



TITLE: TOWN ENTRANCE STATEMENT AND WALL POLICY

REFERENCE NUMBER:	DOC/18/52132
RESPONSIBLE DEPARTMENT:	Open Space and Environment
APPLICABLE LEGISLATION:	<i>Local Government Act 1999</i> <i>Development Act 1993</i> <i>Development Regulations 2008</i>
MOUNT BARKER DISTRICT 2035 STRATEGIC PLAN:	UE 1.2 Apply a strategic planned and consistent approach to the provision, development and maintenance of public open space. UE 3.8 Protect and enhance the special qualities and sense of place of country townships.
RELATED POLICIES:	Entrance Walls and Statement –Road Reserves - 2004
SUPPORTING PROCEDURES:	N/A
PREVIOUS REVIEW DATES:	6 July 2015
ENDORSED BY COUNCIL:	6 August 2018
MINUTE RESOLUTION NUMBER:	OM20180806.12
NEXT REVIEW DATE:	6 August 2021

1. PURPOSE

To provide guidance for acceptable design, location and development standards for town entrance statements and walls within the District of Mount Barker.

To ensure that town entrance and wall statements provide a sense of identity, place and belonging for the community of a town or settlement within the District of Mount Barker.

To encourage the use of public art and local themes in the design and to utilise materials that reflect both the locality and have historical precedence.

2. SCOPE

This Policy is applicable to Elected Members, Council staff, Council contractors, community and business organisations.

3. DEFINITIONS

Town Entry Wall and Statement: A structure constructed of either, or a combination of masonry, metal and timber located at the entrance to a town or settlement for the purposes of identification.

4. ROLES & RESPONSIBILITIES

Council: Approve and adopt policy and ensure adequate funding for agreed maintenance

Chief Executive Officer: Monitor application of policy

General Managers: Monitor application of policy

Manager Field Services: Monitor and incorporate policy into maintenance management procedures

Manager Open Space and Environment: Monitor and administer policy

Policy Planner: Monitor, and review policy as directed by Manager Open Space and Environment.

5. SPECIFIC POLICY INFORMATION

Communities and towns often work towards identifying and promoting characteristics that define and differentiate their township. One strategy employed is the installation of entry statements, located either on the road verge or public reserve adjacent to the major thoroughfare at or near the 'town boundary'.

As Entry Statements and Walls are often located within the public realm Council has specific requirements that need to be met in order for them to be granted a permit or licence to occupy Council Land.

These structures can help define the character of a region, and as such must be of a design and scale approved by Council. They must not create a hazard to motorists, cyclists or pedestrians, or create a maintenance liability for Council.

5.1 Council Contribution

Council will not contribute to the cost of the design and construction of the Community initiated Entry Statement and Walling. The cost of design and construction of the Entry Statement and Walling shall be borne by the proponent(s).

- Council will contribute “in kind” through the on-going maintenance of the structure, walling and associated plantings (following formal agreement with the proponent).
- Council will not contribute to the costs of illumination of community or business initiated entrance statements.
- Council may, where Development Approval is required, contribute through the reduction of fees associated with the Development Application.
- Should Council itself wish to develop an entry statement it would bear all associated costs.

5.2 Location

- The location of an Entrance Statement and Wall should be located as close as possible to the town boundary taking into consideration the following:
 - Topography,
 - Line of sight (road)
 - Roadside vegetation
 - Existing infrastructure (including Department of Planning, Transport and Infrastructure (DPTI) signage)
 - Speed limits
 - Access for maintenance (safety)
 - Located away from traffic zone
- Any Structure associated with an entrance statement shall be located within land that the District Council of Mount Barker will ultimately have care, control and management of, which could include a road reserve, public open space, leased/licensed or gifted land. This shall include the footings, capping, attachments and the like for any proposed structure and include any associated area given over to associated plantings.
- The structure or wall shall be located and designed to ensure that vehicular and pedestrian sightlines are not compromised.

5.3 Design and Materials

Entrance structures are usually in quite prominent locations and as such are often prone to vandalism, in particular, graffiti. Accordingly, the type of structure proposed and the materials used in the construction thereof should take these factors into account.

- Where possible the design should reflect and be compatible with Council’s corporate logo, colours, branding or identification.
- Walls, if masonry, should be constructed in dark brick or stone as this tends to discourage graffiti attack.

- Walls comprising reasonably large smooth uninterrupted surfaces are discouraged as these tend to be graffiti prone.
- Any lettering or emblem forming part of a structure or wall shall be cast or incorporated into and form an integral part of the structure.
- The structure or wall shall be designed to be sympathetic with the surrounds and respond to the historic setting where appropriate.
- All materials used should be low maintenance.
- All structures should be constructed in a professional and workmanlike manner to the reasonable satisfaction of the Council to ensure their long term integrity meeting all required standards and codes
- All structure and wall designs as well as the layout of associated planting should consider the ability of Council to undertake long-term effective maintenance and be designed to minimise this need.
- Lighting should consider the use of solar powered and low energy lighting systems.

5.4 Vegetation and Plantings

- Landscaping associated with an entrance statement shall be comprised of native plants of native plants of South Australian origin and preferably those native species endemic to the area, unless linked to a specific historic theme.
- Non local or exotic plant species may be considered where a specific theme is being proposed, or where community or heritage values would be better reflected through their use.
- Plants should be chosen because of their general hardiness and low water requirements.

5.5 Council and Other Approvals

- Council must authorise any design in accordance with associated procedures.
- Development Approval is required for all masonry walls greater than 1.0 metre in height.
- Plans and specifications must be provided to Council which comply with the structural requirements of the Building Code of Australia, to the reasonable satisfaction of Council where the entranceway wall is less than 1.0 metres in height and proposed to be constructed on Council owned land or land proposed to convert to Council ownership as road reserve.
- Development Approval is required for all fencing over 2.0 metres in height.

- As the structures are usually located on Council owned land or future Council land (i.e. road reserve), approval from Council as landowner is required.
- If located on verge of DPTI controlled road, consultation and concurrence by that agency will be required.
- For a community, service or business initiated entrance statement or wall located on privately owned land, an on going lease/licence ceding care and control of that area to Council must be established. The establishment and ongoing costs of the lease will be the responsibility of the community or business group.

5.6 Renewals and upgrades

An existing entry statement or wall may need to be modified or upgraded for a variety of reasons, such as changed traffic movement or road alignment, difficult or unsafe maintenance requirements, or because the theme of the structure is no longer relevant or reflective of the community.

Alterations may be made by either the community or Council and do not specifically have to be “like for like”. (eg if maintenance or access issues are being addressed changes to the original specification and design may be required)

Any modifications which are not “like for like” would need approval from relevant Council staff.

6. REVIEW

This Policy will be reviewed on a 3 years or earlier in the event of changes to legislation or related Policies and Procedures or if deemed necessary by the Policy Planner or Manager Open Space and Environment.

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.mountbarker.sa.gov.au.

8. FURTHER INFORMATION

For further information on this Policy, please contact:

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