



District Council of Mount Barker Regional Recreation Precinct Study

Draft

September 2006

leisure, recreation & sport;
improving community wellbeing.



Foreword

The future is not a gift -it's an achievement - *Henry Lauder*

Some communities allow the future to overwhelm them. Successful communities know that the future is theirs to create. These communities take the time to produce a vision for their future and use a process that leads them to their goals.

It is with much pleasure that I present to the community the **District Council of Mount Barker Recreation Precinct Study**. Recreation and sport is of both historic and current importance. This District has been the home of many people with international and national reputations in a diverse range of sports and other recreational pursuits. Your Council understands the critical role of recreation in achieving an active and healthy community. This has been reinforced for us by the community throughout the consultation undertaken during the compilation of this report.

The District Council of Mount Barker Recreation Precinct Study highlights exciting opportunities that must be further developed by planning and negotiation so that future assets do meet, and reflect, community needs and aspirations. The kinds of assets that are outlined in this Study are critical if we are to maintain and enhance the lifestyle, welfare and health of our community. The Study is a guiding template for the provision of sporting and recreational facilities that will meet the expectations of our rapidly growing community.

The Study comes after extensive consultation to identify current and future needs. It is credible because it is the product of experts in the field assisted in large measure by members of the community who gave of their time and expertise, and provided important information that was used in its preparation.

This Study provides a long term plan for the development of community assets that we can afford and continue to maintain. The approach adopted recognizes that there are social, environmental, economic and cultural impacts on any plan such as this which seeks to meet community needs in such a comprehensive way.

Here then is an overview of the opportunities faced for the development of sporting and recreational assets that will challenge us all to convert this vision into exciting and practical reality.

Tony Wales
MAYOR

Executive Summary

The District Council of Mount Barker has experienced significant growth in population over recent years which has led to an increased demand for recreation and leisure space and facilities within the community. To enable Council to manage this current demand and forward plan for the future, an understanding of the community's recreation and leisure facility needs is important. To gain that broad understanding of future needs, Council undertook the development of a Regional Recreation Precinct Study (the Study). The Study is the first step in identifying opportunities for future recreation and leisure facility development that will enable Mount Barker to be identified as a regional destination.

The Study's aim is to deliver a sustainable and viable long term vision that provides a platform to assist Council in considering options and priorities for regional recreation infrastructure. The Study recommends potential district and higher level leisure and recreation infrastructure within Mount Barker by identifying the community's current and projected need. The Study is not a detailed master plan but forms options and opportunities for the Council's consideration for future development that will promote health and wellbeing through participation and engagement in leisure and recreation for the District Council of Mount Barker community.

A number of common themes that emerged from community consultation that guided the identified options and opportunities include:

- Increased Access for all (Inclusion)* by ensuring the whole community, regardless of social standing, age, ability or gender etc. has access to a wide range of quality leisure time opportunities.
- Consolidated assets* or the need to provide quality facilities over the quantity to ensure funding and support can be effectively targeted.
- Joint Ventures (Partnerships)* to identify funding and management opportunities of facilities and services.
- Regional Facilities (Draw card to Mt Barker)* and the need to work with neighbouring Councils and local and State agencies to ensure viability
- Community Sport Junctions (Optimal Use)* which support the notion of consolidated assets and the need to provide open space which is optimally utilised to ensure sports surfaces meet the requirements of players and the general safety of all users.
- Ageing Facilities (Recreation and Aquatic Centres)*. Strategic documents recognise that much of the sporting and recreation infrastructure in Mount Barker was developed pre 1960's and is now in need of upgrade and/or replacement.
- Family Areas (Open Space)* the growing community calls for a need to recognise open space and recreation for families with young children.
- Youth Needs (Unstructured)*. The recognition that Mount Barker has and will continue to have a relatively high youth population combined with its geographic isolation from the city centre of Adelaide and other major districts, call s for the needs of young people to be addressed..
- Tourism Potential (Cultural Identity and Economy)*. Mount Barker is culturally and historically rich and has a number of existing and potential tourism attractions. By recognising and enhancing these (including accommodation), the community will benefit from the economic spin-offs' brought about by tourist infrastructure and development
- Trail Development (Safe Linkages, Commuting)*. Strategies recognise the importance of a good trail network that can be utilised for recreation, commuting and general access to and from key nodes within the Township such as shops, schools, open space, facilities and places of work.

Executive Summary

The Study has identified seven (7) sites, with identified options and opportunities highlighted, that will facilitate the recreation and leisure pursuits of the community into the future. They are:

- Anembo Park
- The “Big Green”
- Mount Barker Showground’s
- Dunn and Bickle
- Mann Street Open Space
- School Open Space
- “Other” land for consideration

Each land parcel is discussed in the Study in terms of the site itself not the current use of the site and/or facilities. Recommendations are provided that will be required to be further explored as part of the next stage of the process.

The Study is only the beginning! Further detailed master planning is required to develop the options requiring significant consultation with key stakeholders and community members. Master planning will further explore the feasibility of the development of these options and the framework by which they can be funded and managed.

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Section 1 Introduction

1.1 Background

Given its locality as a regional centre and relative ease of access to and from metropolitan Adelaide, Mount Barker is experiencing significant growth both in the size and profile of its community. Combined with this growth is the realisation that the Mount Barker Township also acts as a key destination for both local (residents) and regional communities that use it for its many services and facilities. This includes key leisure and recreation assets many of which are now ageing and require assessment as to their appropriateness for the current and projected community and visitors to the District.

While the emphasis on Mount Barker itself over other Townships within the District may give rise to questions, it must be realised that due to its size and physical location within the District, Mount Barker is a regional centre within the Adelaide Hills. Therefore, Council realises that people will travel to and from the Township for specific reasons and therefore needs to consider a consolidated approach to provision to ensure quality facilities are provided for the whole community and visitors to Mount Barker.

The purpose of this report is therefore to identify and recommend potential district and higher level leisure and recreation infrastructure within Mount Barker by identifying current and projected need. The report is not a detailed master plan but forms options and opportunities for the Councils consideration.

Introduction

1.2 Context for the Review

Council's Community Strategic Plan 2004 -2007 provides the framework for achieving the aspirations of the community of the District of Mount Barker. It provides overarching objectives for recreation and sport facilities under the goals of:

Lifestyle:

- 1.1 *Support communities and incorporated bodies through supportive lease arrangements for the effective management of community facilities including halls, sports grounds and facilities.*
- 1.4 *Develop and formalise links between community groups, associations and Council*

Economic Development:

- 2.10 *Development and marketing of a sustainable tourism industry with quality attraction, facilities and amenities which compliment the natural and cultural assets and resources of the District and increase opportunities for day and overnight visitation.*
- 2.11 *Development of regional venues which attract special events, championships, carnivals etc., with adequate seating, parking and ancillary facilities such as restaurants, seminar rooms and boarding facilities.*

Leisure, Recreation, Arts and Sport:

- 4.1 *Develop a community Recreation and sport Action Plan addressing issues of asset management, new facility development and facility management which responds effectively to community need*
- 4.2 *Undertake an audit of existing leisure, recreation, arts and sports assets, and review the management of these facilities.*
- 4.3 *Subject to the outcomes of the Recreation and Sport Action Plan, develop Anembo Park to regional status in accordance with the community in a cost effective way.*
- 4.8 *Seek external funding to assist the community achieve specific linear path, bicycle paths and horse trail routes identified within the Community Recreation and Sport Action Plan.*
- 4.11 *Explore opportunities for the improved provision of Aquatic facilities for the Districts community.*

Introduction

Community Assets:

- 5.4 *Develop Joint Ventures and joint use of facilities, services and assets.*
- 5.5 *Council develops standard lease documentation and policy encouraging community access to Council owned facilities in a cost effective manner in accordance with Councils Open Space, Recreation and Asset Management Plans.*

Governance:

- 6.2 *Innovative financial models implemented that ensure minimal community funding to facilitate key infrastructure upgrade.*

The Community Recreation and Sport Plan (2004 – 2007) has been prepared to give effect to key objectives of the Community Strategic Plan, especially those relating to Recreation and Sport. These include:

1. Make necessary decisions concerning future major infrastructure including the Adelaide Hills Recreation Centre, Mountain Pool and Sport Junctions throughout the District.
3. Advocate the provision of affordable facilities across the District.
4. Encourage diversity of experience through supporting leisure and recreation activities and the arts.
5. Promote Mount Barker as the Regional Recreation and sports Centre of the Central Mount Lofty Ranges and at the same time support the Districts local townships in assisting them to maintain and develop their own community sports and recreation facilities.

The Recreation and Sport Plan identifies the following regional and district facilities that are of relevance to this project:

- Adelaide Hills Recreation Centre
- Anemebo Park
- Dunn and Bickle Oval
- Mount Barker Caravan Park
- Mountain Pool
- Associated Open Space throughout the Township

Introduction

It is envisaged that taking an integrated approach to future planning for the Regional Centre and the provision of recreation, sporting and tourism facilities will result in a more efficient and effective use of community assets. Therefore, the desired outcome of this study is to:

- 1 Assess the most appropriate recreational use of land in Mount Barker
- 2 Consult with key community groups and individuals to assist in identifying need
- 3 Determine Councils role in meeting need.
- 4 Identify options and infrastructure requirements for each area given the above.

It must be reiterated that **this study is not a blue print for development** there are many underlying issues evident that need further consideration, such as:

- Viability and feasibility of any proposed development
- Identifying roles and responsibilities of Council.
- Legal and statutory considerations.
- Securing funding for any proposed development

This is highlighted in Figure 1 whereby the third stage should include detailed master plans to determine management and infrastructure options and the feasibility of the options to include the capital and recurrent costs to Council/operator and of course the benefits to the community.

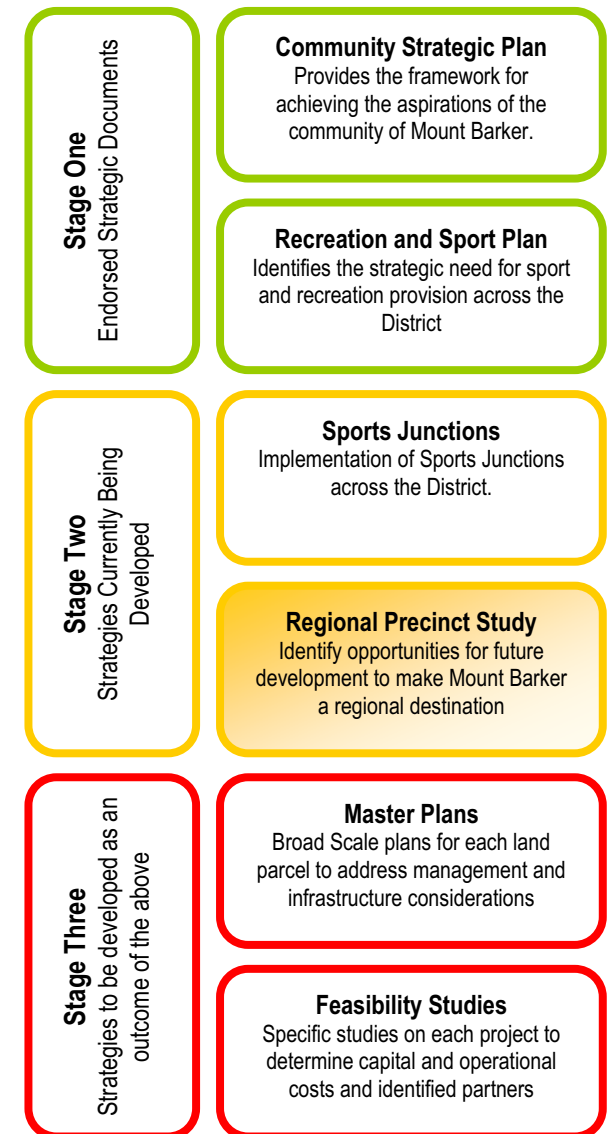


Figure 1: Strategic Alignment

Introduction

1.3 Methodology

In order to achieve the outcomes as highlighted above, the project was therefore broken down into five stages to include:

Stage 1: Background Review

Review of strategic documents (local and state) which may affect the provision of services and facilities in and around Mount Barker

Stage 2: Opportunity Analysis

Discussion and consultation with primary and secondary stakeholders to determine a collective vision and understanding for regional recreation and open space.

