



MOUNT BARKER  
DISTRICT COUNCIL

# Western Sector Recreation Land Community Land Management Plan



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## INTRODUCTION

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

This CLMP has been prepared specifically for the Western Sector Recreation Land located on Bollen Road, Mount Barker.

## SUBJECT LAND

The subject land is legally described as Allotment 503 in Deposited Plan 115191 (Certificate of Title Volume 6189/331). The land is shown in **Appendix A**.

The land comprises a reserve comprising an area of over 89,000m<sup>2</sup>. The land contains Western Flat Creek which runs in an east-west direction with a regional detention basin located at the bottom south-east corner. There is some low lying vegetation and trees, most of which is located close to the creekline. High voltage overhead powerlines run through the middle of the allotment. Access to the allotment is available via Bollen Road.

## PURPOSE AND USE

Council retains the land to provide passive and future active recreation facilities for the community. The land is also retained to provide regional detention storage.

### ***Proposed shared use agreement***

Council intends to enter into an agreement with King's Baptist Grammar School, which owns the adjoining land to the north. The agreement is in draft and will be finalised upon final endorsement of this CLMP. The agreement will allow the School to use the Western Oval, nearest to Bollen Road (once developed) during school hours from Monday to Friday 8:00am – 4:00pm and Saturday mornings from 9:00am – 12:00pm (excluding school holiday periods and public holidays). The school's right to use the land will be nonexclusive allowing access to the public at all times.

The agreement will also include the following key points:

- Financial contribution by the King's Baptist Grammar School to the development of the ovals when built.
- Construction of parking at the School's cost and under a licence from Council (see licence area A on plan in **Appendix B**). It is expected that this parking will be staged by the school based on demand commencing with the northern part.
- Construction of paving, steps or similar at the School's cost and under a licence from Council (see licence area B on plan in **Appendix B**).
- Contribution of a proportion of the maintenance cost for the ovals by the school when constructed.

- Construction of a Gym and Community Auditorium on the School's land adjoining licence area B at its own cost. These buildings will be managed by the school but will be made available for rent to the community at times determined by the school.
- Formation of a shared Use Infrastructure Advisory Committee made up of school and Council representatives to monitor and coordinate the provisions of the agreement.

Construction of the ovals is subject to funding.

### ***Proposed licences to the school***

A licence enables Council to formalise agreements with organisations and individuals who occupy or manage Community Land. These agreements allow clear definition of the rights and obligations that an organisation or individual has in regard to the land ensuring public access is maintained.

It is intended to undertake public consultation on the proposed licences at the same time as consultation on this Plan. The licences are nonexclusive allowing public access to both the proposed licence areas once the work has been completed.

### ***Western Flat Creek and Detention Storage/Wetland***

Western Flat Creek runs through the site with a Regional Detention Basin / Wetland located towards the south eastern corner of the allotment. Both the detention basin and the creekline will remain on the site. Some rehabilitation of the creekline will occur alongside landscaping in and around the wetland.

## **OBJECTIVES AND POLICIES**

### ***Objective***

Council seeks to ensure all of its assets are utilised to their maximum potential. It is Council's objective that this land is used for both passive and active recreation by the community as well as for regional detention / wetland.

### ***Council policies/by-laws/plans***

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

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

- Risk Management Policy
- Urban Forest Policy

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

## **PROPOSALS AND MAINTENANCE**

### ***Proposals***

Currently the subject land is an undeveloped reserve containing a regional detention basin / wetland. It is intended to be developed for recreation purposes with flexible playing spaces, car parking, walking trails and landscaping.

Development of the land for recreation purposes is expected only after Council has determined there is sufficient demand and all other recreation facilities within Mount Barker are fully utilised, e.g. Polo Grounds, Showgrounds, Regional Sports Hub, etc. Council has identified this land will not be required to be developed for at least 10+ years from the time of writing this CLMP in 2019. See **Appendix C** for the concept plan of the land. Until the reserve is developed it will remain as a Category 4 (undeveloped) reserve. It too should be noted, the ovals will be subject to inundation in a 1-in-10 year flood event.

