LITTLEHAMPTON GREENING

MOUNT BARKER
DISTRICT COUNCIL

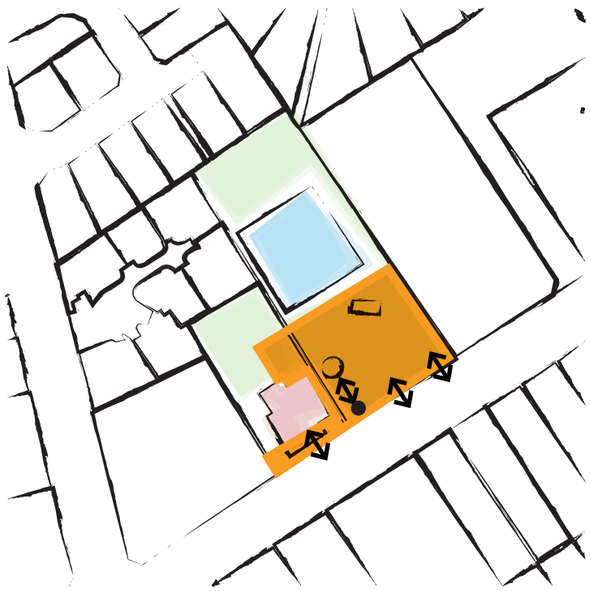
DESIGN CONCEPT REPORT

For endorsement for detailed design and construction 20/11/2020

01 Miels Park

MIELS PARK IS.....

THE CIVIC HEART OF LITTLEHAMPTON

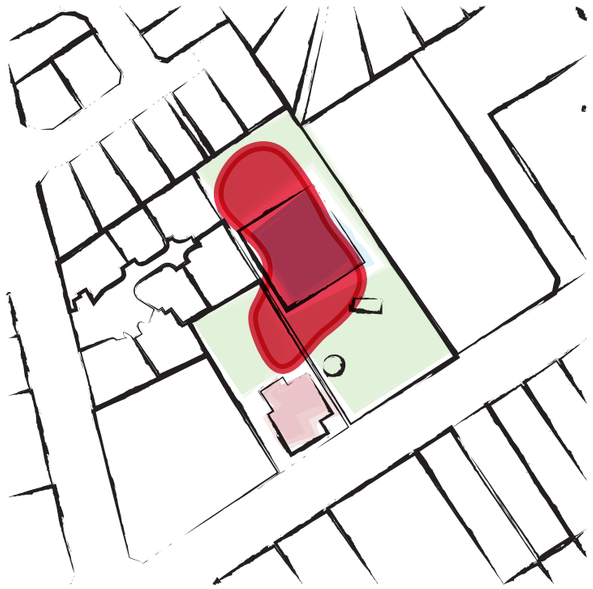


Improve the interface with Old Princes Highway

Celebrate the heritage and history of the Peace Memorial Hall

Create multipurpose spaces for civic events and celebrations.

A GREAT PLACE TO PLAY



Extend informal recreation options with areas for ball games

Add additional play elements

Improve facilities for organised sports and the Littlehampton Netball Club.

WELL CONNECTED AND ACCESSIBLE

Clear and safe pedestrian movement to and through the site

Improve the safety and capacity of off street car parking.

A PLACE TO LINGER AND RELAX

Improved seating, shelter and picnic facilities

Attractive planting and green space.

