Policy will be available via Council's website and in addition it will be forwarded to various entities that Council is currently in discussion with in respect of possible Strategic Partnering opportunities such as private schools.
----------------	---

Policy:

Refer attached.

Budget:

The Policy itself has no budget impact.

Statutory/Legal:

Not applicable.

Staff Resource Requirements:

Implementation of the Policy will have staff resource implications which are in reality going to be applicable in any event and as such it is not an additional demand.

Environmental:

Not applicable.

Social:

The Policy intent is to enable the delivery of considerable social benefit.

Risk Assessment:

Is addressed within the attachment to the Policy being the Checklist for Decision Making (see point 10).

Asset Management:

Not applicable.

Conclusion:

Adoption of the Strategic Partnerships Policy will formalise a Council strategy to deliver community benefits and is recommended.

Key Contact

Brian Clancey, General Manager Infrastructure & Projects

Sponsor of Project

Andrew Stuart, Chief Executive Officer

Attachment 1 to Item 12.2**MOUNT BARKER
DISTRICT COUNCIL**

Decision Making Checklist for Strategic Partnering Opportunities with Not for Profit and Private Entities for Community Benefit

Key Questions

1. Has the entity demonstrated that it is credible, stable and financially sustainable?
2. What community benefits (direct and indirect) will the partnering opportunity deliver, over what period of time will these community benefits be realised and how will these be secured?
3. Is there a community need that these benefits will satisfy?
4. What is the role of Council in respect of the opportunity?
5. To what extent is the opportunity consistent with a Council Strategic Management Plan and service standards and if not consistent, what level of community engagement should occur and when?
6. How can all statutory requirements be met?
7. What will be the cost to Council/the community (short and long term) to achieve these benefits and how can that be met?
8. Have any other sources of funding been pursued?
9. What assumptions are being made and are these clear and well understood?
10. What are the risks to the community benefits being realised and how will these risks be managed?
11. What other implications exist for Council/the community (short and long term) and how will they be managed?
12. What are the implications for Council/the community if the partnering opportunity is not progressed?
13. What, if any, possible alternatives have been identified and considered?

Attachment 2 to Item 12.2



MOUNT BARKER
DISTRICT COUNCIL

TITLE: STRATEGIC PARTNERSHIPS POLICY

REFERENCE NUMBER:	16/82816
RESPONSIBLE DEPARTMENT:	Infrastructure & Projects
APPLICABLE LEGISLATION:	Local Government Act 1999
MOUNT BARKER 2035 – DISTRICT STRATEGIC PLAN:	Governance & Leadership Foster strategic alliances to deliver key projects and initiatives in partnership with key stakeholders
RELATED POLICIES:	Recreation Sport and Community Infrastructure: In Kind Contributions Policy
SUPPORTING PROCEDURES:	Not applicable
ENDORSED BY COUNCIL:	Xx October 2016
NEXT REVIEW DATE:	Xx October 2018

1. POLICY STATEMENT

The purpose of this policy is to capture the proactive Council strategy of pursuing strategic partnerships with external parties in order to deliver community benefits.

2. POLICY OBJECTIVES

The primary objectives of this Policy are to:

- Demonstrate to stakeholders that Council is seeking to enter into Strategic Partnering arrangements with private, public and not for profit entities
- Enable Council to pursue Strategic Partnering opportunities in a consistent, and pro-active manner
- Illustrate the types of circumstances in which Council would seek to pursue Strategic Partnering opportunities
- Provide a basis for Council to consider, and if appropriate, enter into Strategic Partnering arrangements for community benefit.

3. DEFINITIONS

Council Members means the duly elected representatives of the community, including the Mayor and all Councillors.

Strategic Partnering means Council entering into formal arrangements with another party or parties to deliver significant community benefits that may entail land, infrastructure, facilities, services or other means.

Strategic Partners means legal entities that the Council may enter into formal arrangements with for the purposes of securing significant community benefits through Strategic Partnering.

4. ROLES & RESPONSIBILITIES

Council:

- To proactively seek Strategic Partnering arrangements to achieve significant community benefits.
- To acknowledge that partnerships entail mutual commitment, understanding, respect, risks and benefits.
- To consider, and if appropriate provide the required authority for Council to enter into formal Strategic Partnering arrangements.
- To establish performance requirements and measures to enable effective monitoring and regular review of all Strategic Partnering arrangements entered into.
- To delegate authority to Council Officers to enable formal arrangements to be prepared and executed with Strategic Partners.
- To acknowledge that in some circumstances 'commercial in confidence' information will be involved and this will need to be respected during investigation and negotiation phases.

Council Members:

- To be open minded in the objective consideration of Strategic Partnering opportunities to achieve community benefits.

Chief Executive Officer:

- To provide leadership in facilitating a Council culture and environment that is supportive of and encourages Strategic Partnering.
- To play an active role in identifying and engaging with potential Strategic Partners.
- To undertake negotiations with prospective Strategic Partners to enable well informed Council decision making.

General Managers:

- To provide leadership in facilitating a Council culture and environment that is supportive of and encourages Strategic Partnering.

- To play an active role in identifying and engaging with potential Strategic Partners.
- To undertake negotiations with prospective Strategic Partners to enable well informed Council decision making.
- To complete formal documentation where Strategic Partnering is entered into.
- To ensure regular performance monitoring and review occurs of Strategic Partnering arrangements.

Managers:

- To provide input to investigations and negotiations and formal documentation where Strategic Partnering is entered into.
- To participate in regular performance monitoring and review and reporting on same.

5. STRATEGIC PARTNERING**5.1 Why and What it is**

- Council has limited resource capacity and in some cases capability (e.g. specialist expertise) to meet the needs of a rapidly growing community.
- Strategic Partnering is a strategy to achieve significant community benefits which may include to bring forward the timing of the provision of community access to infrastructure, facilities or services.
- Strategic Partners may be public e.g. Federal/State Government; private e.g. investors; and not for profit e.g. educational institutions.
- Strategic Partnering may involve land, infrastructure, facilities, services and other matters or a combination of the aforementioned.
- Strategic Partnering may occur in relation to procurement, funding, and/or operation and management/maintenance.
- Strategic Partnering differs from normal external service provider arrangements in that both Council and the Strategic Partners are formally agreeing to work together and both contribute to achieve a defined outcome to deliver significant mutual benefits (often over an extended period of time).

5.2 Decision Making

- Decision making by Council on Strategic Partnering opportunities is to occur with the benefit of the attached *Decision Making Checklist for Strategic Partnering Opportunities* as adopted at the Council meeting held on 21 March 2016 and as may be reviewed and updated from time to time.
- When investigating potential Strategic Partners fundamental matters include the consideration of the extent of cultural alignment and compatibility; ensuring a foundation of mutual trust; and the extent of pre existing credibility.

- Strategic Partnering arrangements need to be formalised to clearly set out the role and responsibilities of all parties and make provision for regular performance monitoring and review.

5.3 History and Examples

Mount Barker District Council has an impressive history of Strategic Partnering with public, private and not for profit entities and is seeking to build on that foundation.

Examples of Strategic Partnering successfully undertaken include the following:

Public Entities

Shared approach to funding to bring forward the timing of new infrastructure provision e.g. Federal and State Governments - Bald Hills Road Freeway Interchange;

Shared approach to the ownership and use of a building and associated facilities e.g. State Government - TAFE/Community Library building complex.

Public and Private Entities

Shared approach to the funding, construction and use of recycled water infrastructure e.g. Federal Government and a (Publicly Listed) Mining Company - pipeline construction from Mount Barker to Callington;

Design and construction of new water treatment plant and recycled water network at Meadows e.g. Federal Government and a residential developer.

Private Entities

Purchase of land on Bollen Road, Mount Barker by Council for open space purposes e.g. via a residential developer but on a full cost recovery basis to Council (over time) from the developer of the adjacent land.

Not for Profit Entities

Sale of Council land with binding conditions to ensure ongoing community access to new facilities e.g. a school and construction of new soccer pitches for both school and broader community use.

5.4 Current/Future Possibilities

Some examples of needs that may well require/benefit from Strategic Partnering are:

- Current Sir Hans Heysen/Cedars Project
- Proposed Regional Sport and Community Hub
- Investigation of an indoor Aquatic/Health and Wellness Facility
- Co-location of new schools with community recreation and sport facilities.

6. REVIEW

This Policy will be reviewed every two (2) years or earlier in the event of changes to legislation or related Policies and Procedures or if deemed necessary by the General Manager, Infrastructure & Projects.

7. ACCESS TO THE POLICY

The Policy is available for public inspection at the Customer Service Centre, at the Local Government Centre, 6 Dutton Road, Mount Barker, South Australia and on the Council's website www.dcmtbarker.sa.gov.au.

8. FURTHER INFORMATION

For further information on this Policy, please contact:

Title: General Manager, Infrastructure & Projects
Address: PO Box 54, Mount Barker
South Australia, SA, 5251
Telephone: 8391 7218
Email: bclancey@mountbarker.sa.gov.au

12.3	REPORT TITLE:	COUNCIL RESPONSE TO LOCAL HERITAGE DISCUSSION PAPER
	DATE OF MEETING:	4 OCTOBER 2016
	FILE NUMBER:	DOC/16/97449
	ATTACHMENTS:	Attachment1 - Local Heritage Discussion Paper DOC/16/93719 Attachment 2 - LGA Draft Position Paper DOC/16/93714 Attachment 3 - Council submission to the Discussion Paper DOC/16/99970

Mount Barker 2035 – District Strategic Plan:**The Urban Environment**

Desired outcome – Heritage is protected and the built environment is designed to a high standard to endure and remain relevant to the future.