In accordance with Council’s agreement with King’s Baptist Grammar School, it is proposed the school will construct car parking on the land prior to the recreation area being established. It is intended this car parking area will be shared by the school and, in the future, for use of the recreation land.

## **EFFECT OF MANAGEMENT PLAN**

### ***Responsible department***

Infrastructure Maintenance and Operations Department is responsible for the maintenance of the reserve.

The future development and review of the CLMP is the responsibility of the Planning and Development Department.

### ***Review period***

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

### ***Amendment or revocation of CLMP***

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

- 1) A management plan may be amended or revoked by the adoption of a proposal for its amendment or revocation.

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

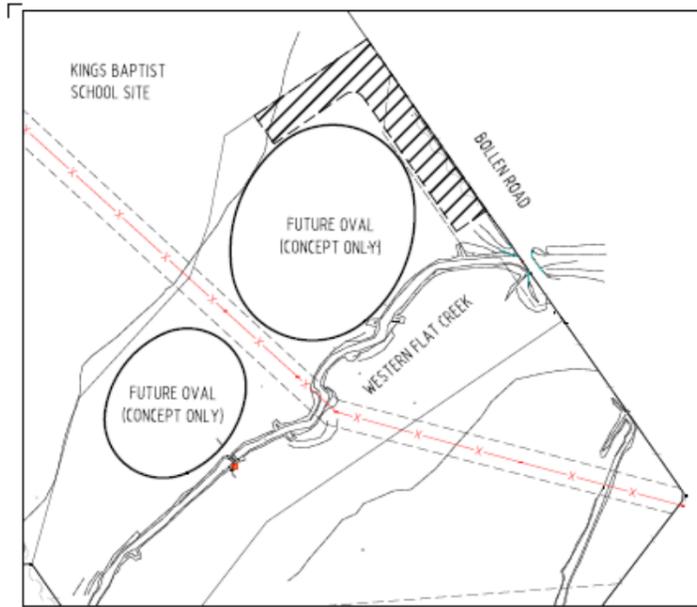
## PERFORMANCE TARGETS

Objective	Target	Action	Indicator	Responsibility and timeframe
<b>Provide a suitable level of maintenance within Council's budgetary constraints and community expectations to ensure the land is safe for the general public</b>	Level of development and maintenance to be consistent with Council's Open Space and Public Realm Strategy and asset management plans.	Undertake initial audit of the site and then undertake works to ensure site is suitable as a category 4 reserve.	Area is maintained to agreed standard within budget Currently set as MSL 4.	Responsibility with Open Space and delivery through Infrastructure Maintenance and Operations Department, ongoing.
<b>Eradicate schedules pest plants and environmental weeds</b>	Absence of undesirable plant species on site.	Annual program.	Reduced occurrence.	Infrastructure Maintenance and Operations Department, ongoing.
<b>Undertake rehabilitation of Western Flat Creek</b>	Rehabilitated creek in line with the rehabilitation plan.	Prepare a watercourse rehabilitation plan then implement.	The health of the creek is reflects the standard set by the rehabilitation plan.	Responsibility with Open Space and delivery through Infrastructure Maintenance and Operations Department, 5 - 10 years.