01 Design Principles

THE CIVIC HEART OF LITTLEHAMPTON

Improve the interface with Old Princes Highway

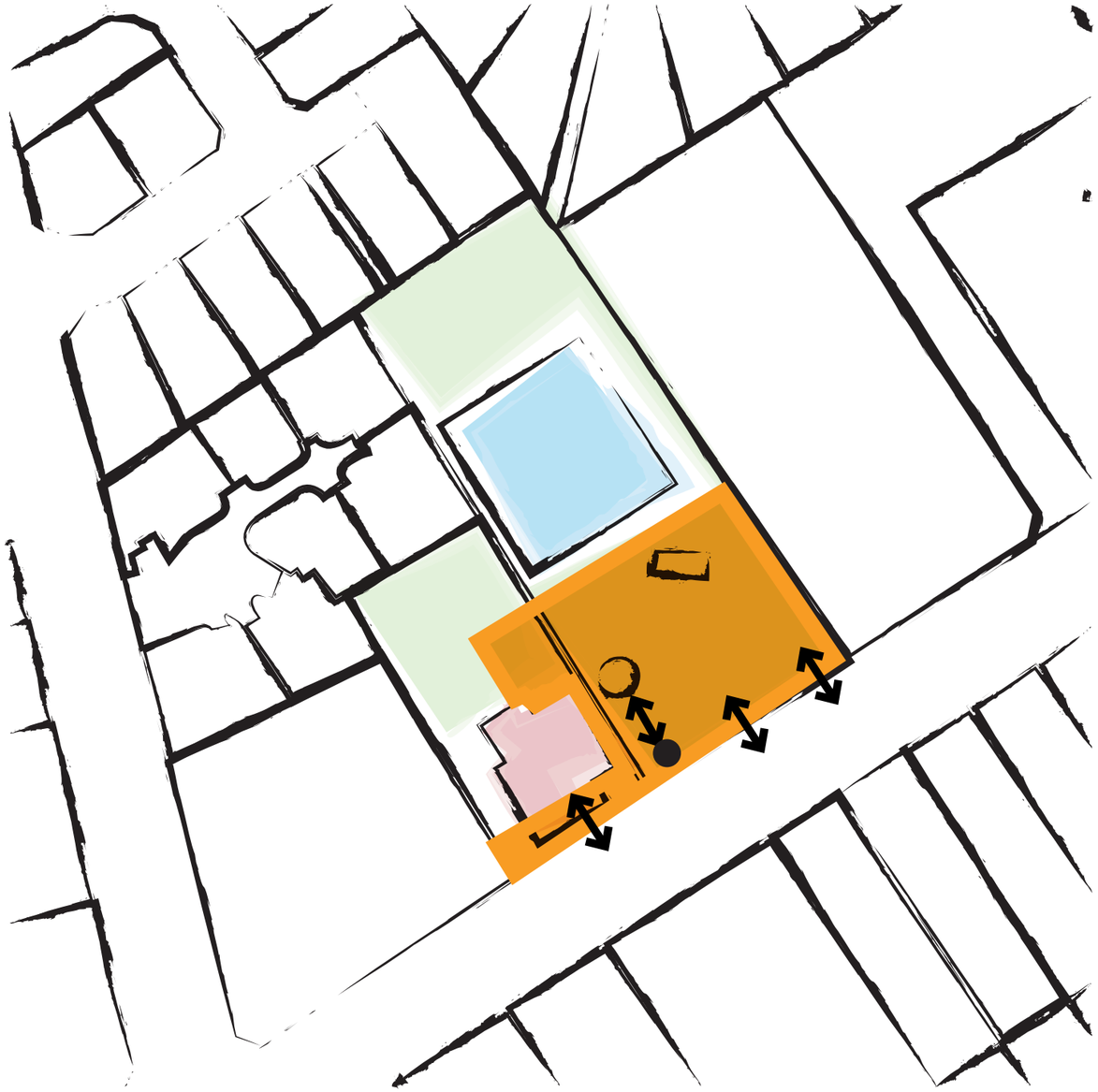
- Improve the frontage to Old Princes Highway and the Peace Memorial Hall by removing car parking area to the rear and installing paving and landscaping.

Celebrate the heritage and history of the Peace Memorial Hall

- Celebrate the architecture of the Pace Memorial Hall with a new paved forecourt and seating to the Old Princes Highway Interface.
- Relocate the War Memorial and flag poles to align with the rotunda and give it a greater prominence and improved setting.

Create multipurpose spaces for civic events and celebrations

- Rationalise existing shelters and seating to lawn areas into a coordinated picnic area with a larger shelter and BBQ area.
- Extended lawns and landscaping to old car park to create a space for civic and community events such as smaller markets, community club celebrations, Anzac Day etc.