- **UE:3 Objectives Quality built environment** – For the built heritage of the District to be valued and protected and for buildings and streetscapes within commercial and residential areas to be of a high standard and designed for current and future uses.
- **Strategy UE 3.1** – Ensure the protection, enhancement and celebration of built heritage is at the forefront of urban design and planning.
- **Strategy UE 3.8** – Protect and enhance the special qualities and sense of place of country townships

Purpose:

To inform Council of the State Government's Local Heritage Discussion Paper, the Local Government Association (LGA) response, the recent Local Government Heritage Planning Forum and to seek endorsement of Council's own response.

Summary – Key Issues:

1. The Minister for Planning has released the Local Heritage Discussion Paper outlining potential changes to Local Heritage listing and management in South Australia.
2. The Local Government Association has held workshops with Councils and will be submitting a response document.
3. Council is submitting its own response to the Local Heritage Discussion Paper.

Recommendation:

That Council:

1. Endorse the attached response to the State Government's Local Heritage Discussion Paper. (**Attachment 3**)
 2. Forward a copy of the response to the Local Government Association
-

Background:

1. The recommendations on a new planning system by South Australia's Expert Panel on Planning Reform in December 2014 included eight proposals designed to "place heritage on renewed foundations".
2. In March 2015 the State Government officially responded to the Expert Panel's recommendations supporting the proposed heritage reform in principle, and committing to further investigations.
3. The Minister for Planning released the "Local Heritage Discussion Paper" for consultation in August 2016. Refer Attachment 1
4. Some of the proposed changes included the following:
 - *Poorly/inconsistently applied local heritage criteria*
 - *Uneven recognition of local heritage across the state*
 - *Lack of comprehensive review*
 - *Lengthy/unpredictable listing process*
 - *Consultation processes that rely too often on "interim operation"*
 - *Confusion between 'Heritage' and 'Character'*
 - *Inconsistent Development Assessment procedures and policies*
 - *Formalising a role for accredited heritage professionals.*
5. Subsequently the Local Government Association held several workshops with metropolitan and rural Councils.
6. Council staff attended one of the workshops.
7. The LGA has produced a draft report emanating from both an analysis and review of the suggested/proposed reforms, other strategic documents and the feedback from those Councils attending the workshops. Refer Attachment 2.
8. Council officers have sought additional commentary from Council's Heritage Advisor.
9. All submissions are due by the 7th October 2016.
10. The LGA in its draft response indicated local government is of the view that further consideration, clarification and consultation is required on relation to the following issues:

- *The relationship of local heritage reforms and the objectives of the planning system and planning strategy as expressed in the PDI Act and 30-Year Plan;*
 - *How and why currently proposed reforms differ from the suite of recommendations of the Expert Panel on Planning Reform;*
 - *The operation and implementation of reforms, in particular governance and roles and responsibilities for decision making;*
 - *Opportunities for economic benefits of heritage conservation to be realised, including holistic consideration of funding and incentives for economic use alongside policy reforms;*
 - *New heritage listing criteria, particularly on the methodology for selection of themes, and issues of thresholds and over- and under-representation;*
 - *Existing Historic Conservation Areas/Zones and how they will be identified and protected in the future;*
 - *Interim demolition control for proposed local heritage listings;*
 - *Mechanisms for policy clarity, effective guidance, and clear decision making roles in development assessment; and*
 - *Effective engagement of the community in development and implementation of reforms.*
11. On the 21st September 2016 the LGA in Association with the City Of Adelaide hosted a Local Government Heritage Planning Forum. This was attended by a Council Officer and four Councillors.
 12. Speakers included the Hon John Rau, Minister for Planning; Dr Jack Carlson Adjunct Professor, Curtin Business School, Curtin University; Donovan Rypkema, Principal of Place Economics, a Washington DC based real estate and economic development consulting firm; and Duncan Marshall, ACT based Cultural Heritage Consultant.
 13. In his address the Minister reiterated on a number of occasions that this discussion paper represented an open debate about the management of local heritage.
 14. Both Dr. Jack Carlson and Donovan Rypkema detailed the local economic benefits and value of heritage, ranging from the economic value of heritage to tourism for Adelaide, to the local (economic) multiplier effect of heritage restoration and reuse. This include the role of heritage in town centre revitalization, increasing and retaining property values, as well as preferred work/lifestyle destinations for young professionals/entrepreneurs. Duncan Marshall detailed the wider social and cultural values associated with built heritage.

Discussion:

15. The approach taken by Mount Barker in realising the ongoing value to the local economy of protecting and enhancing all levels of heritage in the District was validated by the expert speakers at the forum. This is most evident in the role that the traditional main street plays within the commercial and retail landscape of the district. Both Gawler Street and the main Street of Hahndorf are examples of socially, culturally and economically vibrant main streets. The other towns' historic main streets have not yet realised their full potential.
16. It is crucial to the continued development, wellbeing and success of the District's traditional and historic main street is the maintenance, conservation and enhancement of the buildings that comprise the Historic Conservation Areas. This should be irrespective of whether they are a State Heritage Place, Local Heritage Place or Contributory Item.
17. In contrast to one of the platforms of the Discussion Paper, and further elucidated by the Minister for Planning is the arbitrary separation of character and heritage value. Each town has a different, historical, cultural, industrial, locational and sequential development path. This has resulted in groupings and distribution of buildings from different periods of colonial and post-colonial eras. This in turn has determined the individual character of each town, for example, the difference in character between Hahndorf and Callington.
18. There are a number of issues within the discussion paper that are worthy of consideration or merit. Making the process somewhat simpler and easier to navigate is commendable.
19. However, there are a number of issues raised that have caused both suspicion and consternation at the Local Government level as well as with heritage professionals and planners. These concerns have been comprehensively addressed in the response from the LGA. Council's response has been (attachment 3) to provide a more localised perspective on the importance of the wider framework of heritage to the local economy, as well as a responses on certain issued raised in the discussion paper.
20. The State Government has stated that feedback, suggestions and comments received as part of this process will be considered as part of future legislation.

Community Engagement:

This Local Heritage Discussion Paper represents the State Government's engagement with the wider community on the issue of Local Heritage as part of the overall planning review.

Policy:

Local Heritage listing is through the auspices of the Development Act 1993 and the Development Plan.

Budget:

N/A

Statutory/Legal:

Local Heritage and Historic Conservation Areas are governed by the Development Act 1993 and the Development Plan

Staff Resource Requirements:

N/A

Environmental:

Possible detrimental impact on Local heritage Places and Historic Conservation Areas

Social:

N/A

Risk Assessment:

N/A

Asset Management:

Any changes to the management of Council's heritage listed buildings is unlikely to be affected by any proposed changes to the regulatory controls and management of Local Heritage.

Conclusion:

A review of the regulatory mechanisms that apply to the management of all aspects of Local Heritage is not unwarranted but only if it does result in a replacement framework that weakens heritage protection controls.

Key Contact

Simon Coote, Policy Planner

Manager or Sponsor of Project

Penny Worland, Acting Manager, Planning Policy & Strategy

Attachment 1 to Item 12.3

RENEWING OUR PLANNING SYSTEM

Placing Local Heritage on Renewed Foundations

Heritage reform – an exploration of the opportunities

Local Heritage Discussion Paper

The State Government is committed to improving the ways we recognise and manage local heritage places in South Australia.

This discussion paper has been prepared to encourage high-level ideas and feedback from experts and practitioners involved in local heritage practice in this state. Responses will inform planning policies in this specialised area, including the creation of a new Bill.



Key local heritage issues addressed in this discussion paper

Many of the procedures associated with South Australia's local heritage have not been reviewed since 1993 and the following issues have been identified as warranting reform:

- Clarity of criteria and inadequate hierarchy of heritage values (national, state, local)
- Poorly/inconsistently applied local heritage criteria
- Uneven recognition of local heritage across the state
- Lack of comprehensive review
- Lengthy/unpredictable listing processes
- Consultation processes that rely too often on 'interim operation'
- Sensitive consultations occurring too late in the process
- Confusion between 'heritage' and 'character'
- Inconsistent Development Assessment procedures and policies
- Formalising a role for accredited heritage professionals.

This discussion paper does not deal with:

- State heritage listings or the assessment of development affecting State Heritage Places, other than relating to typical minor matters and some internal works
- General heritage governance
- Funding matters.

Furthermore, the State Government has agreed that all existing Local Heritage Listings will be transitioned as Local Heritage Places into the Planning and Design Code¹ which is required to be developed under the new *Planning, Development and Infrastructure Act 2016* (PDI Act).

Context

A widely shared desire for heritage reforms was identified by the Expert Panel on Planning Reform in its final report to Minister Rau in December 2014. The panel's findings in relation to heritage were subsequently considered by the State Government and agreed to in principle, foreshadowing the preparation of a discussion paper. However, heritage reforms were largely excluded from the Planning, Development and Infrastructure Bill 2015 (PDI Bill), reflecting their significance in their own right. Several new features were introduced into the PDI Act, including the ability for owners to seek court-based review of proposed local heritage listings, widening the possibility of initiating heritage nominations to individuals and consultation requirements under the proposed community engagement charter.

Expert Panel on Planning Reform

"...current arrangements for heritage management are fragmented, inconsistent, out-of-date and result in poor decision-making"

This discussion paper builds on the substantial consultation conducted by the Expert Panel and now provides a wider examination of local heritage matters.

Why focus on Local Heritage?

Consistent with best practice, the **state** heritage criteria are generally compatible with the national model heritage criteria (HERCON²). However, **local** heritage criteria, as described in the Development Act 1993 and their equivalent in the PDI Act, are not as compatible with these criteria.

Additionally, there are over 8,000 local heritage places, almost four times as many as there are state heritage places (some 2200); few state heritage listings occur annually; and the numbers of local heritage listings and objections are increasing. Given the substantial number of local heritage places as compared to state heritage places, the benefits of focusing on local heritage practice and its associated frameworks will be more readily apparent.

Focusing on local heritage would also prioritise this policy area for immediate benefit as local heritage reforms can be entirely managed under the provisions of the PDI Act.