# APPENDIX A: SUBJECT LAND



# APPENDIX B: LICENCED AREA A

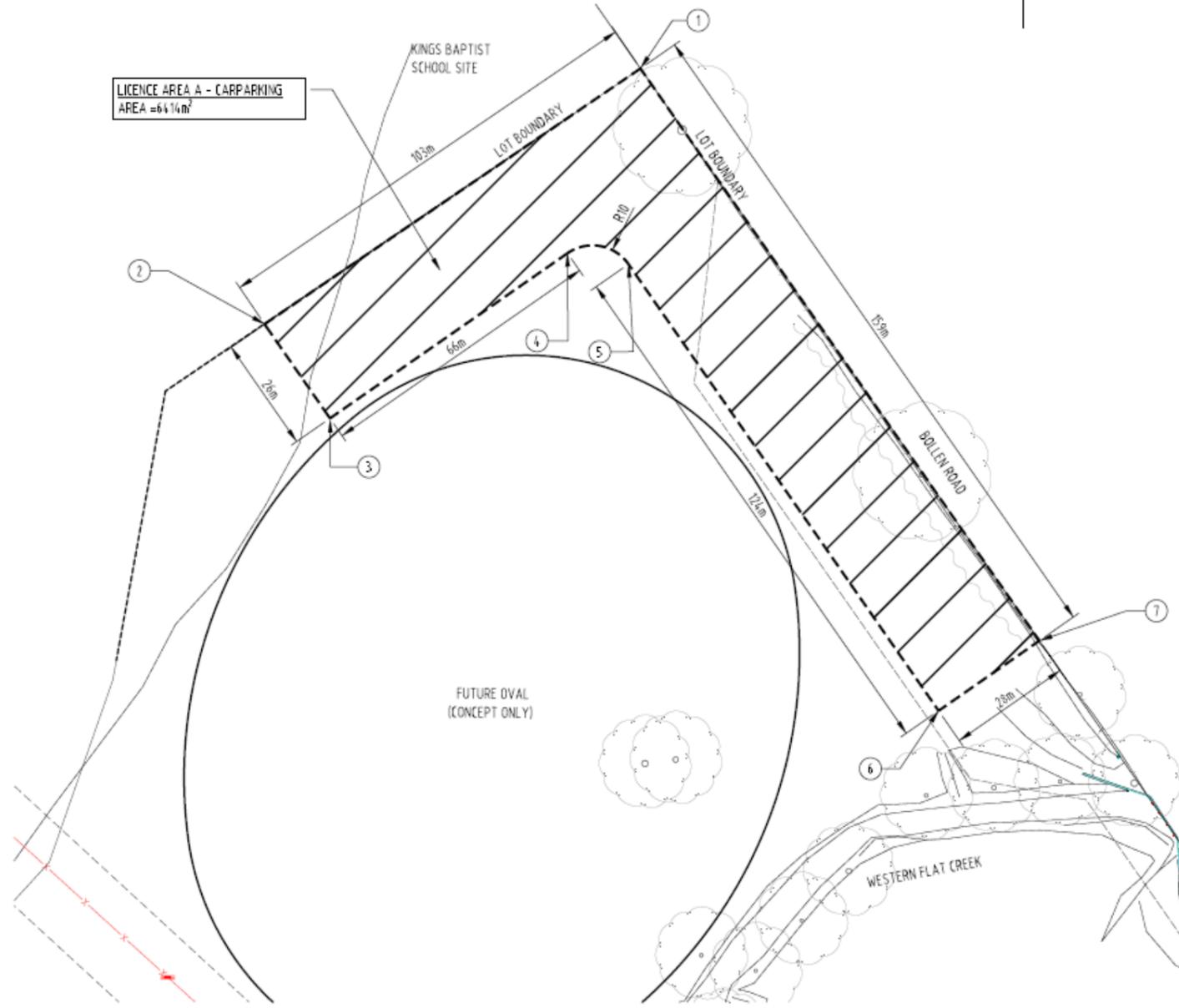
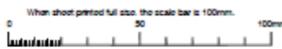


KEY PLAN



AREA COORDINATES		
POINT	EASTING	NORTHING
1	303404.457	6116351.676
2	303773.015	6116293.864
3	303737.619	6116271.900
4	303791.822	6116309.557
5	303405.710	6116307.050
6	303476.488	6116205.213
7	303499.484	6116221.189

CUR TO 1:500 - WESTERN FLAT CREEK - PROPERTY TO BE ACQUIRED BY THE STATE OF SOUTH AUSTRALIA UNDER THE LAND ACQUISITION ACT 1997 (SOUTH AUSTRALIA)