01 Design Strategies

Old Princes Highway, Littlehampton, SA , 5250

A GREAT PLACE TO PLAY

Extend informal recreation options with areas for ball games

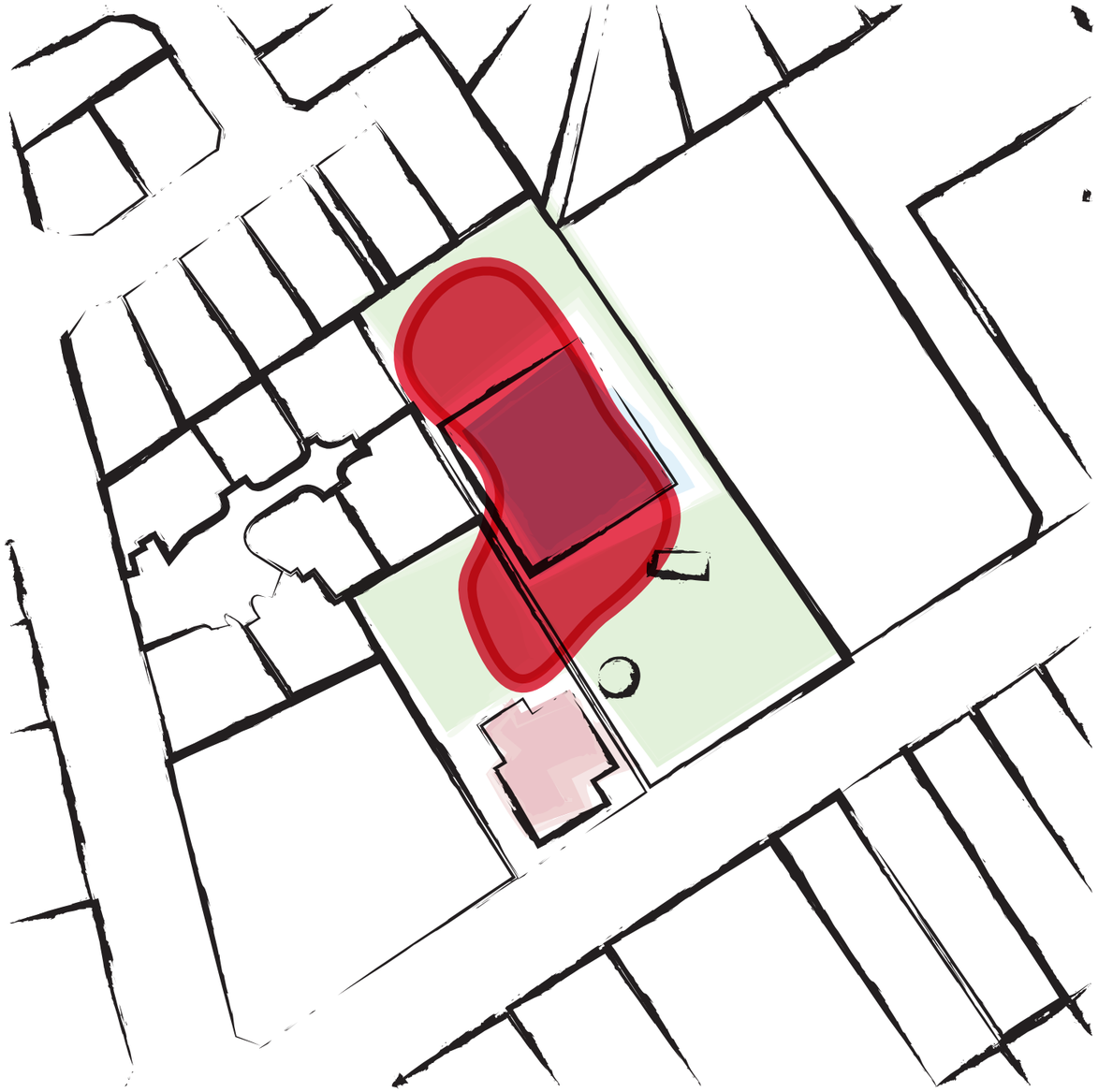
- Replace fencing and allow free access to courts for informal community use for ball games (improve council maintenance and responsibility for surface condition to ensure courts remain fit for organised sports training).
- Add in a basketball hoop to existing courts with line marking for a half court.
- Upgrade netball nets to cater for increased usage.
- Paint a mural to the concrete wall to the boundary.

Refresh and update the playground

- Improve linkages to the opened court areas.
- Extend the play amenity with natural elements such as rocks, logs and sensory planting and a small creek.