Stage 3: Draft Plan

Mapping, zoning and identifying potential infrastructure requirements to meet the issues and considerations raised in the opportunity analysis including indicative costings and potential funding sources.

Stage 4: Stakeholder Feedback

Upon provisional endorsement from Council, seek comments from primary and secondary stakeholders to gain further comments and in principle support of the concept.

Stage 5: Options Report

Finalise the report with inclusion of comments and issues raised in consultation with stakeholders.

Section 2 Findings

2.1 Strategic Alignment

The Council strategies referred to in Section 1 make specific mention to the Mount Barker Township as a central district/regional destination. Such findings do not negate Council's responsibility and commitment to service all of its Townships, but recognise Mount Barker as being the 'draw card' as the key destination within the region and therefore its ability to cater for district and higher-level facilities.

A number of common themes are also identified within the strategic documents that relate specifically to the delivery of sport and recreation opportunities and can be discussed as follows:

- **Increased Access** for all (Inclusion) by ensuring the whole community, regardless of social standing, age, ability or gender etc. has access to a wide range of quality leisure time opportunities.
- **Consolidated assets** or the need to provide quality facilities over the quantity to ensure funding and support can be effectively targeted.
- **Joint Ventures** (Partnerships) to identify funding and management opportunities of facilities and services.
- **Regional Facilities** (Draw card to Mt Barker) and the need to work with neighbouring Councils and local and State agencies to ensure viability
- **Community Sport Junctions** (Optimal Use) which support the notion of consolidated assets and the need to provide open space which is optimally utilised to ensure sports surfaces meet the requirements of players and the general safety of all users.
- **Ageing Facilities** (Rec and Aquatic Centres). Strategic documents recognise that much of the sporting and recreation infrastructure in Mount Barker was developed pre 1960's and is now in need of upgrade and/or replacement.
- **Family Areas** (Open Space) the growing community calls for a need to recognise open space and recreation for families with young children.
- **Youth Needs** (Unstructured). The recognition that Mount Barker has and will continue to have a relatively high youth population combined with its geographic isolation from the city centre of Adelaide and other major districts, call s for the needs of young people to be addressed..
- **Tourism Potential** (Cultural Identity and Economy). Mount Barker is culturally and historically rich and has a number of existing and potential tourism attractions. By recognising and enhancing these (including accommodation), the community will benefit from the economic spin-offs' brought about by tourist infrastructure and development
- **Trail Development** (Safe Linkages, Commuting). Strategies recognise the importance of a good trail network that can be utilised for recreation, commuting and general access to and from key nodes within the Township such as shops, schools, open space, facilities and places of work.

Findings

2.2 Defining Regional Facilities

By definition, regional open space/facilities may be said to be those that people will travel between 30 and 90 minutes (in SA) to visit¹ such as:

- Cultural areas that have a unique historical or cultural significance
- Waterways and creek lines, lakes etc
- Linear Parks
- Environmental areas of natural significance or 'wilderness'
- Venues and Arenas including areas of open space for specific activities (sporting or other) that attract visitors and tourists to a region.

The last point is particularly relevant to the District Council of Mount Barker as a number of facilities exist that can or do meet this definition while also catering for the needs of the immediate community. Such venues and land parcels within the Mount Barker Township include:

- Mt Barker Tourist Park including the Mountain Pool
- The Linear Trail,
- The proposed "Big Green" situated adjacent to St Francis Community Oval and
- The Mount Barker Showground's including the recreation centre

2.3 Consultation

Face to face interviews were undertaken with primary stakeholders identified in **Appendix A** with each stakeholder asked questions in relation to:

- Their own specific area of interest and concern and
- Their thoughts and opinions relating to the provision of leisure and recreation services in Mount Barker.

Comments were received as representative of those of each organisation and therefore do not necessarily reflect the opinions or views of the District Council of Mount Barker. Findings from consultation concluded:

¹ Daly J.: Recreation and Sport Planning Design (Second Edition) Pg. 26: 2000

Findings

2.3.1 Mount Barker Caravan Park Committee

A sub committee of Council exists to oversee the strategic and operational aspects of the Caravan Park. Chaired by Councillor Ned Wright, the following points were raised:

Current Situation

- Current Committee of Management for the park comprises senior council staff
- Tourists currently use Mount Barker when major events are on in Adelaide
- Every weekend the site is full or near capacity
- Mt Barker has poor accommodation for tourists
- Location has been questioned but its proximity to the town centre makes it well placed
- The linear park adjacent to the park is a good asset

Concerns

- The caravan park was initially developed as tourist facility but now has some permanent residents within the site (approximately one third)
- Numbers of long term residents have reduced with the committee aiming for zero in the long term.
- Long term residents housed at the site is not compatible with a tourist facility. Long term workers are generally accepted, but older adults in need of care should be catered for by other agencies.

Opportunities

- Mt Barker needs areas for arts and drama as well as sport.
- Soccer is continuing to grow in the region.
- Would like to see mainly cabin accommodation and the park extended
- Would like to see all on site vans removed and replaced with hard sites with power
- Critical to link all key open space and recreation infrastructure via a good off road (linear) network
- Should land be sold then some of these funds should be redirected into the development of the park.
- There is a need for a more formalised Committee of Management for the Park



The caravan park is currently home to many long term residents.

Findings

2.3.2 Mount Barker Town Centre Development Board

An 'economic development board' exists within the Township of Mount Barker who has a role to develop and enhance opportunities for the area and of course the businesses within it. James Sexton of Sexton Real Estate Chairs the board and expressed the following comments:

Current Situation

- 17000m² of retail space is currently being developed adjacent to St Francis de Sales Catholic School.
- Other developments currently underway whereby council could consider developer contribution

Opportunities

- Access to the 'Big Green' can be resolved with overpasses into the site but this would have significant cost implications
- Large scale events are needed in the region
- Crucial to have facilities (accommodation and other) to sustain events
- Suggested that the showground's should be a central location for large scale community events
- Mt Barker is ideally located for a botanical garden due to its high annual rainfall, good water table and community willingness to become involved (schools in particular)



The Town Centre Development Board works toward developing business and tourism opportunities for Mount Barker

Findings

2.3.3 Transit Plus

Transit Plus is the public transport system servicing the hills. With a recent land purchase from Council for the development of a park and ride and bus depot adjacent to the caravan park, the Company is a key player in local initiatives and opportunities in Mount Barker and therefore provided the following key points:

Current Situation

- Transit plus are currently developing land adjacent to the caravan park as a park and ride for commuters from Mt Barker to Adelaide.
- The service currently provided is hourly whereby Transit Plus intend to increase this to half hourly
- The site is also used by the Steam Ranger passengers as a car park
- The purchase of the land from Council has proceeded
- The 17000m² of land will be used as a car park for approximately:
 - 140 cars
 - 40 buses
- This will account for approximately 12000m² with the remainder to be used as a buffer between the site and the caravan park.

Opportunities

- The service will allow greater access to and from Mount Barker



The land adjacent to the Caravan Park in the Town Centre of Mount Barker is being developed as a transit interchange and bus depot.

Findings

2.3.4 St Francis de Sale

The Catholic Education owned school is one of the larger schools in Mount Barker with a vision to expand. Currently leasing land from Council adjacent to the Laratinga Trail for school activities and sport, the school is a key player in the development of opportunities for community sport and recreation.

Current Situation

- The school is currently growing with 750 students in 2006 expected to grow to 930 in 2009
- The school has a development plan now in stage 7 of a 9 staged process
- The school has a Committee whose task it is to oversee the development process
- The vision of the plan is a R-12 school with a gymnasium and arts/drama centre
- Currently lease land from council but have developed facilities at their own cost (courts)
- The existing oval has some issue regarding salt in the existing bore causing problems with irrigation
- This has led the school to switch to mains while the problem is resolved
- While these facilities are community assets there is a perception that they are owned by the school
- The school cannot build on land that is not owned by the Catholic Education Office (their own policy)

Opportunities

- Would like to develop an indoor sports area and would consider joint use/development opportunities with Council
- Would like to purchase some of the existing land to progress with their development plans for the school.
- Access to the area could be enhanced with the widening of the existing entry and possible realignment of the rail track.



Open Space adjacent to the St Francis Sale School can be accessed by Councils Linear Trails Network.

Findings

2.3.5 Mountain Pool Swimming Club

The Mountain Pool is a key recreation facility within Mount Barker having been existence sine the **1950's**. Given its age, the infrastructure associated with the pool is in need of upgrade and therefore the club is a key player In current and future leisure and recreation development within the region.

Current Situation

- The club has a focus on development of swimming whereby the existing state swim in Mount Barker is a learn to swim facility.
- The pool has been developed by the local community over the past 50 years.
- Its size is imperial measuring approximately 30 metres in length
- The surroundings of the pool make it one of the 'best' in the region.
- Does not think that the state Swim facility is in competition with their pool/club due to the nature and size of all state swim pools (25 metre shallow pools)

Concerns

- While relocation is considered an option by the club, they do have concerns with the 'big green' due to issues with flooding
- The club thinks that Council is neglecting the pool at the moment.

Opportunities

- The club is not adverse to relocating
- Ideal situation would be a 50m 8 or 10 lane pool
- Important that any pool has an outside access for State Carnivals
- A pool that is covered with lift up sides would be beneficial
- See value and potential for the relocation of the pool with the recreation centre or vice versa
- Thinks the existing showground site is a good option for location failing which the land on the corner of Hurling Drive (to be developed) is a better option than the Big Green



The Mountain Pool is one of only a few pools State-wide that is 33 yards (imperial measurement) in length. Its age means that it is in need of upgrade to meet modern demands on aquatic facilities

Findings

2.3.6 Mount Barker Football Club and Recreation Centre

The Mount Barker Football Club leases land and buildings from Council on the area known as the Mount Barker Showground's adjacent to the recreation centre. With plans to expand the club needs to be considered in any proposed development of land and opportunities within the area.

Football Club Current Situation

- The club has a management agreement with Council for the site for a peppercorn lease of \$1 per annum
- There are currently 220 plus players which comprise 11 teams
- All training and games are undertaken on the same oval
- The Mount Barker show (April) causes further damage to the existing playing surface
- The tennis club adjacent to the recreation centre use the clubroom for meetings
- The club has a strong affiliation with the Sturt Football Club
- The club has plans to develop a grandstand and have had this costed at approximately \$2m

Concerns

- Existing shelters were pulled down by Council in 1987 leaving no shade or shelter to spectators from the elements
- The current location is the main showcase for the town but realise the soil and residential interface is not ideal for a sporting organisation that wishes to expand and grow to cater for the broader community.