¹ Information about the Code is available at http://dpti.sa.gov.au/planning/planning_reform A User's Guide to the Planning, Development and Infrastructure Act 2016

² The Heritage Convention (HERCON) criteria were agreed to by all states and territories through the Environment Protection and Heritage Council in 1998. The criteria are intended to provide a national standard for guiding heritage significance assessment.



Applying lessons learnt from similar reforms interstate

Many of the heritage statutes of states and territories have been the subject of review in the last few years, the most recent being Victoria in 2015. Before this, the other states to undertake this work have been Queensland (2014), Western Australia (2011), Australian Capital Territory (2010), New South Wales (2007) and Tasmania (2005). South Australia last conducted such a review in 2003/2004.

There are numerous insights we can use from the more recent of these reviews including:

- Supporting the criteria with thresholds to distinguish levels of heritage value (as described in a Practice Direction)³
- Providing inclusion/exclusion guidance on what is likely to be recognised with heritage value
- Proposing comparative analysis against historic themes to understand over and under-representation of listings within specific themes
- Enhancing development assessment, prescribing certain works to heritage places as 'exempt' from the need to obtain a consent and formalising roles for accredited heritage professionals.

Local Heritage Reform could include...

Updating our current Local Heritage Listing Criteria

South Australia's local heritage criteria are unique in Australia and, as stated earlier, are inconsistent with the commonly used heritage criteria interstate.

This is an opportunity to develop ***new local heritage criteria***—to be incorporated into the PDI Act—to provide more certainty in listing processes and enable greater compliance with best practice. What we need are clear, contemporary criteria.

One way to achieve this would be to use the state heritage criteria to inform the drafting of new local heritage criteria. These would of course be amended to substitute state-wide thresholds with local heritage values.

For the purposes of this paper, local heritage criteria—as derived from the Heritage Places Act 1993—might comprise:

- A place is deemed to have local heritage value if it satisfies one or more of the following criteria:
- a. It is important to demonstrating themes in the evolution or pattern of local history; or
 - b. It has qualities that are locally rare or endangered; or
 - c. It may yield important information that will contribute to an understanding of local history, including its natural history; or
 - d. It is comparatively significant in representing a class of places of local significance; or

Should our local heritage criteria be replaced to better match national best practice?

³ Under the PDI Act a practice direction is a statutory instrument that specifies procedural requirements or steps in connection with any matter arising under the Act.

- e. It displays particular creative, aesthetic or technical accomplishment, endemic construction techniques or particular design characteristics that are important to demonstrating local historical themes; or
- f. It has strong cultural or spiritual associations for a local community; or
- g. It has a special association with the life or work of a person or organisation or an event of local historical importance.

However, the introduction of new criteria will not be enough to provide the more assured local heritage listing processes needed.

Implementing a framework document and 'practice direction'

Central to any improvements would be a **framework document** to ensure that objects, places and events can be understood, evaluated and presented in the context of broad historical themes rather than as separate local heritage nominations. The use of these themes would enable comparison between similar local heritage nominations and help answer questions such as 'How many are too many?'.

The use of themes would also enable strengths and weaknesses of listings to be monitored and each listing to be considered in the context of the wider set of existing heritage places. This framework document could form the basis of a **practice direction** mentioned earlier.

A practice direction could provide greater clarity and parameters for inclusion on, or exclusion from, a local heritage register. An example is Victoria's 'Framework of Historical Themes'⁴, which is used to generate historical themes which apply locally (For example, the City of Stonnington's Thematic Environmental History).

The importance of a thematic framework was demonstrated in the pilot local heritage review by the City of Port Adelaide Enfield with support from the Department of Planning, Transport and Infrastructure. That pilot also recommended a common set of criteria being used for heritage listings. Putting public history to work in such ways is typical of the better practices generally found interstate.

Should local heritage criteria be supported by the more sophisticated forms of guidance found interstate?

Streamlining our listing process

Currently the operational arrangements needed to recognise a property for local heritage listing are cumbersome as they require a full Development Plan Amendment process. They could be streamlined under the future Planning and Design Code. As well as new criteria, suitable contemporary guidance could be developed as well as changes to the timing and nature of consultation and decision making.

These may involve simplifying the formal processes to amend the Planning and Design Code, involving the Planning Commission, its expert heritage committee, accredited heritage professionals⁵ and the community in different relationships to those currently existing.

There are at least three important aspects of streamlining the listing process. Each involves engagement, firstly with the community during the early phases of heritage surveys, secondly with owners of properties likely to be identified as having local heritage value and finally the formal public consultation and decision-making phase. Engaging with owners early and comprehensively allows sufficient time to have their issues heard and addressed. Early engagement with aggrieved owners may help resolve their issues and save them having to pay for expensive heritage and legal advice to contest a proposed listing.

Such early engagement could reduce the numbers of objections to nominations received during the process of identifying local heritage proposals*.

The listing process can give rise to conflict within communities, and between landowners and technical experts. Are there ways this can be improved?

* Expert advice indicates that where engagement with the community and owners has been poorly managed and late, rates of objection can be over 70%; early engagement can result in objections as low as 1%.

⁴ Victoria's Framework of Historical Themes aims to provide a 'tool for developing a wider recognition and appreciation of Victoria's diverse Aboriginal, historical and natural histories and the rich heritage resources these have created.'

⁵ Provisions of the PDI Act envisage accredited professionals assisting various statutory functions. Currently there are no accredited heritage professionals, but a clear role could be established to assist listing, auditing and assessment functions.

Successful early engagement and consultation processes would throw into serious doubt the need for 'interim operation' and indeed the length of formal processes currently undertaken.

Accordingly, an outline of a new listing process could involve:

- Ensuring accredited heritage professionals survey and identify proposed local heritage nominations with the early assistance of the **community** in accordance with a **heritage listing practice direction** prepared by the Commission
- Early notification of an **owner** of a property likely to be identified as having local heritage value in accordance with a heritage listing practice direction
- Listing nominations finalised through completion of both statements of significance and descriptions of the elements of the place in accordance with a heritage listing practice direction
- Reducing the set time for **public consultation** consistent with the Community Engagement Charter (possibly 4 weeks in lieu of the current 8 weeks) owing to improved earlier engagement and owner notification
- Extending the primary role of the **expert heritage committee** (currently the Local Heritage Advisory Committee) from considering individual objections to more broadly considering proposed listings in the context of the local area established through a heritage listing practice direction
- Under delegation from the Planning Commission, the expert heritage committee finalises heritage related amendments for **incorporation into the Planning and Design Code**
- **Periodical** review and updating of the statements of heritage value and descriptions of the listed elements of the place.

Should the recognition of heritage value be undertaken by accredited professionals? If so, who should have the final decision?



It is worth noting that local heritage proposals in South Australia (and incidentally the composition of whole registers) have rarely been reviewed as a whole. They have tended to be reactively amended due to the impact of individual objections.

Local heritage listing processes could also be made **more accountable and transparent** if done in the context of existing registers and using new criteria that are supported by new guidance (practice direction) to replace current material that is up to 32 years old.

This, of course, would need to be coupled with **comprehensive descriptions of the fabric and setting of the heritage place** to understand which elements are important to retaining heritage value. These could be prepared by an accredited professional and governed by a practice direction.

Clear descriptions of listing would also assist the consideration of appeals to nominations in the Environment, Development & Resources Court, as provided for in the PDI Act.

Separate from a new process for listing, there could also be the opportunity to review existing statements of heritage value and descriptions of the listed elements of the place within a future set timeframe.

The listing of local heritage places will also need to be considered in balance with the broad strategic objectives of the State.

Improving how we record local heritage places

With the proclamation of the PDI Act local heritage listings will now be:

- gazetted as amendments to the Planning and Design Code
- spatially identified by heritage overlay
- made accessible through the new planning portal

Is a traditional local heritage register required?

A new planning portal is intended to give digital access to the new planning system⁶. It will allow searches to be undertaken on a state-wide, local or property-specific basis and enable checking of heritage places/areas for representation of historical themes. The portal will also have the added benefit of including readily accessible, comprehensive descriptions of heritage places, which are essential to the work of accredited heritage professionals and provide valuable advice to owners and proponents of development.

Clarifying the difference between ‘Character’ and ‘Heritage’

The confusion between ‘character’ and ‘heritage’ is common in South Australia and interstate. The new Planning & Design Code will delineate the difference between these terms and remove the confusion arising from the use of at least four different descriptions of the term ‘character’ by the current planning system.

(The confusion is most evident in the varied forms of Historic (Conservation) Zones (and Policy Areas) and divergent policy found in current Development Plans.)

The following distinctions are useful when considering this issue:

Heritage is about retaining cultural ‘value’, not simply identifying with a history. It generally involves conservation of the fabric of a place to help **reconcile its cultural value with its asset value**.

Character is less about a ‘value’ and is more a tool to recognise the presence of, or desire for, particular physical attributes to determine **how similar or different the future characters of areas should be**.

Do you agree that there is confusion between heritage and character? If so, how can this be addressed?

In Historic Conservation Zones and Policy Areas, the confusion of heritage and character could be addressed by their translation into the Planning and Design Code as either character sub zones or heritage overlays. This process could be substantially determined by current Development Plan Policies. Distinctions would need to be made based upon the existing policies that seek to conserve buildings (heritage) as compared with other policies that seek to continue prevailing neighbourhood characteristics (character).

Streamlining our Development Assessment Processes

There are a number of opportunities to improve the assessment of development applications affecting local heritage places.

Firstly, a clear hierarchy of heritage values (national, state and local heritage places and areas) could give clarity in policy and better guidance in development assessment paths.

The development of this hierarchy could begin with a review of the current definition of activities that constitute ‘development’ of heritage places in order to reduce the number of potential development applications. As all proposed development currently requires consent, a large number of development applications are triggered. Too many of these assessments are undertaken because simple assessment pathways are not currently offered in South Australia.