Improve seating and shelter for organised sports and the Littlehampton Netball Club

- Integrate storage shed and improved seating and shelter to better facilitate club usage for training.
- Improve safety for night time usage with improved pick up in new car park area linked to storage and shelter area.
- Improve safety of pedestrian movements from storage areas to the courts across the grade change to allow for safer transport of equipment.



01 Design Strategies

Old Princes Highway, Littlehampton, SA , 5250

WELL CONNECTED AND ACCESSIBLE

Clear and safe pedestrian movement to and through the site

- Upgrade footpath to Old Princes Highway.
- Improve access to the courts and new car park with a new footpath to the Eastern edge of the hall with an accessible ramp to the courts.

Improve the safety and capacity of off street car parking

- Increase car parking with a new formal car park to the rear of the hall for hall and park users.
- Improve lighting to rear car park.
- Create new on street bays to cater to short term visitors.

01 Design Strategies

A PLACE TO LINGER AND RELAX

Improved seating, shelter and picnic facilities

- Rationalise existing shelters and seating into a coordinated picnic area with a larger shelter and BBQ area.
- Locate new facilities to allow for a larger clear grassed area for informal recreation and events.
- Retain existing rotunda and repaint metal work to coordinate with new park furniture.

Attractive planting and green space

- Upgrade plantings where required and create a consistent civic palette for the planting scheme.
- Retain and protect significant trees.

MIELS PARK IS.....

1 New civic frontage
- New Street trees
- Bench Seating
- Feature planting and turf
- Paved frontage to hall

2 Retain War Memorial
- Retain memorial in current position

3 Paving
- Extended paving to create a North South pedestrian link in between the hall and the park
- New paving to the rear of the hall and removal of tank pending further discussion with hall users

4 New picnic shelter
- Medium sized weather proof shelter
- Relocate existing BBQ to new shelter
- Relocate Picnic Table

5 Extended turf areas
- Open up and re level grassed areas
- Removal of ad hoc shelters and 4 small birch trees
- New grassed areas to replace upper court

6 New off street car park
- Off street car parking on existing defunct courts
- Court fencing removed
- Open rail fencing to boundary
- *Car park construction to form part of the Old Princes Highway PLEC landscape upgrade scope of works*

7 On street parking bays
- On street car parks to Old Princes Highway
- One bay 20m long to be loading zone only and tourism bus drop off annd pick up zone
- *Car park construction to form part of the Old Princes Highway PLEC landscape upgrade scope of works*

8 Location of new storage facility
- Location of the new storage shed and shelter for the Littlehampton Netball Club
- *Final design of storage to be confirmed as a separate project*

9 Lower courts access
- DDA compliant concrete ramp to lower court
- Turf batter to court linking upper level to lower level court
- New drainage and retaining to Southern edge of the court to reduce maintenance
- New fencing to court with large gates locked open outside of training times