Opportunities

- The club wants a regional training facility for SANFL and AFL Clubs in the Hills
- There is a need for a function centre in Mount Baker to cater for events and conferences etc
- The club has formally
- The club would prefer to stay at its current location but realise it is not ideally located due to their vision to expand space for games and training. It is therefore not adverse to relocating but has requested the following would be required:



The Mount Barker Football Club has plans to extend their facilities through the development of a grandstand envisaged also being used as a conference facility and catering venue

Findings

- Main oval equivalent in size to AAMI Stadium
- Second oval of a size capable of accommodating senior Australian Rules football matches
- Ovals to have adequate drainage and irrigation for all year usage
- The grounds must be fenced in such a way as to ensure user groups can control entry and implement appropriate admission fees.
This would include admission gates.
- Change rooms, including medical rooms and warm up areas of a size and nature to facilitate national, state and regional sporting events
- Lighting that is sufficient for night games and events
- Sheltered and elevated spectator facilities (Grandstand, elevated car parking around oval)
- Clubrooms and function centre that will accommodate crowds generated by major sporting and community events
- Infrastructure to allow smooth traffic flow and parking for major events.

Findings

2.3.7 Adelaide Hills Motor Restorers Club

The Adelaide Hills Motor Restorers Club lease the listed 'Von Doussa' Hall from Council for their meetings. Situated adjacent to the swimming centre, the facility is centrally located and obviously needs consideration with regards to potential opportunities for use.

Current Situation

- The club has approximately 50 'pieces' of equipment
- The existing facility was a youth centre bequeathed by Von Doussa family
- The association run the power of the past each year in March
- The club has just started a new lease on it existing facility (year 1 of 10)
- The club has a shed on the Mount Barker oval (showground's)

Concerns

- The club would like some definite assurances from Council regarding their future
- Relocating is an option but the club would not like to move too far out of Mount Barker
- The location of the park and ride was questioned as the club thought it would be better located on the outskirts of the town to ease traffic congestion

Opportunities

- The group needs approximately 2 acres of land for storage (15m x 6m x 4 facilities) plus meeting space
- Would ideally like a building to show their machinery in a 'heritage museum' type facility
- Use of the recreation centre facility should the centre be relocated could be an option
- Glebe land is also an option for the group
- Would consider Littlehampton, Nairne but consider Callington too far.



The Von Doussa Hall is a listed building used by the Adelaide Hills Motor Restorers Club for club meetings

Findings

2.4 Focus Groups

Three focus groups were held with key individuals representing the collective views of sport and recreation clubs, schools, and residents

The sessions were two hour each in duration and covered four topics of:

- The desired vision for Mount Barker in relation to sporting and recreation opportunities in the year 2020
- The current state of play in relation to leisure and recreation opportunities in Mount Barker in 2006.
- The perceived gaps between the two above points and
- Priority areas for consideration.

A summary of the findings from each group concluded the following:

Findings

2.4.1 Schools

■ Concerns

- Access to and from existing facilities is a major barrier (transport and costs)
- Ageing population in general means there is a need to consider facilities' for this group
- Many schools are looking at developing their own facilities which would cause duplication within the community
- Aging infrastructure in Mount Barker in need of addressing
- Safe access to open space (lighting and physical links etc)

■ Opportunities

- There is a real need for a purpose built leisure facility within Mount Barker.
- Arts and drama is often neglected and needed in Mount Barker
- Many schools have good level sports surfaces that could be used out of hours by community groups
- There needs to be a good civic' centre.
- Potential shared used of facilities to avoid duplication through the establishment of a database of facilities.

Common School Priorities

- Access to a quality aquatic facility
- The need for arts and drama facilities
- Programmes and services need to be equitable and accessible
- Little coordination with and between Council with regards to school/community use of facilities

Findings

2.4.2 Community

■ Concerns

- The area has a big youth population but little opportunity for recreational pastimes.
- Mount Barker is increasing its urban infill and open space within the township is being compromised and is losing its community feel
- There is a general lack of accommodation in Mount Barker for visitors and tourists

■ Opportunities

- There needs to be more 'leisure' opportunities other than sport
- Arts and Drama facility is needed
- Townships should be linked through a good network of trails
- Linear trails should where possible be developed to be dual use.
- The use of bikes should be encouraged with good links and infrastructure such as racks.
- There needs to be a stronger link with leisure and the mental health benefits (link with wellbeing)
- Council needs to be more pro active in promoting what is available in the community (directory)
- There is a need to share facilities with schools.
- Motel off the freeway
- Showground's as the central facility for Mount Barker

Common Community Priorities

- Need for multi purpose indoor community facility
- Enhancement of a leisure centre and pool
- Centralised sporting areas
- Accommodation development for tourists
- Connectivity of open space throughout the District

Findings

2.4.3 Sporting and Recreation Groups

■ Concerns

- Facilities are looking tired
- No strategic direction for facilities in Mount Barker
- Ongoing legislation is an issue for community groups
- Clubs think Council are locking them into certain areas of open space(Big Green)
- Concern of flood potential with the Big Green
- General lack of information from Council

■ Opportunities

- Need at least two major facilities for sport in the area
- Outdoor 'covered' aquatic facility
- Accommodation is needed for Mount Barker
- Function centres
- Facilities to attract large sporting events
- Centralised showground's

Common Sport and Recreation Group Priorities

- Centralised sporting facilities for clubs
- Covered outdoor aquatic facility
- Development of a leisure centre and pool
- High performance areas for events and sports
- Storage facilities'
- High standard indoor facilities

Findings

2.5 Community Survey

A survey (**Appendix D**) was distributed amongst the community in late 2005 and initially closing on the 16th December 2005 (giving residents approximately 4 weeks to respond.) However due to the Christmas holiday period; the survey was extended to February 2006. Tables of key findings can be found in **Appendix E** with the following being a summary of community thoughts in relation to the provision of leisure and recreation within Mount Barker:

▪ Response

A total of 129 responses were received, 30 of which were individuals representing community groups and their specific areas of interest and focus

▪ Types of Recreation Facility Use in Mount Barker

The majority of respondents stated that they used the Mountain Pool followed by linear trails, the recreation centre and open space for passive/unstructured recreation. However if we add the linear trail use to open space, it becomes clear that unstructured recreation is by far the most common form of leisure activity with over a third (36%) of all respondent stating they used these assets.

Keith Stephenson Park was by far the most popular area followed by the Laratinga Wetlands. A further 10 people stated that they used the Mount Barker / Football Oval but this may be for the sport of football and therefore unable to be included in 'unstructured' recreation use of open space. Regardless, the use of open space in Mount Barker gives rise for Council to consider the linkages and provision of quality space to meet the unstructured needs of residents.



Trails and open space in are the most commonly used facilities in Mount Barker

▪ Other Facilities Used

The Family House was mentioned by 8 people as being a facility which is used for recreation, with the cinema, state swim and library and skate park as key recreation facilities within the township. Such findings support the notion that leisure activity is seen much broader by the community than the traditional sport and exercise. Such a consideration means that Council should continue to work in partnership with a number of commercial, private and voluntary agencies to ensure a full scope of provision is available within Mount Barker.

Findings

■ Facility Use

Use of facilities not surprisingly reflected the primary purpose of the identified facility. The recreation centre primary use was for sport (36%), Exercise (19%), recreation (15%) and events (15%) whereby trails were for exercise (predominantly unstructured), recreation and relaxation. Open space was again discussed in terms of both passive recreation and structured sport with 13% stating they used open space for the latter. This finding can be read in relation to the number of responses received from the football club whose facility (showgrounds) was initially left off the survey at the request of Council.

■ Facility Standard

The current opinions on facility provision across Mount Barker varies from being well catered for in trails with 58% of respondents stating that they meet all of their needs and only 9% stating that they could do with improvement. This is compared with 53% of respondents stating that the mountain pool is in need of improvement and 47% of recreation centre users stating that it is in need of upgrading to meet their specific needs. The majority of respondents do not use the caravan park but 17% stated that it was in need of improvement. In addition to the caravan park is the (Dunn) Oval, which, while almost half of respondents had not used, 31% stated that it was in need of improvement as it did not meet their needs.

These findings indicate that all facilities with the exception of the Linear Trails and passive open space are not meeting the needs of the residents of Mount Barker

■ Facilities not being catered for

A number of facilities were highlighted by respondents as not being well catered for in the region. These included (in order of priority) the following:

- Youth Recreation: 59% stated places for young people to recreate in Mt Barker is poor
- Aquatic Provision: 44% stating that aquatic provision was below par in Mount Barker.
- Tourist Facilities: 40% stated that Tourist attractions are not being catered for
- Playgrounds: 38% of respondents stated playgrounds are not being well catered for in Mt Barker
- Sports Fields: 34% stated that areas for structured sport is poor in Mt Barker



Survey respondents generally stated that the standard of the Mountain pool and Recreation Centre are poor with youth recreation not being adequately catered for in Mount Barker



Findings

2.6 Summary of Findings

A number of comments and points have been unearthed throughout research and consultation which can be summarised as follows:

- **Structured open space:** There is a need to cater for areas for structured sport in Mount Barker for community groups while at the same time enhancing opportunities for high end performance of which there are a number of groups within the area.. Anembo Park is expected to meet the latter need with other land parcels such as the Big Green having potential to be developed to cater for community level sport.
- **Linear Trails:** While trails seem well catered for in Mount Barker, it is crucial to ensure connectivity with and between key nodes within the township. This includes leisure facilities and destinations such as shopping precincts, schools and other community hubs.
- **Play spaces:** While areas for passive recreation seem well catered for in Mount Barker, specific areas for young children are not meeting the needs of the community.
- **Infrastructure:** Existing infrastructure is ageing and in many instances developed in the mid to late 1960's. Not only does this mean that existing infrastructure and assets are in need of replacement, but their uses and design is no longer compatible with modern needs, demands and trends. This is particularly relevant for the recreation centre and mountain pool.
- **Aquatic Facilities:** The Mountain pool plays a significant role in the community but is in need of upgrade. Timing is now opportune to examine the replacement of the facility to include its management by specialised aquatic managers to ensure optimum use while meeting the broader needs of the community.
- **Recreation Centre:** The existing facility is predominantly an indoor basketball facility not meeting the broader social needs of Mount Barker. Modern facilities of this nature encompass sporting, recreation, leisure and aquatic components to make them viable while meeting the needs of local and regional communities.
- **Tourist Facilities and Accommodation:** While Mt Barker itself is a tourist destination and 'stop off' point for people visiting Adelaide, existing infrastructure to support and enhance tourism is inadequate. The existing caravan park must therefore focus its efforts on its 'tourism' theme and not as a place of residence and demand has been expressed for conference facilities to attract business and events to Mount Barker

Findings

- **Arts, Culture and Heritage:** Demand has been expressed by the community and schools in Mt Barker for an arts and drama facility. Opportunities exist for partnerships with a number of agencies to explore this opportunity. Similarly a number of individuals and groups have expressed demand for facilities that promote and enhance Mt Barkers unique cultural heritage.
- **Community Events:** While the community are currently content with the amount of events in Mount Barker, there was and expressed concern regarding the facilities to cater for them. This includes built form (as above) and open space for centralised events that showcase Mount Barker.
- **Youth Recreation:** Demand has been expressed regarding the lack of facilities in Mount Barker for Young people. Such findings support the growth of the area and a higher than average population of young families and therefore higher levels of young people in Mount Barker. Unstructured recreation is particularly important for young people and should be incorporated into future planning including the attraction of venues provided by the private sector such as cinemas, bowling alleys and places that are welcoming and inviting to young people.