For example, there are opportunities to **streamline minor, low-risk works to heritage places** based on the assessment pathways of the Planning and Design Code of ‘exempt’, ‘accepted’ or ‘deemed to satisfy’. This could cover minor activities not needing any approvals; minor works needing building rules consent only; and low-risk works where consent is given if set criteria are met.

Do you agree that descriptions of heritage value and physical description of listed elements for each place should be kept up-to-date?

⁶ The planning portal is intended to deliver planning and assessment information and services (including the Planning and Design Code) through a new website.



Of course thorough development assessment processes rely on a solid understanding of the heritage fabric of the place. A **current statement of significance** is needed to ensure appropriate and timely decision-taking. So too is a **description of the elements** that link significance with the physical fabric of the place. Both are vital to guide the proponent of a development, the assessor, the heritage professional and the owner.

Another improvement could involve considering the **demolition of local heritage places ‘on merit’**.

In Victoria, controls that treated the demolition of local heritage places as ‘prohibited’ were phased out in 1999. However, in South Australia, these provisions are inconsistent; sometimes demolition is listed as non-complying and subject to public notification, and sometimes not. This has contributed to the belief that de-listing is the only path that can be taken.

Additionally, the same assessments have tended to apply irrespective of the complexity of the proposal or its impact on heritage value. To assist the **‘scaling’ of development assessment pathways** against a range of development proposals, heritage statements and descriptions of the place should be clear and kept up to date. Victoria for example, associates each place with a table indicating whether or not paint controls, internal alterations, outbuildings/fences and tree controls apply. Such simple Y/N tables, in conjunction with a heritage overlay, will be essential to successful operation of the planning portal, in relation to local heritage places. They will assist anyone involved in the management of local heritage places, including **accredited heritage professionals**.

There could also be opportunities for accredited heritage professionals to provide the **heritage equivalent of a current Building Rules Consent Only**, where, on balance, their judgements reveal that a full assessment is not warranted in relation to internal alterations.

Subject to specified criteria, what types of minor works could become exempt, accepted or even ‘deemed-to-satisfy’?

Should a demolition proposal be able to be more robustly argued for consideration on its merits?

Using accredited professionals to assist statutory functions is envisaged by provisions of the PDI Act. But to what extent could they provide advice or even heritage approvals?



Where to from here?

Following consultation on the content of this discussion paper, suggestions and comments received will be considered as part of future legislation.

Any suggestions and comments are to be submitted before 9 September, 2016 by the methods listed below.

E: Local Heritage Reform Discussion Paper Feedback planningreform@sa.gov.au

M: Local Heritage Reform Discussion Paper Feedback

GPO Box 1815

Adelaide SA 5000

Attachment 2 to Item 12.3

Concise.

Local Heritage and Character Revised Draft Position Paper

**Local Government Association of South Australia
1 September 2016**

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Local Heritage and Character Draft Position Paper
1 September 2016

Prepared for the Local Government Association of South Australia by:

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Executive Summary

As part of a significant program of reform of South Australia's planning system, in August 2016 the Minister for Planning released a Local Heritage Discussion Paper for public consultation. The Discussion Paper identifies opportunities for reform around processes for identifying and managing local heritage through the *Planning Development and Infrastructure Act 2016* (the PDI Act) and non-legislative mechanisms.

The Local Government Association of South Australia (LGA) intends for this Local Heritage and Character Position Paper to form a guide and resource for the Department for Planning, Transport and Infrastructure (DPTI) as it progresses these reforms in consultation with local government. The Position Paper has been developed through review of relevant documents, and engagement with metropolitan local governments.

Local governments are a key partner in government and are committed to being constructive partners in local heritage reform, as shown by the sector's engagement with the Expert Panel on Planning Reform, and general support for the Panel's heritage recommendations.

Local government is the level of government closest to the community, and experiences firsthand the great extent to which their communities value local heritage, and the value local heritage contributes to their streets, suburbs and beyond. Councils invest in local heritage through grants programs, advisory services, promotions and education, and research. The strength of this investment is borne out by studies that demonstrate the economic significance of cultural heritage and its important role in tourism attraction and expenditure.

As reform is implemented, local governments will continue to have substantial responsibilities both administratively and to their communities in the management of local heritage. Changes to local heritage arrangements will have physical, cultural, and economic impacts across Councils and communities, particularly within Greater Adelaide.

In terms of the statutory and strategic framework, the objects and principles of the PDI Act are consistent with the ongoing protection of local heritage and recognition of its social, cultural, and economic value, as is the draft update of The 30-Year Plan for Greater Adelaide. The latter highlights the need to carefully consider the approach to achieving objectives seeking both increased urban infill and the preservation of heritage and character value.

In this context, while some specific reforms and policy directions suggested by the Local Heritage Discussion Paper are supported by local governments, significant concerns exist about the processes and levels of consideration and consultation to date. Local governments are of the view that prior to development of a draft Bill incorporating local heritage reforms, further consideration, clarification, and consultation is required in relation to:

- The relationship of local heritage reforms and the objectives of the planning system and planning strategy as expressed in the PDI Act and 30-Year Plan;
- How and why currently proposed reforms differ from the suite of recommendations of the Expert Panel on Planning Reform;
- The operation and implementation of reforms, in particular governance and roles and responsibilities for decision making;
- Opportunities for economic benefits of heritage conservation to be realised, including holistic consideration of funding and incentives for economic use alongside policy reforms;
- New heritage listing criteria, particularly on the methodology for selection of themes, and issues of thresholds and over- and under-representation;
- Existing Historic Conservation Areas/Zones and how they will be identified and protected in the future;
- Interim demolition control for proposed local heritage listings;
- Mechanisms for policy clarity, effective guidance, and clear decision making roles in development assessment; and
- Effective engagement of the community in development and implementation of reforms.

Importantly, appropriate consideration of these issues requires a program of consultation with sufficient time and information for Councils to engage with their elected members and communities, and contribute constructive feedback to the reform process. This is likely to involve additional rounds of consultation to that currently underway.

Local governments will continue to seek further engagement with DPTI both directly and through the LGA to contribute to a local heritage reform package that appropriately reflects the aspiration, priorities, and values of the State government and metropolitan local governments and their communities.

1.0 Background

In December 2014 South Australia's Expert Panel on Planning Reform delivered their recommendations for a new planning system, including eight proposals designed to, in the words of the Panel, "place heritage on renewed foundations".¹

The reform proposals sought to consolidate and improve heritage policy and management, and increase the planning system's capacity to deal effectively and efficiently with Aboriginal and non-Aboriginal heritage in the context of broader planning and development objectives.

In March 2015 the South Australian Government officially responded to the Expert Panel's recommendations, supporting the proposed heritage reform in principle, and committing to further investigations.²

The Minister for Planning released a Local Heritage Discussion Paper for public consultation in August 2016. The Discussion Paper identifies opportunities for reform around listing of local heritage places, development assessment, and terminology. Proposed reforms would be undertaken via the new *Planning Development and Infrastructure Act 2016* (the PDI Act), or non-legislative mechanisms.

No changes to the listing and assessment of State Heritage places under the Heritage Places Act are proposed.

2.0 Purpose

Planning system reforms proposed by the State Government to change the management of local heritage in South Australia will have physical, cultural, and economic impacts across Local Governments and communities, particularly within Greater Adelaide.

The Local Government Association of South Australia (LGA) intends for this Local Heritage and Character Position Paper to form a guide and resource for the Department for Planning, Transport and Infrastructure (DPTI) as it progresses these reforms in consultation with Local Government.

3.0 Methodology

Development of this Position Paper has involved:

- Review of documents including
 - Previous LGA and Council planning reform submissions and investigations relating to heritage and character;
 - Relevant sections of the PDI Act and draft update of The 30-Year Plan for Greater Adelaide; and
 - The State Government's Local Heritage Discussion Paper.
- Feedback on the Local Heritage Discussion Paper provided by 18 Councils over 2 facilitated workshops held in August 2016.

4.0 Context for heritage reform

Throughout the Expert Panel on Planning Reform, metropolitan Councils shared their views on a range of issues including heritage and character both through the LGA,³ and directly to the Expert Panel.⁴

During the Expert Panel's consultation process the LGA identified a number of key challenges for Councils in managing heritage and character through the planning system, including:

- A lack of consistency in heritage listing, leading to confusion, uncertainty and frustration regarding what is appropriate to list;
- A heritage management process that is highly resource intensive and predisposed to conflict;
- Poor understanding of what character is and how it differs from heritage value; and
- Poor and inconsistent expression of character in Development Plans.

¹ *Our Ideas for Reform* prepared by South Australia's Expert Panel on Planning Reform, July 2014

² *Transforming Our Planning System: Response of the South Australian Government to the final report and recommendations of the Expert Panel on Planning Reform* prepared by the Government of South Australia, March 2015

³ *Planning Reform Issues Paper: Heritage & Character* prepared for the Local Government Association of SA by Jensen Planning + Design, July 2014

⁴ <http://www.thinkdesigndeliver.sa.gov.au/report/?a=120183>

Overall, Councils reported that current arrangements tend to create ongoing uncertainty and conflict around heritage and character issues, in turn impacting upon their efficiency, resourcing, and relations with their communities.

Following multiple stages of research, consultation and deliberation, the Expert Panel developed key planning reform ideas in relation to heritage and character in two iterations, as shown in Table 4.1.

While the LGA's subsequent consultation indicated general support amongst metropolitan Councils for the key planning reform ideas, there was an awareness of the challenges and costs involved implementing the ideas, and a further concern that local character, heritage and design policy could be watered down or lost.