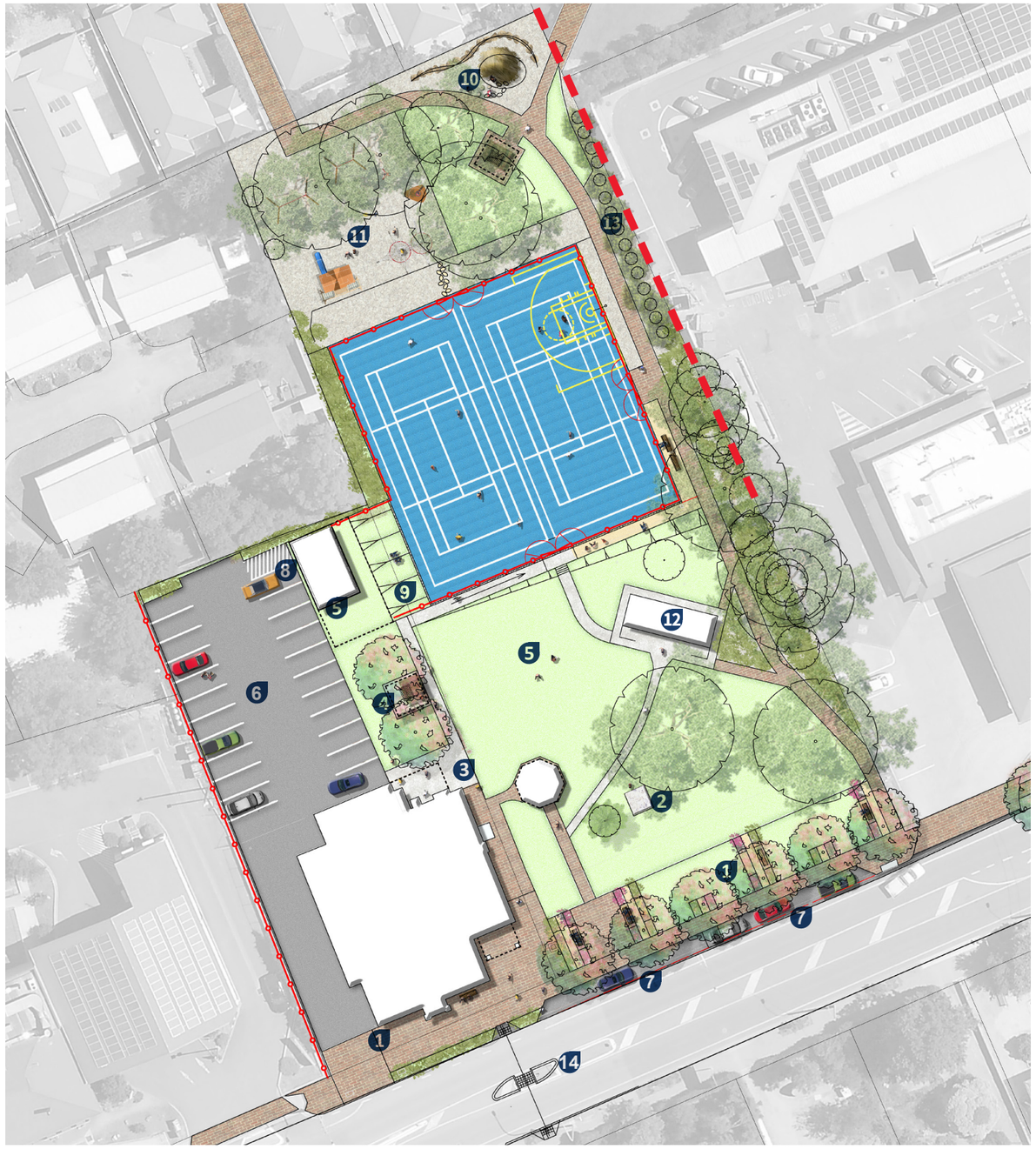
10 Hobbit hut and dry creek
- A hobbit sized cubby house to hide away in and plan a long journey with friends
- Natural graded pebbles and rocks to existing swale
- New sensory planting

11 Existing playground
- Existing play space to remain

12 Existing toilets
- Existing toilets to be retained, with investigations to improve sight lines by removing the bricked in privacy screens ongoing

13 Mural to retaining walls and fences
- Create a playful and vibrant mural to boundary fences and retaining wall to supermarket

14 Relocated crossover
- Relocate crossover to allow for a long bus parking bay to be accomodated



01 Masterplan - Concept Design

Old Princes Highway, Littlehampton, SA , 5250

MIELS PARK IS.....

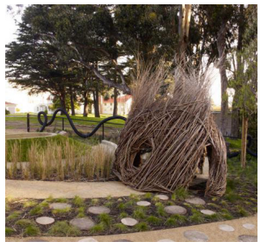
PAVING & SURFACES

PAVING
Littlehampton Clay Brick Pavers - To match existing main street paving

COURT EDGE
Compacted Fines - Cement stabilised

STRUCTURES

BBQ SHELTER
Landmark Pro Skillion Roof to match existing playground shelter

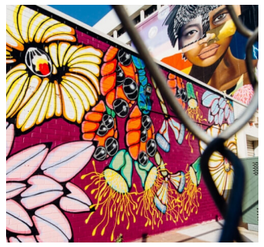


HOBBIT HOLE
Bespoke play piece for quiet reflection

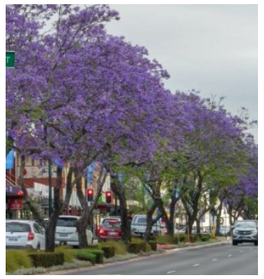
DRY CREEK
Natural grade tooperang pebble or similar with low level planting

FENCING
Black powdercoat fencing to court with large open sections to allow incidental play

MURALS TO WALL AND FENCE
Create a playful and vibrant mural to boundary fences and retaining wall to supermarket



TREE SPECIES LIST



STREET TREE
Jacaranda mimosifolia (Jacaranda)
**Please note further analysis of the condition of existing trees will be undertaken before final species selection is confirmred*

SMALL STREET TREE
(under power lines)
Lagerstroemia indica (Crepe Myrtle)

PARK TREE
Tristaniopsis laurina ‘ Luscious’

01 Design Detail -Materials and Planting

Old Princes Highway, Littlehampton, SA , 5250

02 The Glebe

THE GLEBE IS.....