Section 3 Strategic Need and Responsibility

3.1 Strategic Overview

While the 'opportunities' discussed in the summary of findings have become evident through research and consultation, it must also be realised that any identified project or initiative will more than likely involve significant capital injection and ongoing funding to ensure it can be delivered in a sustainable manner. It must also be understood that while Council may support such proposals, it may not be responsible for the development and initiation of projects which may include construction, development, management or ownership. It is therefore important to address three significant questions of:

- What is Council's role in overall delivery?
- What is the level of identified need for any service or initiative? and
- What is Council's role in specific project delivery?

To this end the following will be addressed in this section prior to being considered in the schematic options stage in Section Four:

1. Identification of Council's roles ;
2. Understanding how projects are prioritised ;
3. Establishing Council's level of involvement in each and
4. Funding opportunities.

Strategic Need and Responsibility

3.1.1 Councils Role

Local Government generally has the following identified roles regarding any given project²

- **Leader**

- Council leading the community or local government sector by example.
- Council setting directions to meet current and future needs, usually through policy, strategies, plans or reviews

- **Owner/custodian**

- Council fulfilling its obligations to manage the community's assets including buildings, facilities, public space, reserves and those of the natural environment e.g. remnant native vegetation, rivers and the coast.

- **Regulator**

- Council undertaking a particular role in response to legislation which may either be direct and specific, or general in nature such as 'duty of care'

- **Information provider**

- Council distributing or displaying community information produced by other agencies (e.g. information pamphlets and temporary displays)
- Council providing information to the public that Council has commissioned through Council reports and studies, website etc
- Council developing resources to promote a common understanding of key characteristics and trends relating to the City (e.g. studies, surveys, suburb profiles) and to inform decision-making

- **Advocate**

- Council making representations on behalf of the community to one or more parties that has a direct role or influence with regard to the matter under consideration

² Extracted from the City of Onkaparinga Council Role Policy

Strategic Need and Responsibility

- **Facilitator/Initiator**

- Council bringing together stakeholders, or joining with other stakeholders, to collectively pursue a shared interest or service or to resolve an issue

- **Agent (or broker)**

- Council providing a service on behalf of another party that funds the service, when the associated funding conditions accord with Council's own directions

- **Part Funder**

- Council contributing funds or resources, as one of a number of parties that contribute funds (or resources), towards an initiative or service

- **Direct service provider**

- Council fully funding and providing a service

Strategic Need and Responsibility

3.1.2 Council Accountability

In order for Council to determine its level of involvement in any project and the role it may take, it must adopt a process whereby social, environmental and economic factors are considered. To this end, Council must consider two critical factors of:

- The Identified Community Need (**ICN**) or the social and environmental impacts any project has and
- The Cost Return Ratio (**CRR**) or the economic viability or reality of any projects.

Such a process also balances Councils social objectives with the economic reality and is ultimately is used to determine what role if any it will employ. The outcome of determining the value of the ICN against the CRR will provide Council with one of three potential scenario's of:

- **Enter:** The project has an attractive social outcome with either little capital and ongoing outlay, or has the capacity for a high return on investment. Council therefore has an opportunity to enter directly or indirectly into the project in a number of roles.
- **Consider:** There is some value in the project but it is either:
 - Not a core community need but can provide an attractive return (enabling income streams to be invested elsewhere);
 - Is considered a core community need but will be a significant financial burden on Council's resources and potentially the responsibility of a third party or
 - Is considered a core community need and no third party is able to deliver the service and therefore may have to be delivered and subsidised by council.

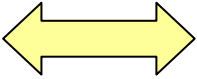
In any of these instances, further analysis will be required to determine whether Council should enter or exit the project and what its role will be from there on in.

- **Exit:** The project has no or little positive ICN and CRR outcome and therefore should not be pursued by Council. However, this does not mean other parties cannot continue to pursue the project for speculative commercial benefits.

Strategic Need and Responsibility

3.1.3 Council Involvement

With a clearer understanding of its role and potential impact any project may have on the community, Council can now combine its role with its accountable process to determine possible options for involvement. this is summarised as follows:

Role of Council	Enter	Consider	Exit
Leader	The project has social and economic merit and Council chooses to become involved	<p>Further research and analysis is required to determine Entry or Exit strategies</p> 	The project does not meet any of councils community objectives and is high risk
Owner/Custodian	Council owns or intends to own the facility or service but may not manage it.		Existing facilities or assets may be surplus to requirements and sold to offset other opportunities
Regulator	Council has a duty to deliver or manage the service or asset.		A statutory or legal obligation prevents Council from perusing the project
Information Provider	Council informs the community of its intentions to enter into the project		Council has a role to inform the community of its intentions and exit rationale for exiting the project.
Advocate	Council supports the project but it may be outside of their scope to deliver.		Council may not be the best provider but advocates on behalf of a third party to deliver the project
Facilitator	Council supports the project and enables it to proceed through a third party		As above, Council does not become financially involved in the project but may facilitate it occurring.
Agent	Council brokers the arrangement for the facility or service to commence		Not Applicable
Part Funder	Council enters into partnership with a third party and directly funds the initiative		Not Applicable
Direct Provider	Council owns and manages the service or facility as it is the best provider.		Not Applicable

The outcome of what Councils role will be may not be realised until further assessment of viability and Master planning is achieved. Therefore, the following are at this stage indicative options and opportunities.

Section 4 Schematic Options

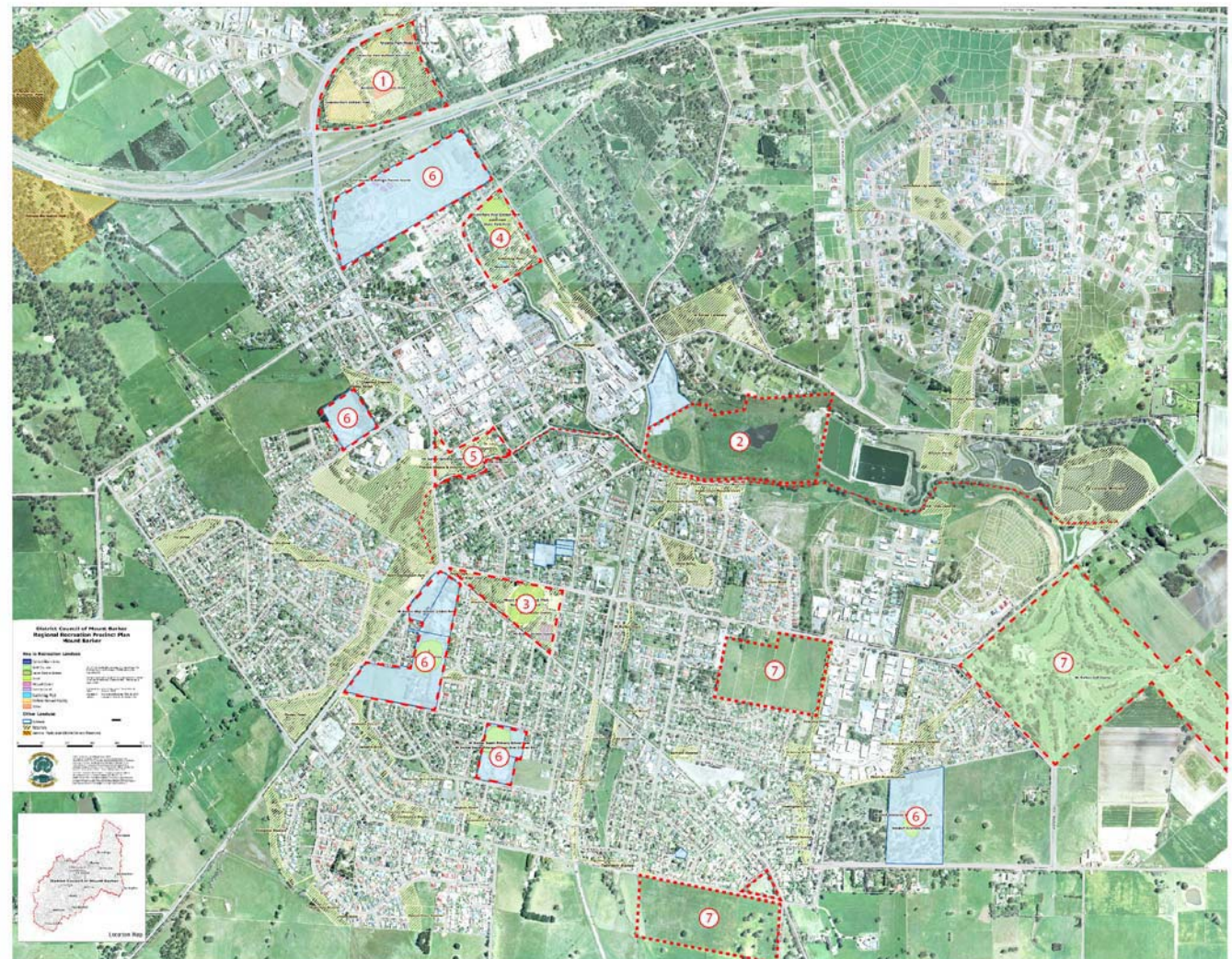
4.1 Site Identification

Given the findings from consultation and the potential strategic need and role of Council are the following overall site opportunities for consideration that consider the following land parcels:

- 1 Anembo Park
- 2 The 'Big Green'
- 3 Mount Barker Showground's
- 4 Dunn and Bickle
- 5 Mann Street Open Space
- 6 School Open Space
- 7 'Other' land for consideration

While each land parcel is discussed in terms of its site and not its current use, this will be discussed in the 'opportunities' section of each site and recommended to be explored further in the next 'masterplan' phase of development.

On discussing the opportunities for each land parcel, the likely (given that further analyses will be required) role of Council and the projects place on the SET will be considered.



4.1.1 Anembo Park

Site 1 is the existing Anembo Park area and associated infrastructure. While it is recognised that a Masterplan has already been developed and endorsed for the park, there is a need to formally recognise it as the centralised high performance sports area for the whole District of Mount Barker. High performance sports are (for the purpose of this study) defined as those sports/clubs that play at the higher end of their competitions (regional level) whereby a gate/entry fee maybe required.

Given the existing Master plan combined with the findings in this report, it is recommended that the site plan be fine-tuned to accommodate other high end sports and community and regional events while being accessible to the whole community outside of structured scheduled events. The following considerations and recommendations are therefore suggested:

Opportunities:

Further development of the park for high-end events managed through controlled gate entry. This opportunity includes:

- 1) **Open Space:** Relocation of softball from Anembo Park to a more permanent facility within the 'Big Green' (Option 2) complex would make space for passive recreation and additional car parks for events.
- 2) **Clubroom:** Relocation of the proposed club rooms/gymnasium to the front of the park as an entry icon and facility which will meet the needs of all users/community.
- 3) **Covered Courts:** Covering of 50% (8) tennis courts to be utilised for indoor tournaments, events, club training and other court sports.