SITE PLAN



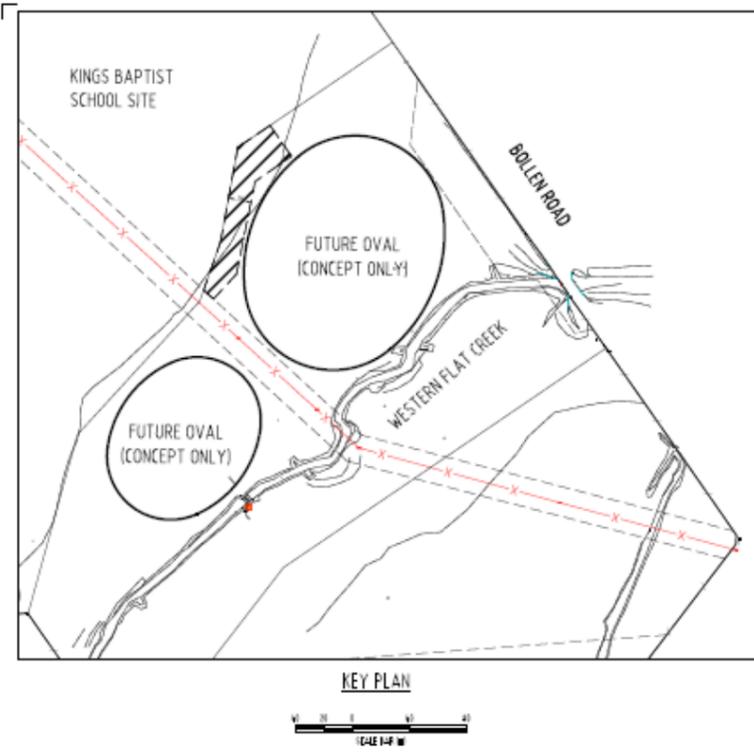
PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DRAWN	ENG	CHKD
A	1/15/24	PUBLICITY LINE	VC	SA	
B	1/15/24	DATE OF ISSUE	VC	SA	