PICTURESQUE AND RURAL

Maintain the 'long views' across the site and the sense of openness

Reinforce the St James School House setting

Retain significant trees

Tree succession planning to ensure a legacy of significant trees

Retain the dam.

A HUB OF INFORMAL RECREATION

Large grassed area for kick-about and ball games

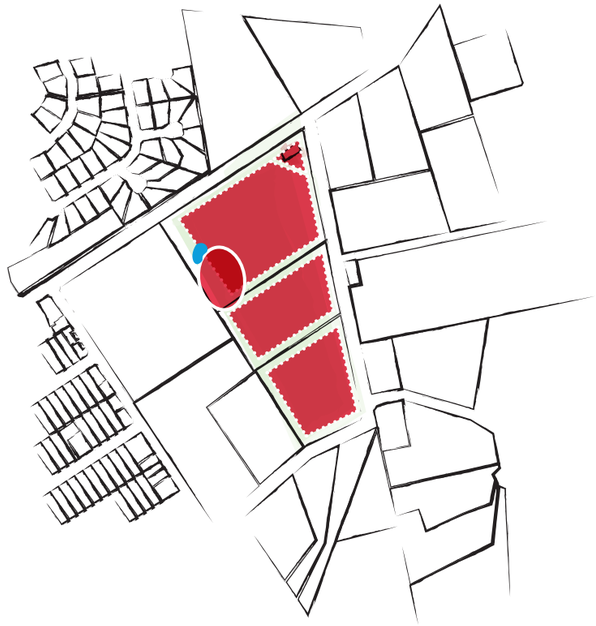
Create play opportunities for children, with an emphasis on older children

Improved walking trails and rest points

Support dog walking with improved facilities

Toilet facilities and water.

A GATHERING PLACE



Improved shade, shelter and seating

Provide 3 phase power and water connections

Retain large and small scale un-programmed open spaces to support a variety of different scaled events.

WELL CONNECTED AND ACCESSIBLE

Improve pedestrian safety to the site

Safe and accessible car parking

Accessible paths to attractions.

02 Design Principles

PICTURESQUE AND RURAL

Maintain the 'long views' across the site and the sense of openness

- Demarcate a protected zone through the centre of the space.
- Create activity nodes along the boundaries along a path network.

Reinforce the St James school house setting

- Work with the Rotary Club to update the plan for the St James School House land.
- Identify upgrades and works that require council assistance.
- Install interpretive signage.

Retain significant trees

- Protect exiting trees with the site and along fence lines and in verge areas.
- Remove weeds and inappropriate species.

Tree succession planning to ensure a legacy of significant trees

- Buffer planting of large eucalyptus to the perimeter of the site.

Retain the dam

- Improve planting to areas feeding the dam to reduce silt and improve the condition of the water.
- Undertake safety upgrades as required to ensure public safety.

02 Design Strategies

A HUB OF INFORMAL RECREATION

Large grassed area for kick-about and ball games

- Irrigated turf area for ball games approximate 3,800m^2.
- Associated picnic and BBQ facilities.

Create play opportunities for children, with an emphasis on older children

- Nature play based around the picnic hub and existing tree.
- Swings and other formal play items.

Improved walking trails and rest points

- Complete the trail network to create a loop and better connections to entry points.
- Include distance markers to allow for more structured running groups.
- Place seats and amenity at rest points and entries.

Support dog walking with improved facilities

- Dog bags and rest points.
- Formalised on lead and off leash areas.
- Dog bowl and water point.

Toilet facilities and water

- Permanent toilet facility.
- Drinking water.