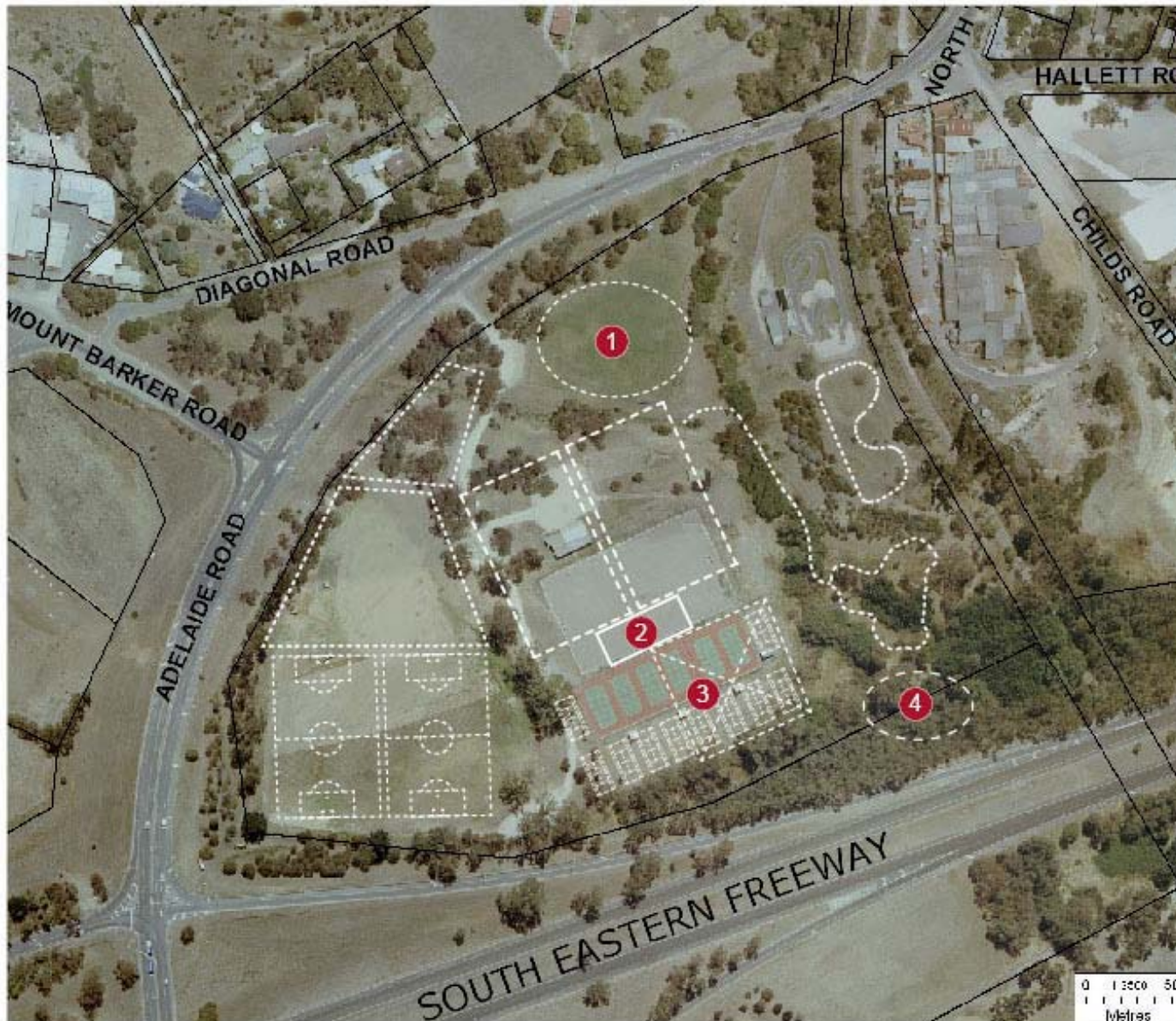
Considerations:

- There is a need to continue with the existing master plan for Anembo Park and seek private developer interest to realise the vision and ongoing management of the precinct.
- Willow Flat (opposite entrance) to be used for overflow car parking for large-scale events.
- Transport and pedestrian access to and from the park (as highlighted in the Master plan) needs careful consideration and alignment.



Existing or planned facilities can be cost effectively fully or partially covered and used for a number of indoor events and activities.

Canberra Tennis Centre (ACT)



ANEMBO PARK

- 1 Open Space
- 2 Clubroom Facility
- 3 Covered Tennis Courts
- 4 Water Retention Basin

Identified Community Need: High

- Previously identified in a number of strategic plans
- Identified need for high-end facilities for events and regional tournaments.
- Anembo Park to be the Regional Hub for Sport.

Cost Return Ratio: Medium

- High cost for development.
- Lease arrangements to reflect facility type.
- Public Private Partnership likelihood
- Potential for income generation through events and tourism.

Predicted Role:

Owner Custodian
Part Funder

Schematic Options

4.1.2 Big Green

There is scope to develop the land adjacent to St Francis de Sale School as a community-sporting complex. This could comprise shared facilities and playing surfaces that could be utilised by a number of sports including Australian Rules football, softball, cricket, football (soccer) etc.

There is also an expressed demand by schools and the community for a venue that can cater for cultural and arts activities. Potential therefore exists to develop part of the site for this function and enter into a joint use (and development) agreement with the Catholic Education Organisation.

Opportunities:

- 1) **Indoor Multi Use Facility:** Design and develop an indoor community arts and cultural centre on existing land and develop a fenced oval for joint school and football club use. This option may include the development of a standalone clubroom for the football club or shared as part of the proposed facility
- 2) **Access:** Entry and exit points from the site are a major consideration and require further assessment.
- 3) **Community Space:** Associated infrastructure to cater for community sport such as soccer, softball, etc. and large scale community events.
- 4) **Car Parks:** Develop consolidated car parks with easy access to facilities
- 5) **Clubroom:** clubroom Development and grandstand for Football club.
- 6) **Wetland:** enhancement of existing wetland to act as a buffer between sewerage treatment



Considerations

- Joint use/funding agreements with and between Council and school would need to be pursued.
- Flooding potential of the site requires careful consideration.
- Community groups encouraged to use the facility for programmes outside of school use.
- Relocation of Mount Barker Football Club to this site would need to incorporate a fenced oval. This may complement school needs but a specific facility may need to be developed opposite shared by the school and this club

The existing hard court area leased from Council adjacent to the 'Big Green' could be a suitable location for a shared community/school arts and drama facility



BIG GREEN

- 1 Indoor Multi-use Facility
- 2 New Site Access
- 3 Sports Fields
- 4 Parking
- 5 Clubroom
- 6 Wetland

Identified Community Need: Medium

- Need identified for enhanced community sports areas
- Indoor cultural centre requirements

Cost Return Ratio: Low

- High capital cost versus
- Potential partnership opportunities

Predicted Role:

Further research required:
Partner
Part Fund
Custodian



4.1.3 Mount Barker Showgrounds

The land known as the Mount Barker Showground's become a centralised purpose built leisure centre catering for the whole Adelaide Hills region. Economies of scale plus consolidated wet and dry leisure facilities is a more viable option than stand alone centres used solely for court sports or aquatic programmes. Such facilities should also have a strong focus on leisure and not solely fitness and health. Opportunities could include more holistic provision of services to include 'pampering products' such as health and beauty, wellness and relaxation therapy etc.

Opportunities:

Please note that opportunities 1, 2 and 3 require further analysis in relation to site orientation and the location identified on the map is not necessarily the preferred option for location

1) Swimming Centre

- a. The existing pool be closed and a new covered pool (size to be determined) be developed on this site

2) Recreation Centre:

- a. The recreation centre be redeveloped to align with a proposed swimming centre
- b. Relocation of the tennis club to Anembo Park

3) Bowling club: Relocation from Mann street

4) Community Land: Potential subdivision to offset proposed development.

5) Community Space: This area be retained as a central park for Mount Barker

Considerations

- Relocation of Football and tennis clubs to the Big Green and Anembo Park respectively
- Potential subdivision and sale of land to offset development subject to approval.
- Public Private Partnership sought for the development and management of the leisure facility
- Consultation with neighbouring Councils to ascertain intentions and agreement that this facility will meet the needs of the region.



Aquatic facilities like this one in Singleton NSW can be constructed with retractable roofs to allow year round use.

Photo's used with the permission of Tension Span structure pty ltd.



SHOWGROUNDS

- 1 Covered Swimming Pool
- 2 Recreation Centre
- 3 Bowling Club
- 4 Community Land
- 5 Community Space

Identified Community Need: High

- Expressed need for the aquatic facility
- Indoor facility need is high

Cost Return Ratio: High

- High capital cost
- Potential to be profitable
- Potential partnership opportunities

Predicted Role:

Further research required:

All roles with the exception of Direct Provider as Private outsourced management maybe a more viable option

Schematic Options

4.1.4 Dunn and Bickle Park

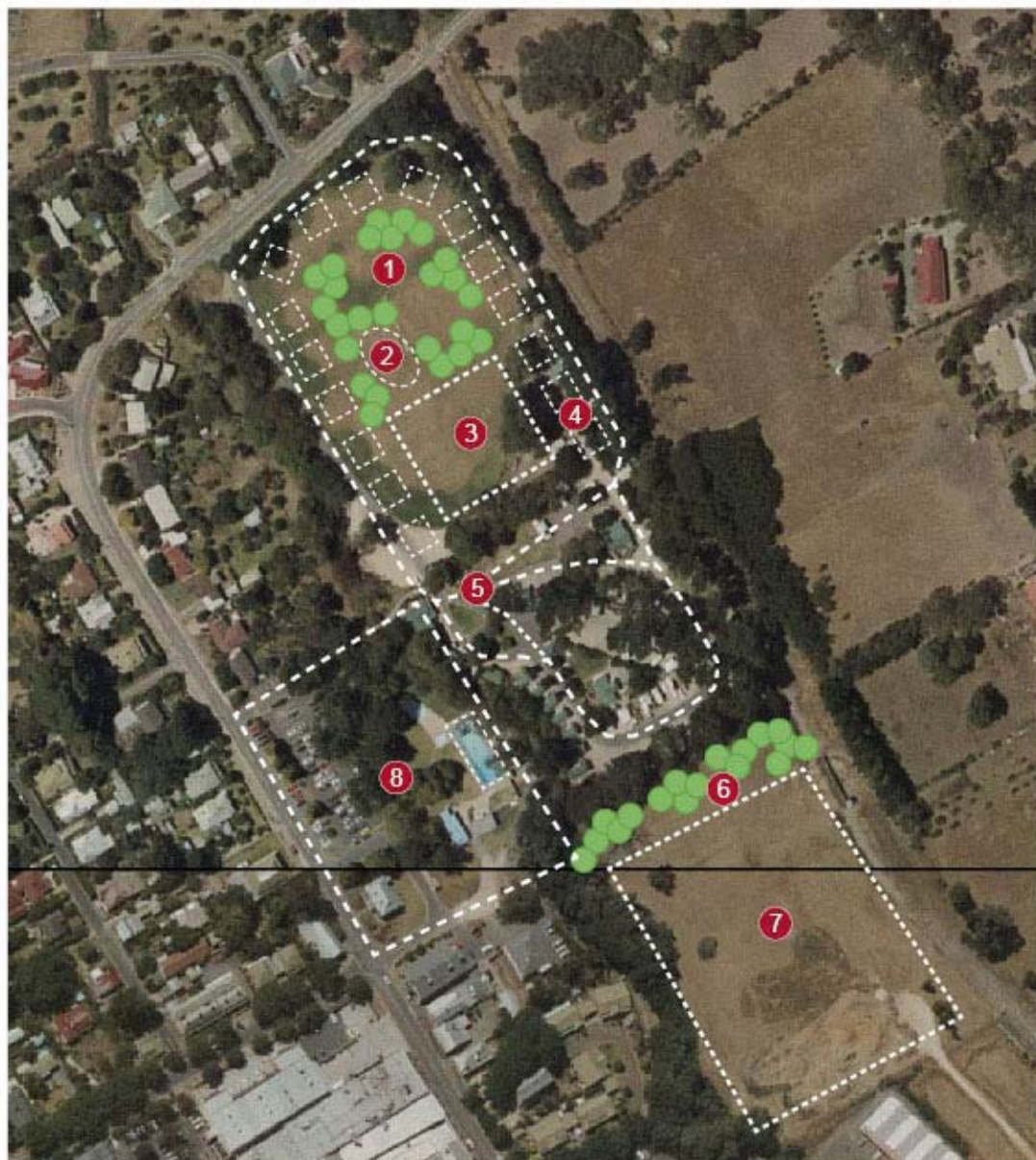
That the existing tourist park be increased in size around the Dunn Oval and this space become utilised as a passive and low impact recreation area for tourists and residents of Mount Barker