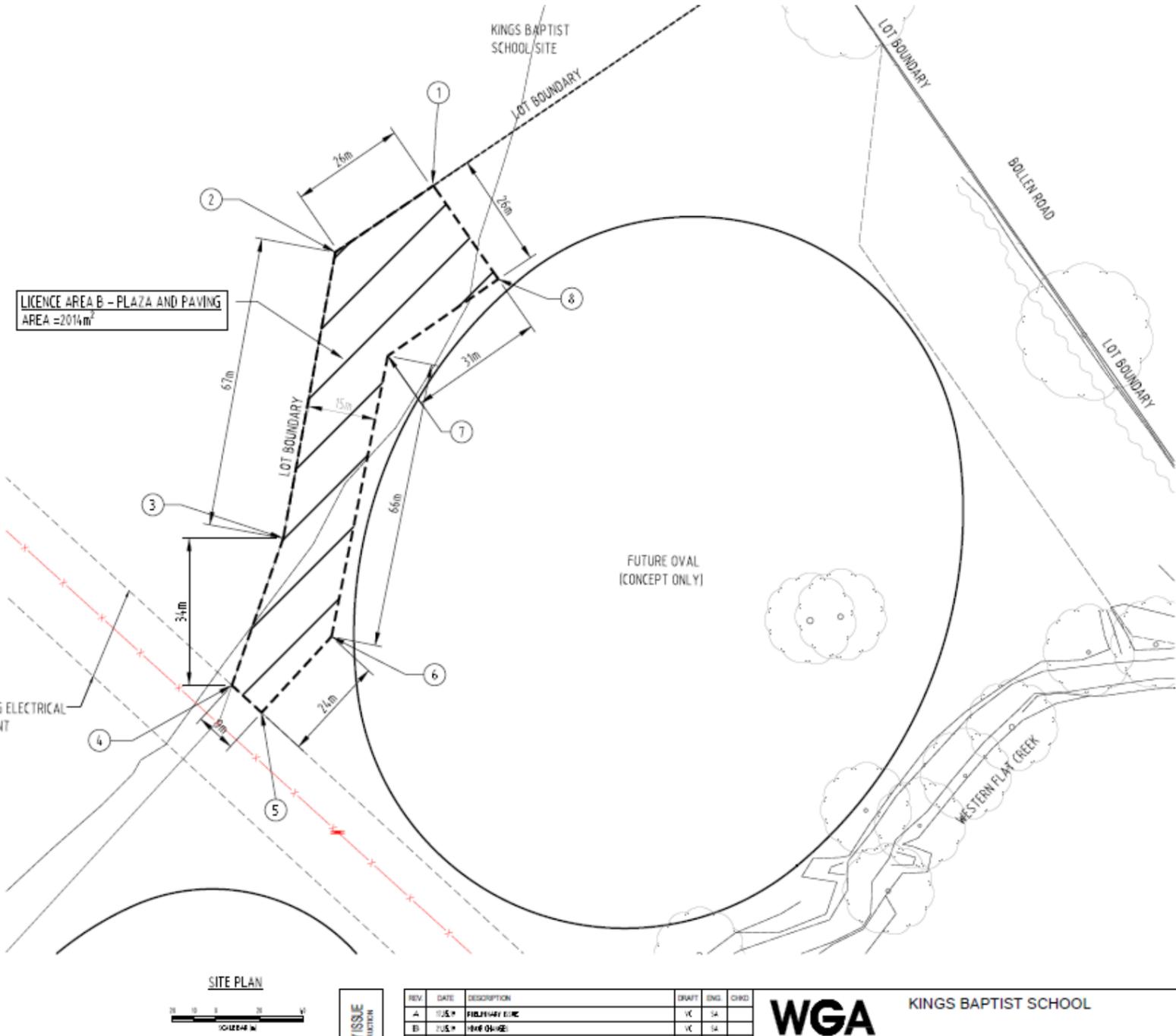


KINGS BAPTIST SCHOOL	
LICENCE PLAN - AREA A	
A1	DOCUMENT NUMBER
Design	Drawn
WGA190526-DR-CC-0001 B	

**APPENDIX B: LICENCED AREA B**

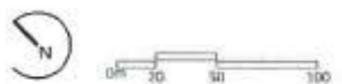
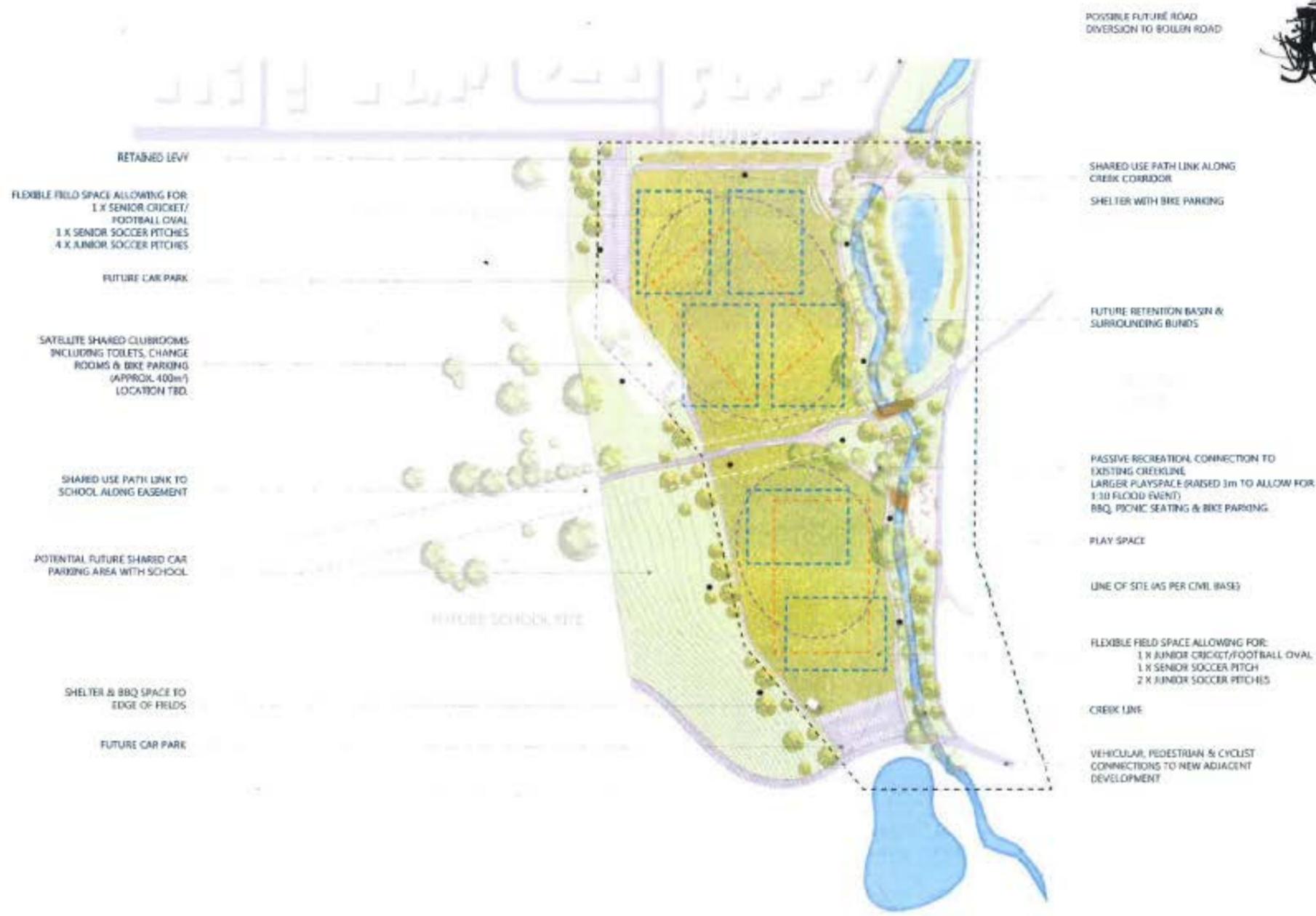


AREA COORDINATES		
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2	303700,067	6116278,106
3	303688,058	6116212,791
4	303676,217	6116178,284
5	303683,061	6116171,987
6	303699,179	6116189,502
7	303712,160	6116254,213
8	303737,619	6116271,900



1:2500 1:5000 1:10000 1:20000 1:40000 1:80000 1:160000 1:320000 1:640000 1:1280000 1:2560000 1:5120000 1:10240000 1:20480000 1:40960000 1:81920000 1:163840000 1:327680000 1:655360000 1:1310720000 1:2621440000 1:5242880000 1:10485760000 1:20971520000 1:41943040000 1:83886080000 1:167772160000 1:335544320000 1:671088640000 1:1342177280000 1:2684354560000 1:5368709120000 1:10737418240000 1:21474836480000 1:42949672960000 1:85899345920000 1:171798691840000 1:343597383680000 1:687194767360000 1:1374389534720000 1:2748779069440000 1:5497558138880000 1:10995116277760000 1:21990232555520000 1:43980465111040000 1:87960930222080000 1:175921860444160000 1:351843720888320000 1:703687441776640000 1:1407374883553280000 1:2814749767106560000 1:5629499534213120000 1:11258999068426240000 1:22517998136852480000 1:45035996273704960000 1:90071992547409920000 1:180143985094819840000 1:360287970189639680000 1:720575940379279360000 1:1441151880758558720000 1:2882303761517117440000 1:5764607523034234880000 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**APPENDIX C: CONCEPT PLAN**



02316 Mount Barker Sports Grounds - Concept Master Plan Date: 9.09.16 Rev: 0

**WESTERN FIELDS**  
WESTERN FIELDS