Table 4.1: Summary of Expert Panel Heritage and Character Reforms⁵

<i>Our Ideas for Reform August 2014 (Reform 10)</i>	<i>The Planning System We Want December 2014 (Reform 8)</i>
<p>10.1 Heritage recognised as relating to place, culture and community development, not simply physical structures</p> <p>10.2 Heritage laws consolidated into one integrated statute</p> <p>10.3 An integrated statutory body to replace existing multiple heritage bodies, e.g. based on the existing heritage council or a subcommittee of the planning commission</p> <p>10.4 Governance arrangements that embrace the capabilities and expertise of the state's key cultural institutions.</p> <p>10.5 A new integrated heritage register to include existing state and local listings and have an expanded capacity to recognise special landscapes, building fabric and setting, and place historic markers</p> <p>10.6 A legislated heritage code of practice to outline how listed properties can be maintained and adapted</p> <p>10.7 Legislative basis for accredited heritage professionals to undertake specified regulatory functions for private property owners on a similar basis to private certifiers</p> <p>10.8 Audit of existing heritage listings to better describe their heritage attributes</p> <p>10.9 Consideration of financial subsidies such as discounts on property-related taxes for private owners of listed properties</p>	<p>8.1 Heritage laws consolidated into one integrated statute</p> <p>8.2 Heritage terminology reviewed and updated as part of new statute</p> <p>8.3 An integrated statutory body replacing existing multiple heritage bodies, with links to the state's cultural institutions</p> <p>8.4 The new body to be responsible for administering a single integrated register of heritage sites, including state and local listings, and have the power to add special landscapes and historic markers to the register</p> <p>8.5 A legislated heritage code of practice to outline how listed properties should be described, maintained and adapted</p> <p>8.6 Legislative basis for accredited heritage professionals to (similar to private certifiers) to provide advice and sign-off on changes to listed properties that are consistent with the code of practice</p> <p>8.7 Audit of existing heritage listings to better describe their heritage attributes</p> <p>8.8 Stable, long term financing of heritage with discounts on property-related taxes and a heritage lottery providing the basis for heritage grants</p>

⁵ *Our Ideas for Reform* prepared by South Australia's Expert Panel on Planning Reform, July 2014

The Planning System We Want prepared by South Australia's Expert Panel on Planning Reform, December 2014

5.0 Legislative and strategic context

5.1 Planning, Infrastructure and Development Act 2016

Emerging from the reform discussions generated by the Expert Panel on Planning Reform, the PDI Act was assented to in April 2016, and will be brought into operation over the next 3 to 5 years.

The primary object of the PDI Act is to

support and enhance the State's liveability and prosperity in ways that are ecologically sustainable and meet the needs and expectations and reflect the diversity, of the State's communities by creating an effective, efficient and enabling planning system that ...

promotes and facilitates development, and the integrated delivery and management of infrastructure and public spaces and facilities, consistent with planning principles and policies; and

provides a scheme for community participation in relation to the initiation and development of planning policies and strategies.⁶

In association with this principal intention, the PDI Act intends to facilitate amongst other goals:

- Certainty as well as scope for innovation for developers;
- High standards of design quality in the built environment;
- Financial mechanisms and incentives to support development and investment opportunities; and
- Cooperation, collaboration and policy integration between State and local government.

Section 14 of the PDI Act further sets out principles of good planning to inform application of the legislation and functions of the planning system, as reasonably practicable and relevant. These principles relate to seven themes and those of relevance to the role of local heritage in urban environments and the planning system are summarised in Table 5.1.

Table 5.1: Principles of good planning under the *Planning, Infrastructure and Development Act 2016*

Theme	Summary of relevant principles	Links to local heritage management
Long-term focus	Informed and equitable long term planning to address current and future challenges and priorities	The role of heritage conservation as a long term priority for the benefit of current and future generations
Urban renewal	Accommodation of urban growth in existing urban areas through renewal activities that make best appropriate use of the latent potential of land, buildings and infrastructure	Opportunities for realising latent potential in heritage places through conservation, continued use and adaptive reuse
High-quality design	Development that: <ul style="list-style-type: none"> - Reflects local setting and context, with a distinctive identity that responds to existing character of the locality; and - Is durable and adaptive, and inclusive and accessible to people with differing capabilities 	Contribution of heritage to local setting, context and character How to enable heritage places to inclusive and accessible through conservation works and adaptive reuse
Activation and liveability	Promotion of neighbourhoods and buildings that support diverse economic and social activities, a range of housing options, active lifestyles and diverse cultural and social activities	Opportunities for heritage places to support economic activity and contribute to social and cultural life
Sustainability	Urban environments that are energy efficient and address the impacts of climate change	Embedded energy in heritage places and opportunities for sustainable adaptive reuse

⁶ PDI Act Section 12 (1)

Theme	Summary of relevant principles	Links to local heritage management
Investment facilitation	Planning and design undertaken with a view to strengthening the economic prosperity of the State and employment growth, and coordinated approaches to planning that promote public and private investment toward common goals	Opportunities for heritage places to support economic activity through conservation activities and adaptive reuse (multiplier effect) and contribution to tourism
Integrated delivery	Coordination of policies within and outside the planning system to ensure efficient and effective achievement of planning outcomes	Role of local heritage to contribute to and complement desirable planning outcomes including those relating to economic development, streetscape and character, housing choice and sustainable urban form

5.2 The 30-Year Plan for Greater Adelaide

A draft update to The 30-Year Plan for Greater Adelaide was released for community consultation by the Planning Minister on 25 August 2016.

The update maintains the broad directions set out in The 30-Year Plan released in 2010, whilst streamlining the format of the strategy, revisiting some priorities (such as climate change and healthy neighbourhoods), and addressing challenges that have arisen from additional development within existing urban areas as envisaged by the original Plan.

The update presents a planning strategy for metropolitan Adelaide in the form of six strategic high level targets, 14 policy themes, 119 policies, and 47 actions.

Of the six targets, four of them (Targets 1, 2, 4 and 6) relate to concentrating new urban development in established areas or a more compact urban form. Policy themes, policies, and actions relevant to local heritage management are summarised in Table 5.2.

Table 5.2: Summary of heritage related content of the draft update of The 30-Year Plan for Greater Adelaide

Policy theme	Policies/Actions
Adelaide City Centre Reinforce and enhance Adelaide's reputation as a liveable and vibrant place	P13- 24 Policies relating to character, streetscape, urban form and housing diversity P17 seeks to reinforce the special character of main streets through design responses that increase activity while preserving the elements that make these places special P22 seeks to sustain the heritage and character of North Adelaide and south west and south east residential precincts with appropriate well serviced development

Policy theme	Policies/Actions
Design quality Good design outcomes are necessary to ensure new development positively and sensitively contributes to existing neighbourhoods, their local identity, distinctive character, and valued heritage	P29 – 31 Encourage development that is compatible and complementary of its context Support the characteristics and identities of different neighbourhoods, suburbs and precincts Recognise areas' unique character by identifying valued physical attributes A 7, 9, 10 Release guidelines for medium density urban development in local heritage and character areas Explore reviewing local heritage listing processes within an integrated strategic framework Ensure local area plans manage interface issues in the local context and identify appropriate locations for sensitive infill and areas of protection
Heritage Heritage is valued by communities and its conservation and adaptive reuse contributes to precinct revitalisation, energy efficiency and sustainability, and local economic development	P32 – 35 Ensure new development is sensitive and respectful of the value of heritage Ensure local heritage places and areas of heritage value are identified and their conservation promoted Promote economic development through innovative reuse of heritage places and older buildings Explore reviewing local heritage listing processes within an integrated strategic framework
Housing mix, affordability and competitiveness Provision of diverse housing options within the existing urban footprint	P39/A15 Explore flexibility for ancillary residences in local heritage areas for social benefit and heritage protection
The economy and jobs Linking people with jobs in employment centres and supporting new economic drivers such as services, information and communications technology, retail, and commercial sectors	P61 Provide for sustainable tourism development by protecting, enhancing and promoting valuable qualities, providing appropriate infrastructure and facilitating value adding activities

6.0 Local Heritage Discussion Paper 2016

The State Government's Local Heritage Discussion Paper *Heritage reform – an exploration of the opportunities* was released for public consultation in mid-August 2016. The Discussion Paper sets out to address the following issues:

- Clarity of criteria and inadequate hierarchy of heritage values (national, state, local);
- Poorly/inconsistently applied local heritage criteria;
- Uneven recognition of local heritage across the state;
- Lack of comprehensive review;
- Lengthy/unpredictable listing process;
- Consultation process that rely too often on 'interim operation';
- Sensitive consultation occurring too late in the process;
- Confusion between 'heritage' and 'character';
- Inconsistent Development Assessment procedures and policies; and
- A formal role for accredited heritage professionals.

The Discussion Paper excludes consideration of general heritage governance, funding arrangements, and listing and development assessment issues relating to State heritage (other than minor matters).

The Paper's exclusive focus on local heritage is based on:

- The large and increasing numbers of local heritage places compared to State heritage places;
- The incompatibility of existing local listing criteria with national best practice; and
- The opportunity for immediate benefit from reforms managed solely through the new Planning, Development and Infrastructure Act.

Key aspects of the suite of reforms presented in the Discussion Paper include standardisation of processes for local heritage listing through practice directions prepared by the State Planning Commission, a role for accredited heritage professionals, and management of places through the state-wide Planning and Design Code and heritage overlay.

Development of the Discussion Paper included consideration of other Australian jurisdictions that have undertaken heritage reforms in the last ten years.

Tables 6.1 and 6.2 below summarise the reform opportunities raised in the Discussion Paper, along with potential benefits and challenges/risks of the proposed approach identified by the LGA. Reforms are grouped in relation to local heritage listing (reference L1 to L6) and development assessment (D1 to D7).