Opportunities:

- 1) **Passive Open space** developed and enhanced to cater as an area for informal activities for park users
- 2) **Play Equipment** relocated from existing site in the caravan park and enhanced to cater for all age groups. This option could also include hard court areas for tennis/basketball etc and become a District Park for all residents.
- 3) **Croquet Lawns:** Relocated from Mann Street to compliment the passive nature of the park while enhancing the viability of the existing club
- 4) **Site Cabins:** installed around the reserve to provide extra accommodation for tourists and visitors.
- 5) **Access network:** Enhancement of existing access routes throughout the site.
- 6) **Buffer** plantings between the Caravan Park and Bus Depot
- 7) **Park and Ride** relocation of existing pool car park to the park and ride site.
- 8) **Community Land:** Closure of existing pool (relocated to the Showground's) and Potential subdivision to offset proposed development.

Considerations

- Re location of long term residents of caravan park required
- Phasing out of the existing swimming pool (to be relocated to the Showgrounds)
- Options should be explored for the relocation of the Motor Restorers Group to a more permanent facility at the Mount Barker Showground's, in conjunction with the Steam Ranger or Callington.
- Possible sub division of existing swimming pool site and sale of land for housing to offset development and relocation of the swimming pool.



DUNN + BICKLE

- 1 Irrigated Lawns + Shade Trees
- 2 Play Equipment
- 3 Croquet Lawns
- 4 On Site Cabins
- 5 Access Roads
- 6 Buffer Planting
- 7 Park'n'Ride
- 8 Community Land

Identified Community Need: Medium

- Identified need for tourist accommodation
- Tourist park concept over long stay residents
- A need to accommodate passive open space

Cost Return Ratio: High

- Relative low – medium capital
- Likely to have a positive return on investment over time
- Some land division and sale could offset development

Predicted Role:

Further research required:
Owner/Custodian
Direct Provider

Schematic Options

4.1.5 Mann Street Open Space

The open space on the corner of Adelaide Road and Mann Street be developed as Civic Space for the District with scope for expansion of Council offices.

Opportunities:

- 1) Relocation of the bowling club to the Big Green or other suitable location
- 2) Development of a civic space for events and ceremonies
- 3) Entry statement development into the Civic area of the district

Considerations:

Development of a civic arts and culture centre to be determined in conjunction with the 'Big Green' development.

Potential for the civic culture and arts centre to be designed as a ground floor to an extension of Council offices (dual use).



COUNCIL ZONE

- 1 Civic Arts Centre
- 2 Civic Space
- 3 Entry Statement

Identified Community Need: Medium

- Civic space
- Community art and culture

Cost Return Ratio: Medium

- medium capital investment
- public hire/event potential

Predicted Role:

Further research required:
Owner/Custodian
Regulator

Schematic Options

4.1.6 School Facilities

There are five schools (six including St Francis de Sale) that have sports fields and associated infrastructure with their schools. The use of this land is in some instances shared with community groups and many schools have discussed the possibility of further development of their sites and services to include aspects discussed in the previous sections of this report. It is therefore crucial to ensure opportunities are not duplicated within the district.

Opportunities:

- 1) Establish database of all school recreation facilities and infrastructure (actual and intended)
- 2) Facilitate joint use agreements for schools to use council recreation facilities in school hours (off peak community use)
- 3) Enter into joint use agreements for out of school hour's use of open space by community groups.
- 4) Identify potential joint use of school playgrounds where these exist.
- 5) Maintain close liaison with School Principals to coordinate access to public facilities across the District
- 6) Identify physical access constraints to existing public facilities including transport and safe trail linkages.

Considerations:

- Formal agreements with and between Private and Public Education bodies will need to be initiated and maintained.
- Many strategies may fall outside of Councils jurisdiction but Council could continue in its role as a leader, advocate and facilitator of Education / Local government relationships.

Identified Community Need: High

- Demand for open space for structured community sport
- Shared use of public open space
- Avoid duplication
- Consolidation of assets

Cost Return Ratio: High

- Elements of shared maintenance and capital costs
- Low return from community groups
- Increased element of risk / liability

Predicted Role:

Further research required:

Leader
Advocate
Facilitator
Part Funder

Schematic Options

4.1.7 Other Land Parcels

A number of other land parcels fall outside of those identified thus far. These can be either public or privately owned but have (or intend to have) other uses other than recreation. However, opportunity exists to enter into discussion and negotiation with the land managers/owners to identify opportunities that may address the gaps unearthed in this study.

Opportunities:

- 1) Continue to identify and strategically work toward the connectivity of key nodes within the Township (and beyond) through a safe trail network.
- 2) Enter into discussions with the private land owners to determine their intentions for the future development and intentions.
- 3) Continue to consider youth recreation needs across all land parcels.
- 4) That Council considers the development of a 'Community Trust' in which to allocate a percentage of any proceeds from the sale of land. Funds should then be strategically directed toward recreation and leisure development within Mount Barker.
- 5) While outside of the boundaries of the Mount Barker Township, continue to assess the possibility for use of the 'Glebe land' in Littlehampton.

Considerations:

- Land Disposal: Should Council consider land made available through relocation of clubs and/or infrastructure 'surplus' to requirements, consideration must be given to implications associated with the Local Government Act 1999 (Section 193) that refers to Community Land Management Plans and the permitted use (and sale) of land under the care and control of Council.

Identified Community Need: TBC

- To be investigated

Cost Return Ratio: TBC

- To be investigated

Predicted Role:

Further research required:
Leader
Advocate
Facilitator

Section Five Summary and Recommendations

5.1 Summary of Findings

A number of issues have been identified in this report that Council should consider with regard to the development of regional opportunities for leisure and recreation within the Township. Given the identified issues, a number of existing and proposed facilities and assets have been identified in this report that could fulfil the identified demand. While in most cases Council is the owner of land or assets, there is also opportunity for it to take a strategic lead by identifying and working with third parties to ensure gaps and opportunities can be addressed.

In some instances, gaps have been expressed as high on a 'community need' scale whether this is through acknowledgement and endorsement in previous strategies, or mentioned on a number of occasions throughout research. On the adjacent axis is Councils ability to deliver initiatives and the reality that only so much can be achieved with limited resources. It therefore needs to identify which it can realistically deliver, which it can partner, and which it needs to exit and leave to other agencies to pursue. That is Council understands that while expressed demand maybe high, its ability to deliver is restricted by:

- The cost to deliver;
- availability of resources;
- other community priorities;
- the service not being considered core to its objectives;
- it not being the 'best' provider or
- a mix of the above.

The purpose of this document is therefore to 'lay on the table' identified needs and opportunities across the Township that Council has the opportunity to pursue. Whether they are implemented or indeed agreed by all stakeholders is a matter of further analysis and planning associated with each site in isolation. Once this has been undertaken, Council then has the opportunity to assess its position and role from full involvement and funding through to exiting the project and taking a strategic leadership in local governance. Given these findings, the following is a summary of identified issues and opportunities available to Council.

Summary and Recommendations

Identified Need	Site						
	Anembo Park	The Big Green	Show Grounds	Dunn and Bickle	Mann Street	Schools	Other
Structured Open Space (sport)							
Linear Trails							
Playspaces							
Aging Infrastructure							
Aquatic Facility							
Recreation Centre							
Tourist Accommodation							
Arts and Culture							
Community Events							
Youth Recreation							

Summary and Recommendations

5.2 Recommendations

The following recommendations reflect the findings from this study and include:

- 1 The be report be presented to Council for in principal endorsement.
- 2 The report be presented to the community for comment stating its intention to provide schematic for consideration.
- 3 Each site be assessed to a more detailed master plan level in conjunction with identified stakeholders.
- 4 Each project be further examined with regards to its strategic significance and the identification of Councils role.
- 5 Feasibility studies be undertaken to include detailed costings, management, funding and partnership opportunities.

Appendices

- Appendix A List of Stakeholders
- Appendix B Mount Barker Football Club Requirements
- Appendix D Community Survey
- Appendix E Community Survey Findings
- Appendix F Community Survey Group Response List

Appendix A: List of Stakeholders

Stakeholder Meetings		Focus Group Meetings	
Organisation	Names/Position		
Mount Barker Caravan Park Committee Inc	Cr Ned Wright		
Mount Barker Regional Town Centre Development Assn Inc	James Sexton Barry Wilkins		
General Manager Transitplus	Mark Dunlop		
Mountain Pool Swimming Club	Carol Bailey Laurie Caruana (President)		
St Frances de Sales Catholic School	Andrew Baker (Acting Principal) David Peacock (Chair Planning Cttee) Trevor Freeman (Business Mgr)		
Mount Barker Football Club	Malcolm Williams (President) Scott Filmer (Secretary) David Greenslade (Junior Football Director) Peter Murphy (Club Manager)		
Adelaide Hills Motor Restorers Club Inc	Alan Knitsch (President) Mike Sheehan (Cttee Mbr) Ray Mossop (secretary)		

Appendix B: Mount Barker Football Club Requirements

Requirements for the development of a Regional Sports Ground, Grandstand and Function Centre.

The Mt Barker Football Club (MBFC), through its own initiative, has commenced planning and lobbying user groups regarding the development of a Regional Sports Ground, Grandstand and Function Centre. In consulting members and user groups of the current centre, there has been unanimous support for such a concept.

It is universally accepted that as a regional centre, Mount Barker requires a Regional Sports Arena that is capable of supporting elite sports and major events.

The Council must see the benefits of having an established, strong community club as a joint developer and administrator for such a complex. The MBFC has a very active and diverse membership and this has been shown by the success of the Club over the last 20 years. The Club has resources through its membership and affiliated bodies that would be invaluable in this development.

The committee of the MBFC views the current location of the Club at Howard Lane as being most satisfactory to its future. The Club is aware that the Mount Barker District Council is looking at all potential recreation areas in Mount Barker and has enlisted the services of consultants to help advise which location would be best.

If the location of the sports ground and centre is to move there are requirements for the development, to ensure it will effectively function as an elite sports and major events venue.

THESE REQUIREMENTS ARE:

- Main oval equivalent in size to AAMI Stadium
- Second oval of a size capable of accommodating senior Australian Rules football matches
- Ovals are to have adequate drainage and irrigation for all year usage
- The grounds must be fenced in such a way as to ensure user groups can control entry and implement appropriate admission fees. This would include admission gates.
- Change rooms, including medical rooms and warm up areas of a size and nature to facilitate national, state and regional sporting events

Appendix B: Mount Barker Football Club Requirements

- Lighting that is sufficient for night games and events
- Sheltered and elevated spectator facilities (Grandstand, elevated car parking around oval)
- Clubrooms and function centre that will accommodate crowds generated by major sporting and community events
- Infrastructure to allow smooth traffic flow and parking for major events.

This list has been compiled by a community club that operates with, and understands the needs of the community and recreational legislators. It is imperative that these needs are met in the relocating and planning of a Regional Sports Ground.

Scott Filmer

Secretary Mt Barker Football Club

24/01/06

Mount Barker Regional Recreation Precinct Community Survey

The District Council of Mount Barker recognises the significance and role of leisure, recreation and tourism to the overall wellbeing of the community. To this end it is currently undertaking an assessment of facilities located in the 'Regional Centre Recreation Precinct' (See attached map) which comprises a collection of space and facilities essential to the delivery of outcomes to the community in the Mount Barker Township. The precinct is inclusive of Mt Barker Tourist Park the Linear Trail and community land situated adjacent to the Linear Trail next to St Francis Community Oval. Council is therefore interested in and welcomes your input by completing this survey and returning it no later than:

5.00 pm Friday 16th December 2005

Question 1: Facility Use

For the question 1a, please tick the corresponding reasons for use(s) in question 1b

Question 1a: Which Recreation and Leisure Facilities do you use in the Mount Barker Township? (Please tick more than 1 box if necessary)	Question 1b: From the options below, what is the main reason you use these facilities?						Question 1c: If you use the facilities, how often do you use them?						
	Sport	Recreation	Exercise	Events	Relaxation	Socialising	Commuting	Daily	Weekly	Fortnightly	Monthly	Seasonally	Annually
Mountain Pool													
Recreation Centre													
Linear Trail													
Caravan Park													
Caravan Park Oval													
Open Space (state below)													
Other (state below)													

Question 2: Facility Standard

Question 2a: How well do the facilities provided in Mount Barker currently meet your needs?	1. Don't know/Do not use	2. Meets all of my needs	3. Meets some of my needs	4. Could with improvement	5. Doesn't Meet my needs	Question 2b: For those facilities that you scored 3, 4 or 5, What could be done to improve them? (please use space below if necessary)
Mountain Pool						
Recreation Centre						
Linear Trail						
Caravan Park						
Caravan Park Oval						
Open Space (Stated in Q1a)						
Other (Stated in Q1a)						

Question 3: Facility Demand					
Question 3a: How well are the following leisure opportunities catered for in Mount Barker?					Question 3b: What other facilities are needed to support leisure opportunities in Mount Barker?
		1. Don't know		2. Extremely Well Catered	
		3. Well Catered		4. Not Well catered	
		5. Not catered for at all			
Aquatic Facilities					
Community Halls/meeting Places					
Indoor Arena's					
Areas for Community Events					
Walking Trails					
Tourist Attractions					
Sports Fields					
Family/Picnic Areas					
Playgrounds					
Places for Young People					
Others (please describe below)					
Question 3c: What other facilities would you like to see in Mount Barker? (maximum five)					
What	Where				Rank (1-5)

Question 4: About You

Question 4a: Are you representing the views of a group or an individual?

Individual

Group

Please state which organisation in the space below

4b: Sex	4c: Age	4d: Where do you live? (Suburb / Council)	4e: Employment status
M	U -16		Full Time
F	16 - 25		Part Time
	26 - 35		Unemployed
	36 - 45		Student
	46 - 55		Retired
	56-65		Other (please state)
	66 +		

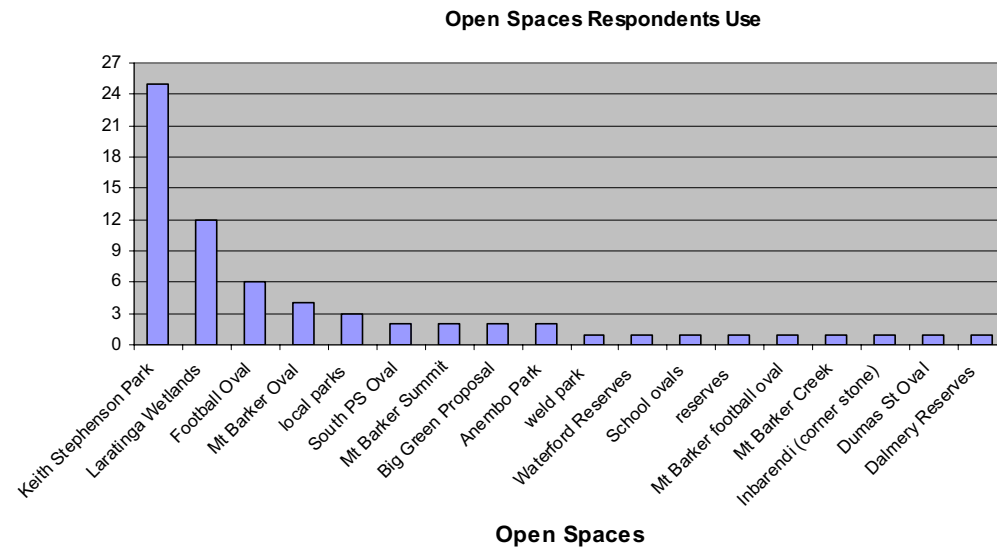
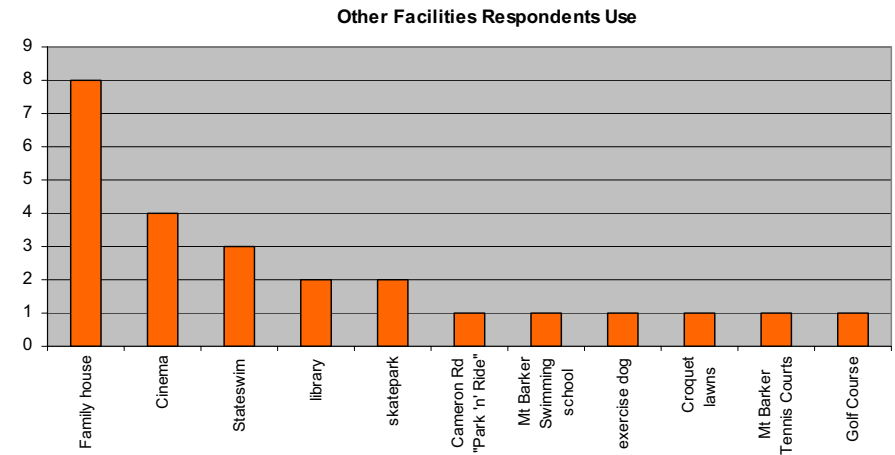
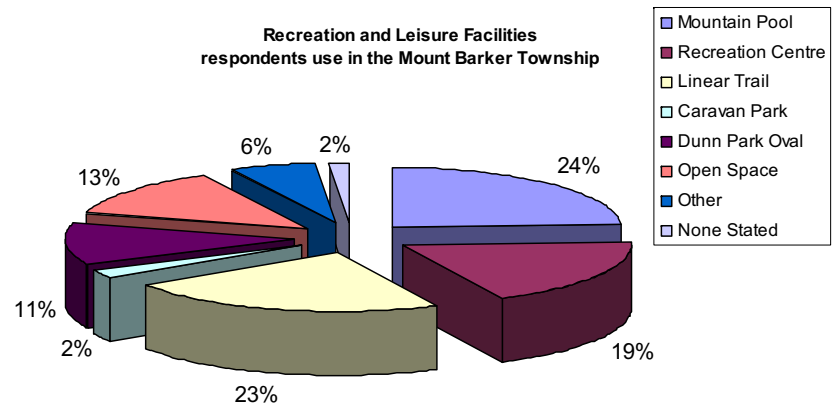
Thank you for your time

Please return your survey to:
Peter McGinn
Community and Recreation Development Officer
District Council of Mount Barker
23 Mann Street
Mount Barker SA 5251

By 5pm Friday 16th December 2005

Appendix E ~ Community Survey Findings

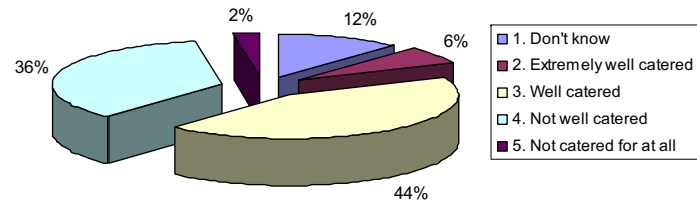
Facility Use in Mount Barker



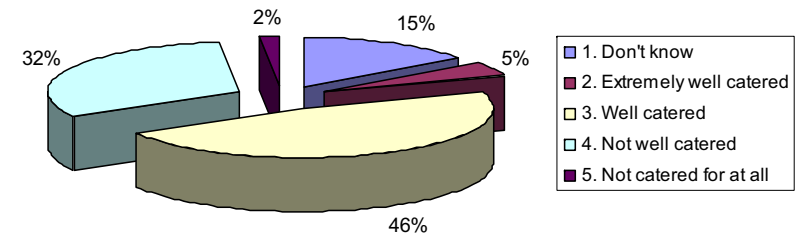
Appendix E ~ Community Survey Findings

How Well Are Recreation Facilities Catered for in Mount Barker?

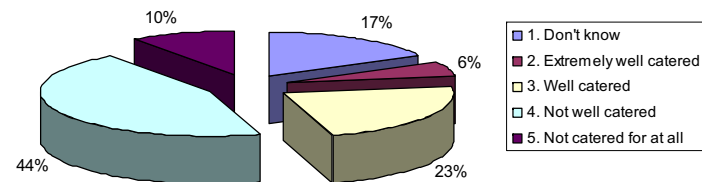
How well are Playgrounds catered for in Mt Barker



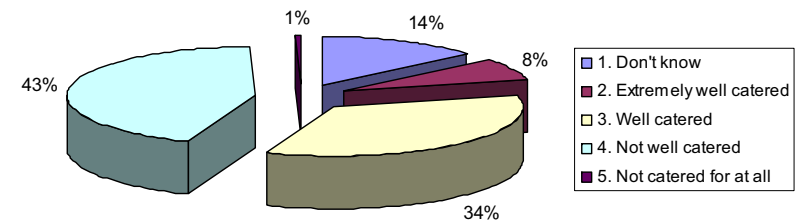
How well are Sports Fields catered for in Mt Barker



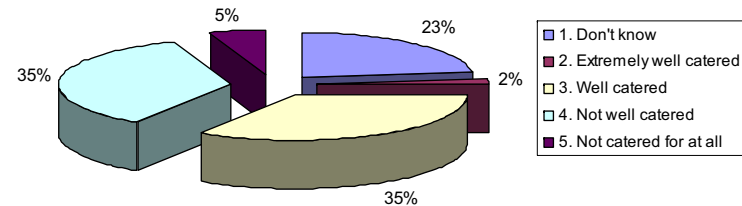
How well are Places for Young People catered for in Mt Barker