Table 6.1: Discussion Paper Reforms - Local Heritage Listing

Ref	Reform opportunity	Benefits	Challenges/Risks
L1	Statutory listing criteria with thresholds described in a practice direction Local heritage criteria based on thresholds similar to State heritage criteria under the <i>Heritage Places Act 1993</i> ⁷ Inclusion/exclusion guidance for professionals and the community on what is likely to meet thresholds for heritage value	Provides clear guidance as to what constitutes different levels of heritage value Contributes to greater certainty in assessments of heritage value Supports compliance with best practice	Achieving agreement amongst stakeholders of different levels of value and thresholds
L2	Implement a framework and practice direction that enables understanding, evaluation and presentation of objects, places and events in the context of broad historical themes	Integrated rather than piecemeal approach to preserving heritage across the state Enables comparison of multiple similar nominations Allows understanding of over and under representation in listings	Ensuring local values are incorporated in development of broader themes
L3	Implement early engagement with communities and property owners from heritage survey to decision making stages through a heritage listing practice direction prepared by the Planning Commission Reduce public consultation timeframe	Potential to reduce conflict Potential to reduce consultation and listing process timeframes Shorter process reduces the need for interim operation	Responsibility for and monitoring of compliance with the practice direction Responsibility for dispute resolution where early engagement does not remove conflict

⁷ The Discussion Paper suggests:

"A place is deemed to have local heritage value if it satisfies one or more of the following criteria:

- a) It is important to demonstrating themes in the evolution or pattern of local history; or
- b) It has qualities that are locally rare or endangered; or
- c) It may yield important information that will contribute to an understanding of local history, including natural history; or
- d) It is comparatively significant in representing a class of places of local significance; or
- e) It displays particular creative, aesthetic or technical accomplishment, endemic construction techniques or particular design characteristics that are important to demonstrating local historical themes; or
- f) It has strong cultural or spiritual associations for a local community; or
- g) It has a special association with the life or work of a person or organisation or an event of local historical importance.

Ref	Reform opportunity	Benefits	Challenges/Risks
L4	Simplify the process to amend the Planning and Design Code to incorporate a listing, involving the Planning Commission, experts, accredited professionals and community representatives	Shorter and more efficient process for listing	Perceived or actual reduced community input Options for challenging a listing Mechanisms to resolve conflict arising within or from outside the Commission led process
L5	Require clear and comprehensive descriptions of listings, prepared by accredited professionals governed by a practice direction Review and update existing statements of heritage value and listed elements at some time in the future	Provides clarity for professionals and the community about the elements of a place that are important to heritage value Provides relevant information for any future development applications and appeals	May generate large quantities of material Requires monitoring and updating over time in relation to condition of places Providing descriptions for existing local heritage places may be time and cost prohibitive
L6	Discontinue a traditional register of local heritage places, instead identifying listings by gazette as amendments to the Planning and Design Code, on a heritage overlay, and through the online planning portal	Avoids duplication through multiple instruments Maintains heritage information in functional instruments and active information sources	Loss of dedicated repository of local heritage information

Table 6.2: Discussion Paper Reforms – Development Assessment

Ref	Reform opportunity	Benefits	Challenges/Risks
D1	Clearly distinguish between 'character' and 'heritage' in the Planning and Design Code Distinguish between heritage and character value in translation of existing Historic Conservation areas into the Code via character subzones or heritage overlays ⁸	State-wide clarity of interpretation across all planning policy Appropriate planning controls for heritage and character protection respectively	Developing a shared understanding of terms acceptable to all stakeholders Communicating the defined terminology effectively to all stakeholders Considering stakeholder perceptions and community values in distinguishing between heritage and character for existing protected areas Consistent use of terminology in new policy including local variations
D2	Develop hierarchy of heritage values (national, state, and local places and areas)	Greater policy clarity and guidance in assessment pathways	Achieving agreement amongst stakeholders of different levels of value and thresholds Accommodating all forms of heritage value in a hierarchical system

⁸ In reference to reform opportunity D1, the Discussion Paper notes the following distinctions:

Heritage is about retaining cultural 'value', not simply identifying with a history. It generally involves conservation of the fabric of a place to help reconcile its cultural value with its asset value.

Character is less about a 'value' and is more a tool to recognise the presence of, or desire for, particular physical attributes to determine how similar or different the future character of areas should be".

Ref	Reform opportunity	Benefits	Challenges/Risks
D3	Review definition of development relating to heritage places to reduce the number of potential applications	Reduced number of assessments relating to straightforward and minor matters Encourages improvement of heritage places	Actual or perceived dilution of heritage protections leading to loss of heritage value
D4	Introduce 'exempt', 'accepted' or 'deemed to satisfy' assessment pathway for defined minor and low risk works	Shorter and more efficient process commensurate to the potential impact of proposed works Encourages improvement of heritage places	Actual or perceived dilution of heritage protections leading to loss of heritage value
D5	Introduce statements of significance, descriptions of elements, and tables of controls for all heritage places (refer to example in Figure 5.1)	Greater clarity of relationship of physical fabric to heritage value Contributes to transparency and clarity in assessment process Provides information resources for heritage managers	May generate large quantities of material Requires monitoring and updating over time in relation to condition of places
D6	Allow 'on merit' assessment of demolition of heritage places	State-wide consistency of demolition controls and public notification requirements	Actual or perceived dilution of heritage protections leading to loss of heritage value
D7	Empower accredited heritage professionals to provide heritage equivalent of current Building Rules Consent Only	Expedites simple assessments Frees up Council planners to focus on more complex applications	Removes decision making power of Councils over local heritage places

Figure 6.1: Example table of controls from a Victorian planning scheme⁹

Maribyrnong Planning Scheme										Example of a Heritage Overlay schedule	
PS Map ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?		
HO112	Washingtonia Palm 78 Cowper St, Footscray The heritage place is the Washingtonia Palm tree and the land beneath the canopy of the tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	No	No	No	-	-		
HO113	Kloospringer 40-54 Cranwell St, Braybrook	No	No	No	No	No	No	-	-		

⁹ Excerpt from the *Heritage Overlay Guidelines* published by the Victorian Government Department of Sustainability and Environment, January 2007

6.1 Local government response

On 17 and 18 August 2016 the LGA held two local heritage and character workshops with metropolitan Councils to facilitate local government responses to the Local Heritage Discussion Paper. Workshop participants were planning and heritage staff representing 18 metropolitan Councils.

Local governments have previously expressed general support for the recommendations of the Expert Panel on Planning Reform relating to heritage. However, while some reforms suggested by the Local Heritage Discussion Paper were supported, there was broad concern expressed in the workshops about the processes and levels of consideration and consultation surrounding the local heritage reforms.

Table 6.3 summarises the main areas of concern and key messages communicated by workshop participants.

Table 6.3: Reform areas and key messages from local governments

Reform area	Key messages from local governments
Reform context and process	The Discussion Paper reforms lack a strategic framework, clarity of detail, and clarity of governance arrangements. The information provided and consultation process underway is insufficient for Councils to effectively contribute on behalf of their communities.
Status of heritage areas	The future of Historic Conservation Areas/Zones must be clarified. These areas are highly valued by local communities.
Economic drivers for heritage protection	The economic benefits of heritage conservation should be encouraged and communicated. Funding and incentives are essential to getting the balance right in heritage protection and should be considered holistically with policy reforms.
Local heritage listings	Clear and consistent local heritage criteria are supported. Significantly more discussion and detail is required around thresholds, selection of themes, and overrepresentation.
Communication and engagement	Early engagement is supported, as is better communication with owners about opportunities for economic use. Policies and incentives should support economic use. Currently interim demolition control saves heritage from demolition.
Development assessment	Reforms must enable policy clarity, effective guidance and clear roles in decision making.
Accredited heritage professionals	Heritage accreditation is supported to expand the pool of qualified professionals and maintain expertise within Councils.

7.0 Local Government Position

Local governments are a key partner in government and are committed to being constructive partners in local heritage reform, as shown by the sector's engagement with the Expert Panel on Planning Reform, and general support for the Panel's heritage recommendations (refer Table 4.1 above).

Local government is the level of government closest to the community and experiences firsthand the great extent to which their communities value local heritage, and the value local heritage contributes to their streets, suburbs and beyond.

Heritage has a significant local economic benefit. As well as implementing planning and heritage controls, Councils invest in local heritage through grants programs, advisory services, promotions and education, and research. The strength of this investment is borne out by studies that demonstrate the economic significance of cultural heritage and its important role in tourism attraction and expenditure.¹⁰

¹⁰ Adelaide City Council (2015) *Economic Value of Heritage Tourism*; Presentation by the National Trust at LGA workshop "Tourism and Heritage – a Winning Combination" October 2014; The Allen Consulting Group 2005, *Valuing the Priceless: The Value of Heritage Protection in Australia, Research Report 2*, Heritage Chairs and Officials of Australia and New Zealand, Sydney.

Local governments support the principles of good planning set out in the PDI Act, and see effective development and implementation of local heritage reforms in appropriate consultation with stakeholders as consistent with those principles, and as contributing to the objects of the Act.

The draft update to The 30-Year Plan for Greater Adelaide contains many policies that acknowledge the value of local heritage, character, and context, as well as many policies to support growth and development within existing urban areas. As consultation continues on the draft update, it will be important to understand how these strategic directions work together to provide for the best possible planning outcomes.

From a local heritage perspective, urban infill development is compatible with heritage conservation, and with good design offers opportunities for improving streetscapes and areas in ways that can benefit local heritage places and incentivise their restoration and use.

Conversely, such development also has the potential to impact negatively on local heritage, and clear policies and frameworks for decision making are required where heritage conservation must be considered alongside other objectives in pursuit of infill targets.

In this context, prior to development of a draft Bill incorporating local heritage reforms, local governments are of the view that further consideration, clarification, and consultation is required in relation to:

- The relationship of local heritage reforms and the objectives of the planning system and planning strategy as expressed in the PDI Act and 30-Year Plan;
- How and why currently proposed reforms differ from the suite of recommendations of the Expert Panel on Planning Reform;
- The operation and implementation of reforms, in particular governance and roles and responsibilities for decision making;
- Opportunities for economic benefits of heritage conservation to be realised, including holistic consideration of funding and incentives for economic use alongside policy reforms;
- New heritage listing criteria, particularly on the methodology for selection of themes, and issues of thresholds and over- and under-representation;
- Existing Historic Conservation Areas/Zones and how they will be identified and protected in the future;
- Interim demolition control for proposed local heritage listings;
- Mechanisms for policy clarity, effective guidance, and clear decision making roles in development assessment; and
- Effective engagement of the community in development and implementation of reforms.

Importantly, appropriate consideration of these issues requires a program of consultation with sufficient time and information for Councils to engage with their elected members and communities, and contribute constructive feedback to the reform process. This is likely to involve additional rounds of consultation to that currently underway.

Local governments will continue to seek further engagement with DPTI both directly and through the LGA to contribute to a local heritage reform package that appropriately reflects the aspiration, priorities, and values of the State government and metropolitan local governments and their communities.

Attachment 3 to Item 12.3



**MOUNT BARKER
DISTRICT COUNCIL**

5th October 2016

To: John Rau
Minister for Planning
C/ Local Heritage Reform Discussion Paper Feedback
GPO Box 1815
Adelaide SA 5000

RE: Local Heritage Discussion Paper

Dear Minister,

The Mount Barker District Council has listed the following in the current version of its Development Plan:

- 415 Local Heritage Places
- 18 Historic Conservation Areas
- 209 Contributory Items.

The Local Heritage Places are distributed throughout the rural areas and within the District's 11 townships and 4 settlements. The Historic Conservation Areas are located within both the District's commercial and residential areas. Of utmost importance is that the Historic Conservation Areas cover and include the historic main streets of the majority of the District's towns as follows:

- | | |
|--|--|
| <ul style="list-style-type: none">• Callington• Echunga• Kanmantoo• Littlehampton | <ul style="list-style-type: none">• Macclesfield• Meadows• Mount Barker• Nairne |
|--|--|

The integrity of the Local Heritage Places, their overriding contribution to the streetscape and hence character of the main streets are viewed by Councils as integral to maximizing the economic potential of townships and to the health of the local small business community.

Council in both the Regional Town Centre and Nairne and Environs Development Plan Amendments have introduced policies that intend to utilize the retention and enhancement of the Historic Conservation Area, Local Heritage Places and Contributory Items as drivers for economic activity.

These policy directions have been supported by Council undertaking concurrent Main Street activation programs for Gawler Street Mount Barker and Main Road (old Princes Highway), Nairne. In addition Council has expanded its Heritage Incentive Scheme to conserve and enhance the facades of historic buildings that are located both within the Historic Conservation Area and the commercially zoned areas of the main streets.

Aside from the economic imperative, Council views the suite of Heritage Places, Historic Conservation Areas and Contributory items as integral to the identity of the District and hence a point of difference within the wider Adelaide Hills Region.

As the Mount Barker area is currently undergoing unprecedented residential growth and expects to grow to a size unprecedented in the Adelaide Hills, the number of Heritage Places and Historic Conservation Areas will diminish in number and in area in relation to, and as a proportion of total urban area. In this context any diminution of the integrity and character afforded the Historic Conservation Areas is considered to be detrimental to the identity of the District as a whole.

Council is strongly and unequivocally supportive of the LGA's response to the Local Heritage Discussion Paper. Further Council wishes to draw attention to the following Concerns:

- The separation of character as an element or factor in the assessment of heritage values in the development process. This appears to demonstrate a lack of understanding by the authors of the discussion paper of the visual and historic decorative, spatial or material attributes of a Local Heritage place, or Contributory item in determining the immediate setting and or character of the locality. Your attention is drawn to the following provisions in the Heritage Overlay, Victorian Planning Provisions:
 - *Whether the location, bulk, form and appearance of the proposed building is in keeping with the **character** and appearance of adjacent buildings and the heritage place.*
 - *Whether the proposed works will adversely affect the significance, **character** or appearance of the heritage place.*
 - *Whether the proposed subdivision may result in development which will adversely affect the significance, **character** or appearance of the heritage place.*
 - *Whether the proposed sign will adversely affect the significance, **character** or appearance of the heritage place.*

Note that in the review of the 2015 Victorian Heritage Act Review this was not raised as an issue. Additionally any confusion between "heritage" and "character" could easily be managed through guide notes and education.

- Thematic studies and comparative analysis can be useful, although flexibility and community input is more desirable than rigid and arbitrarily prescribed themes. Any amendment to the criteria should be consistent with the State Heritage Criteria.
- Two separate Ministers and State Government Departments manage non-indigenous heritage. This arrangement could be improved.
- Centralisation of planning decisions for Local Heritage divorces the process further from the community.
- Streamlining the Local Heritage listing process could be as simple as having a schedule to the Heritage Overlay which, with appropriate checks and balances, could be an independent process to update, separate from any amendment to the proposed Planning Code.
- Accrediting heritage professionals is a sound idea. However, the criteria for accreditation is not clear, and neither is the remit of their decisions.
- While early engagement and consultation is desirable when listing heritage properties, this should not facilitate an opportunity for demolition.

- Regarding the demolition of Local Heritage Places on Merit. Demolition of State and Local Heritage Places as non-complying are only listed in the Regional Town Centre and Township Zones. Any discussion regarding non-complying and its further equivalent would have to be considered with regard to the robustness of the Objectives and Principles of Development Control with regard to the retention of Local Heritage Places.

Yours Sincerely

Andrew Stuart
Chief Executive Officer

12.4 REPORT TITLE: WARD DONATIONS

DATE OF MEETING: 4 OCTOBER 2016

FILE NUMBER: DOC/16/59087

ATTACHMENTS: NIL

Mount Barker 2035 – District Strategic Plan:

Governance and Leadership

Purpose

To allocate ward donation funds to individuals or organisations.

Summary – Key Issues

1. Council has allocated an amount for 2016/17 of \$14960 which equates to \$1360 for each Council Member to allocate to individuals and/or groups at the Council Members' discretion. This is known as a Ward Allowance.
2. At each Council Meeting, Council Members may nominate individuals or groups to which a donation from their Ward Allowance will be made.

Recommendation

That Council will make the following donations, given that each Member nominating the donation has given careful consideration to whether there is a conflict of interest:

Council Member	Amount	Group/ Individual	Purpose

Background

1. Council receives many requests for assistance from individuals, community members and community groups. Requests may be received by Council Members via telephone, letter or via email, or direct to Council.
2. Council has allocated an amount for 2016/17 of \$14960 which equates to \$1360 for each Council Member to allocate to individuals and groups at the Council Members' discretion. This is known as a Ward Allowance.

3. This Ward Donation practice has been in place for over 16 years.
4. The Representation Review process (completed in September 2013) ensures equal representation (Council Member per elector) in each Ward. No change was made to the number of Councillors in each Ward. This process ensures the amount of Ward Allowance available to the community is equal between each of the Wards.
5. At the end of each financial year, a report of the expenditure of Ward Allowances will be reported to Council.

Ward Donation Procedures

6. Members receive a print out indicating how much is still to be spent.
7. Individual members of the community or community groups may require small financial assistance for projects/initiatives of community interest and benefit from Council.
8. These requests should be made directly to the Mayor and/ or Council Members for their consideration / assessment.
9. Any requests received directly by Council will be acknowledged by the Executive Assistant to the Chief Executive Officer and Mayor, and advised that any such requests received will be provided to all Council Members who may choose to contribute some funds from their annual Ward Allowance.
10. When determining donations, Council Members should consider the community interest / benefit to be received and enjoyed by the community at large as a result of that donation.
11. As per section S73-75A of the Local Government Act 1999 Council Members should also consider and assess any material, actual or perceived conflict of interest as a result of making a particular donation or voting on the donations.
12. At each Council Meeting, Council Members may nominate members of the community or community groups to which a donation from their Ward Allowance will be made. These donations are reflected in the Council meeting minutes, available on Council's website www.mountbarker.sa.gov.au
13. Council Members are encouraged to advise the Executive Assistant to the Chief Executive Officer and Mayor as soon as possible of any requests for ward donations received in advance of Council meetings in order for such requests to be included in the Council meeting agenda. The form can be found on the extranet under Forms.

14. When making a donation in the Council Meeting, the Elected Member should:

- a. Declare who the donation is to be made to, the amount and the purpose of the donation; and
- b. Complete and submit a Ward Donation Form to the Minute Secretary (Sue Miller).

Community Engagement

Informing only	Notification by way of Council minutes. Recipients will be notified of any donation.
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Policy

There are currently no Council Policies in relation to Ward Donations.

Budget

The budget allocation for Ward Donations is \$14960 which equates to \$1360 recommended expenditure by each Council Member. Any unallocated ward allowance balance is not carried over to the next financial year.

Statutory/Legal

There are no statutory/legal implications or requirements in relation to Ward Donations.

Section 73-75A of the Local Government Act 1999:

However, Elected Members should be mindful of material, actual or perceived conflict of interest that may arise as a result of making a ward donation.

Staff Resource Requirements

This is incorporated into the existing responsibilities of the finance staff.

Environmental

There are no environmental implications arising from this report or its recommendations.

Social

Ward donations enable individual members of the community and community groups to request small donations to assist with their endeavours.

Risk Assessment:

It is the responsibility of each Council Member to assess the risks association with the ward donations.

Asset Management:

There are no asset management implications arising from this report or its recommendations.

Conclusion

Council Members have the opportunity to make ward donations.

Key Contact

Maree Barns, Acting Executive Assistant to Chief Executive Officer & Mayor

Manager or Sponsor of Project

Andrew Stuart, Chief Executive Officer

13. INFORMATION REPORTS**Recommendation**

That the following information report be noted.

13.1 REPORT TITLE: COMMUNITY DEVELOPMENT UPDATE

DATE OF MEETING: 4 OCTOBER 2016

FILE NUMBER: DOC/16/96526

ATTACHMENTS: Attachment 1 Community Development Team Work Program DOC/16/98530

Purpose:

To provide an update on key activities of Council's Community Development Team.

Summary – Key Issues:

The Community Development Team are successfully delivering a wide diversity of projects and initiatives – both internal and external to Council.