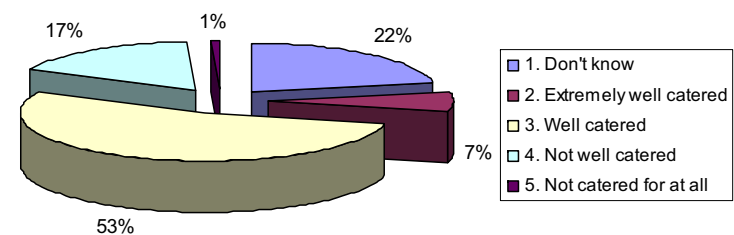
How well are Aquatic Facilities catered for in Mt Barker



How well are Tourist Attractions catered for in Mt Barker



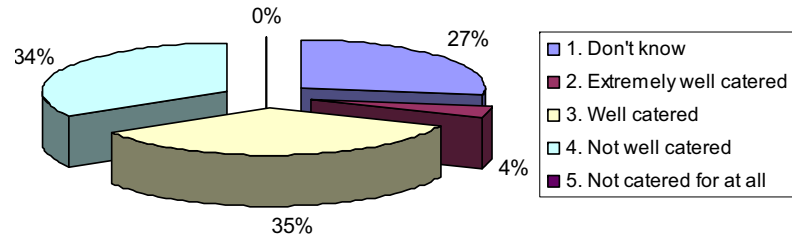
How well are Community Halls and Meeting Places catered for in Mount Barker



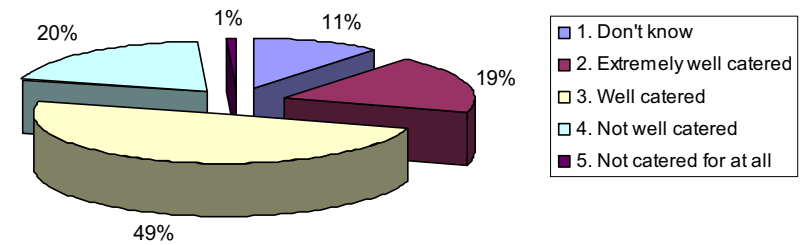
Appendix E ~ Community Survey Findings

Continued

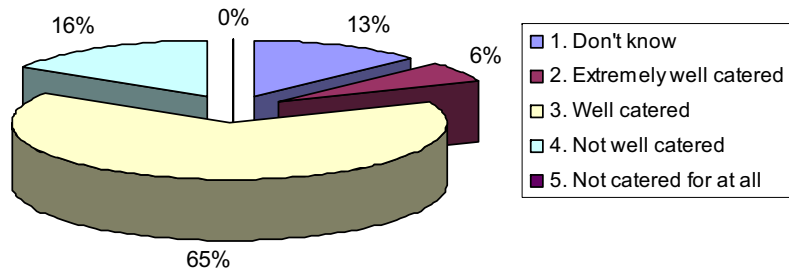
How well are Indoor Arena's catered for in Mount Barker



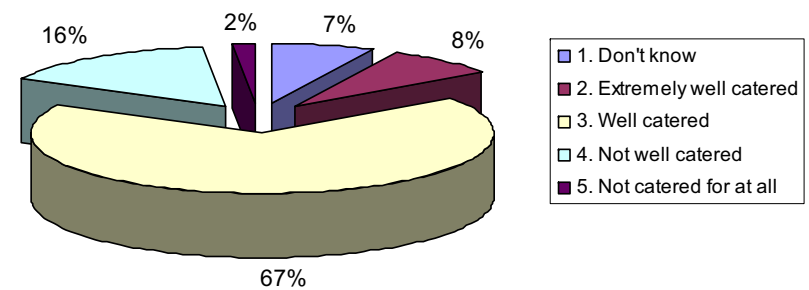
How well are Walking Trails catered for in Mt Barker



How well are Community Events catered for in Mt Barker

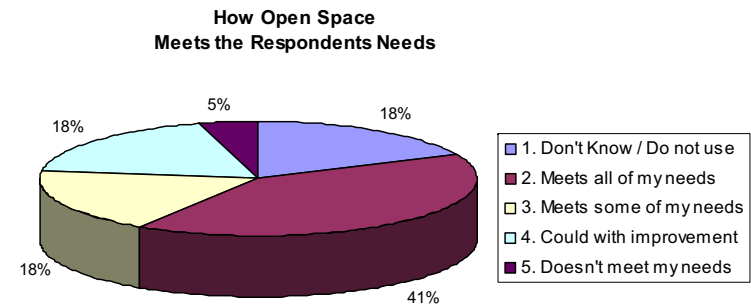
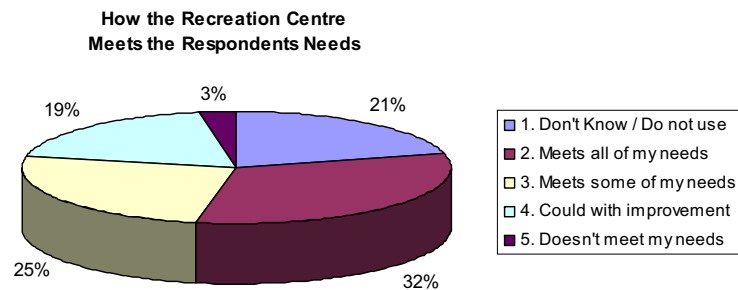
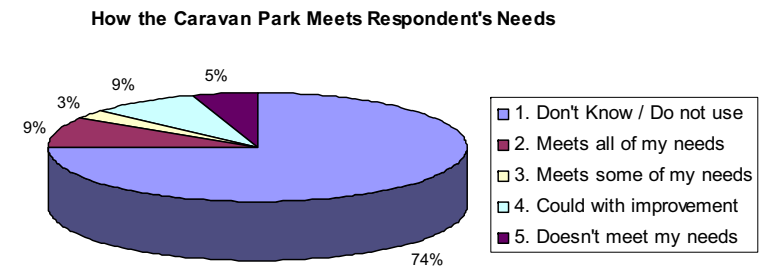
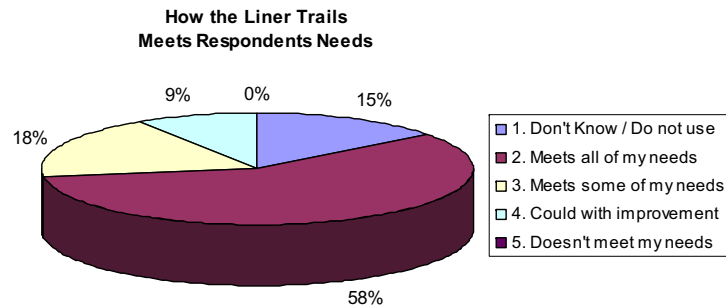
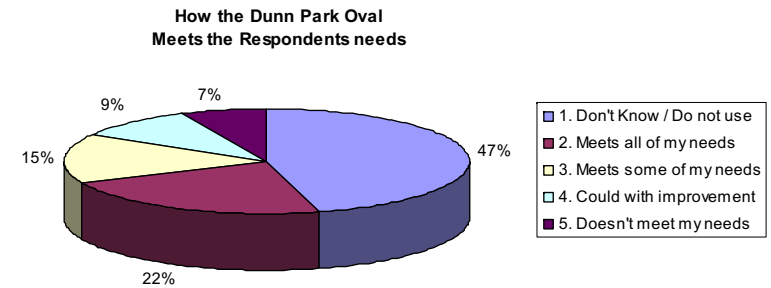
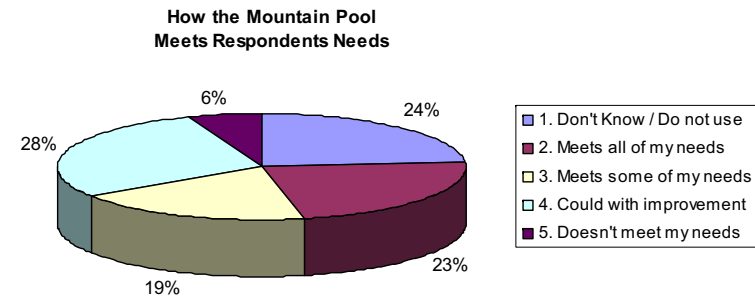


How well are Family/Picnic Areas catered for in Mt Barker



Appendix E ~ Community Survey Findings

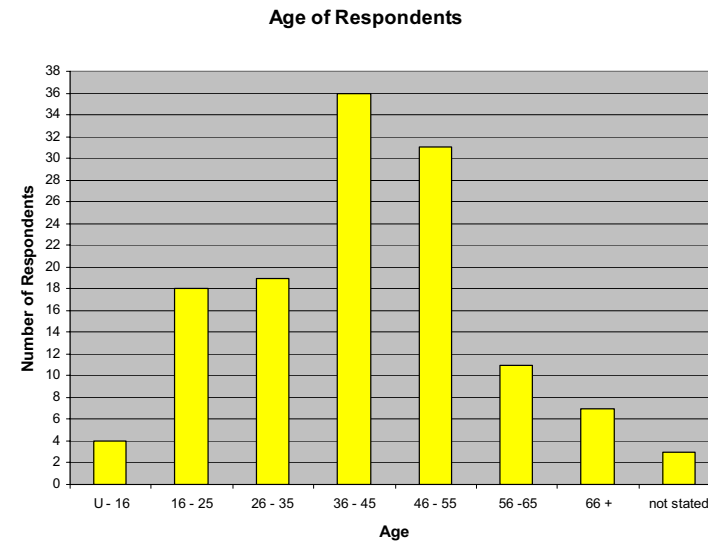
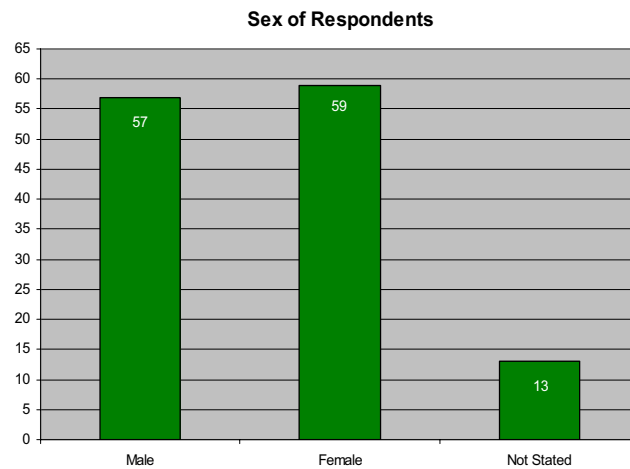
How Current Facilities Meet Respondents Needs



Appendix E ~ Community Survey Group Responses

Respondent Profile

129 responses



Appendix F ~ Community Survey Group Response List

Adelaide Hills Community Health Service	1
Adelaide Hills Table Tennis Club	5
Clovercrest Swimming Club	2
Cornerstone College	1
Echunga Primary School	1
Employment Options Inc. Youth Program	2
Fleurieu Swimming Club	2
Le Feure Portside Swimming Club.	1
Littlehampton Primary School	1
Marion Swim Club	1
MBCP Committee	1
Mount Barker Primary School	1
Mountain Pool Amateur Swimming Club	2
Mt Barker District Squash Club	1
Mt Barker Football Club	1
Mt Barker United Netball Club	1
Mt Barker United Soccer Club	1
Oakbank Area School	1
School	1
Strathalbyn Swimming Club	1
Swimming Instructors - VACSWIM, DECS	1
Youth Programs	1
TOTAL	30