Background:

1. Community development is a process fundamentally built upon communication and engagement. It aims to support the development of strong community groups, connecting individuals to these groups, and connecting groups to each other (a social capital framework).
2. A review of the function of Community Development was undertaken for Council during 2015 and resulted in the endorsement and implementation of the CONNECT – LEARN – LEAD model which is now embedded into the Mount Barker 2035 District Strategic Plan. This community development approach guides the delivery of programs, activities and initiatives for better outcomes for both the community and Council.
3. In a nutshell, the role of community development as a Council function is to help people help themselves, whether they are a “community (group)” a “business” or a “stakeholder”.

Discussion:

4. In support of the community development model the team has implemented a stronger project management discipline and approach. This approach enables the organisation to efficiently and effectively communicate within and external to the organisation in order to deliver more effective project outcomes for the benefit of the community.

5. Attachment 1 details the Community Development Team's Work Program and identifies the breadth of activities the team are delivering. Evident is the mix of internal and external activities, delivered via collaborative partnerships with external agencies and internal cross disciplinary working groups and where relevant a combination of the two.
6. The timeframe of these activities spans 18 months to 2 years and reflects a majority of the 'business as usual' activities undertaken over that period.
7. A selection of project highlights that have a major focus for the community development program are listed within the attachment to this report.
8. Council's Community Development 2016/17 operating budget is approximately \$1m (including corporate overheads) and includes \$220,000 for staff (substantively 2.4 FTE; 4 staff), \$235,000 Community Grants Program and Rate Rebates, \$180,000 for Mount Barker Community Centre and Hahndorf Academy financial support, \$340,000 for ongoing programs including Inkpot Arts, Operation Flinders, cultural development, aboriginal, volunteer, youth and senior sector collaborative activities.

Conclusion

The Community Development Team has delivered, and is delivering, a range of activities and programs in support of the Connect/Learn/ Lead model endorsed for our growing community.

Key Contact

Peter McGinn, Senior Community Development Officer,

Manager or Sponsor of Project

Nick Day, Manager, Community and Customer Services, Council Services

Community Development Team- Work Program 2016/17**Attachment to Item 13.1**

Project/Initiative/Program	Connect	Learn	Lead	Status	Comment
Volunteer Development – Julie Dayman 0.6fte					
Internal Volunteer Program Support					
Volunteer Program Manager Support	X	X	X	●	Ongoing support on an as needs basis - 16,442 hours across seven programs
Induction of new Council Volunteers	X	X	X	●	Ongoing process on an as needs basis – 31 new volunteers inducted into council programs over past 12 months
Volunteer Recognition and events					
Engaging CWA for Volunteer End of Year Thank You Gifts	X	X	X	●	Annual process – see 2015 highlights below
Regional Volunteer Movie Day	X	X	X	●	Work collaboratively with Alexandrina and Adelaide Hills Council and Hills Volunteering to deliver the Regional Volunteer Movie Day annually – peak time from February to May each year In 2016 a record 1400 volunteer surveys were completed and 1039 regional volunteers attended the day – see 2016 highlights below
Volunteer Passport	X	X	X	●	Development of Volunteer Passport providing evidence of volunteering collaboratively across LGA regions

Community Development Team- Work Program 2016/17

Outcome/s Completed  Potential Impact on Program  Not proceeding or substantially delayed  Proceeding according to program 

Volunteer Program Coordination and Support

				Supporting volunteer programs
GET Proud Graffiti Program	X	X	X	 Weekly support and promotion – see highlights below
Justice of the Peace Day Room Service	X	X	X	 Weekly support and promotion
Volunteer Snippets "Connecting Volunteers in the Mount Barker Area".	X			 Publish and distribute Council's volunteer newsletter

Volunteer Management and Program Networks

				Networking and collaboration across LGA regions
Hills Volunteering	X	X	X	 Work collaboratively with Hills Volunteering to identify and implement relevant volunteer training and good practice volunteer management – active member of Eastern Regional Volunteer Managers Network
Local Government Volunteer Managers Network (LGVMN)	X	X	X	 Active member of the LGVMN working collaboratively to identify and implement good practice volunteer management
Better Impact Volunteer Database	X	X	X	 Update and regular communication with Council Volunteer Program Managers and volunteers to keep them updated and informed with relevant information, training, and offers - active member of the LGA Better Impact User Group
SA Graffiti Network	X	X	X	 Active member of the LGA SA Graffiti Network working with other councils and SAPOL to develop successful graffiti vandalism strategies

Community Development Team- Work Program 2016/17

Outcome/s Completed	Potential Impact on Program	Not proceeding or substantially delayed	Proceeding according to program
Arts & Culture - Peter McGinn 0.3 fte			
Gawler Street Art Trail – Grand Exhibition	X X X	●	Working under Mt Barker Community Centre's auspice. Relocated to the Den – Mt Barker Town Hall
Adelaide Hills Ceramics Group – organisational sustainability	X X X	●	Working with the Committee to develop a sustainable enterprise Procurement process commenced
Stephen St Mural Project – Volunteers of the District theme	X X X	●	
Ink Pot Arts / Carclew project	X X X	●	Support for funding proposal provided
Meadows Cheese Factory Music sessions project	X X X	●	Ongoing support of monthly local music opportunity
Hahndorf Academy – Community projects	X X X	●	Ongoing discussion and relevant sponsorship of Community based events and activities that encourage and promote engagement and participation in the Arts.
Dunn Crypt Project	X X X	●	
Crystal Lake - Sculpture Symposia 2017	X X X	●	Collaborating with the Community to assist in the delivery of this event.
SALA, Festival, Fringe, Feast and other arts occasions throughout the District.	X X X	●	Support and sponsorship where relevant
RSL activities throughout the District	X X X	●	ANZAC and Remembrance Day activities supported.
Just Too Deadlys Recognition Project	X X X	●	Collaborative partner in the delivery of this event.
Peramangk projects – including Reconciliation Week celebration	X X X	●	Working with Traditional Custodians and other Aboriginal services and organisation to facilitate outcomes.
Peramangk signage and interpretation project	X X X	●	Project is progressing
Reconciliation Action Plan		●	Delayed due to resources and priorities.
Kanmantoo War Memorial project	x X X	●	Engagement with the Community undertaken – designing and funding strategy being developed.

Community Development Team- Work Program 2016/17

Recreation – Peter McGinn 0.3 fte				
Bike Park Audit Project	X	X	X	●
Adelaide Hills Recreation Centre	X	X	X	●
Polo Grounds – EOI for Users of the facility	X	X	X	●
Youth Development – Ksenija Bould 0.6fte				
Projects & Initiatives		New initiatives etc to respond to demand/need		
Parenting Program	X	X	X	●
Geared2Drive		X		●
Mental Health Week	X	X		●
CounterPunch	X	X	X	●
Engagement & Participation				
Activities that support engagement and participation				
*National Youth Week	X		X	● ●
Pyro Graphix Public Art Program	X	X	X	● ●
Barker Crew Skate Park coaches program	X	X	X	● ●
Youth Recognition incl Young Citizen of the Year, Star of the Hills	X		X	● ●
Operation Flinders		X	X	●
Macclesfield Skate Park Activation	X	X	X	●

Community Development Team- Work Program 2016/17

Bluelight	X		●	New over 12s program, under 12s program very consistent participation levels
Youth Engagement initiatives	X	X	X	● ● Alert to new opportunities where resourcing allows development
Sector Development				
Adelaide Hills Youth Sector Network	X	X	X	● Lack of sector commitment to maintain incorporation and current format
Regional Youth Round Table	X	X	X	● Limited time to resource adequately as a high priority due to other demands
Community based youth programs incl Ink Pot Arts, Fri & Sat Nite live, Street Dreams	X	X	X	●
Local Government Youth Development Network	X		●	Limited time to resource adequately as a high priority due to other demands
St Francis De Sales College Wellbeing Committee	X		●	
YACSA Policy Council	X		●	
Other /Organisational				
Manage MBDC Facebook pages	X	X	X	● ● Limited time to resource adequately as a high priority due to other demands
DCMB website youth page/content	X	X	X	● Limited time to resource adequately as a high priority due to other demands
Positive Ageing - Jessica Gray 0.2fte				
Hills ANZAC Story	X	X	X	● Completed April 2017. High outcome achieved.
Recharge Scheme	X	X	X	● Completed July 2017. Designated areas are now available for people to recharge their electric mobility devices battery.
Dementia Task Force	X	X	X	● Monthly meeting of service providers. Currently not attending as no .fte resource

Community Development Team- Work Program 2016/17

Dementia Memory Magnet	X		3000 Magnets printed
Dementia Information Day	X		Attended by 118 service providers, members of the public
Dementia Inclusive Space Stage 1	X		Stage 1 consultation and scope completed
Dementia Inclusive Open Space Stage 2	X		Stage 2 design of space, School of Architecture and Built Environment, The University of Adelaide
TOP HAT Forum	X		5 network and training meetings held per year with groups that have members over 50 years of age
Living Well Information Sessions	X		In conjunction with Community Programs Unit. Sessions to over 65's still living in their own home. Open to all community.
Project- Age Friendly Community Strategy	X		Funded by OFTA to be completed April 2017. Currently no resourcing. Project scope to be completed. Commencement January 2017

Projects – Jessica Gray 0.8 fte temp

Mount Barker Relocation Project	X		Project scope, milestones and key tasks on track
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CD Other business – Peter McGinn 0.4 fte

These activities mainly involve consultation input and limited action

Evaluating existing sites and services for Community Benefit project	Project to be completed September 2016
Community Development Review - completed	Completed
CD Review Implementation Plan	Completed and subject to regular review

Community Development Team- Work Program 2016/17

14. MAYOR'S REPORT

15. MEMBERS' REPORTS

16. QUESTIONS ARISING FROM COUNCIL MEETING

17. CONFIDENTIAL REPORTS

NIL