A GATHERING PLACE

Improved shade , shelter and seating

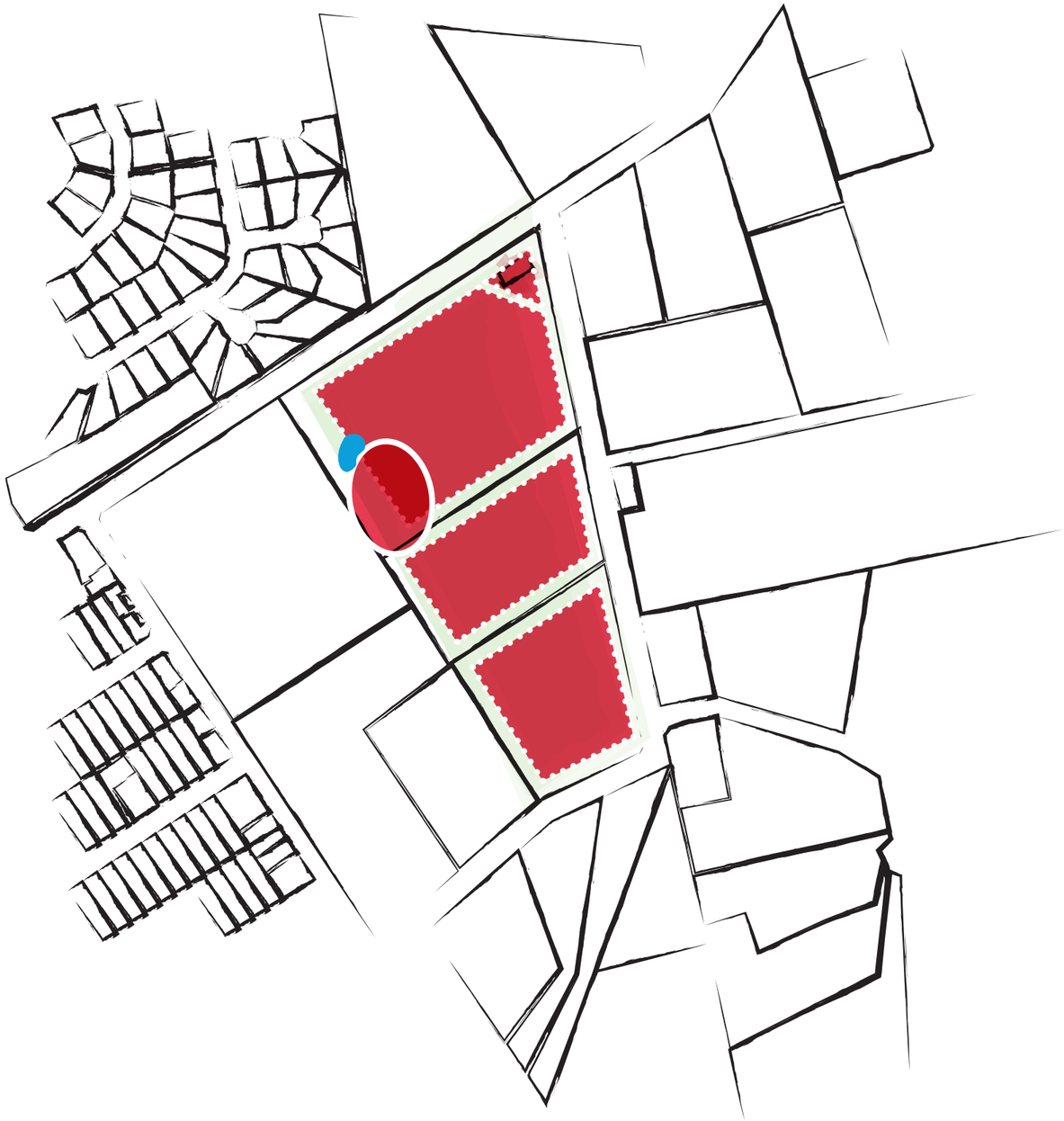
- Create a picnic ground with shelters, BBQ and large grassed area to allow for smaller community scaled events and birthday parties.

Provide 3 phase power and water connections

- Investigate options to collocate water and power to amenities building for use by events.
- Install power to shelters to allow for general charging and smaller party usage.

Retain large and small scale un-programmed open spaces to support a variety of different scaled events

- Retain 3 clear spaces for larger events to allow for large venue space and on site car parking, these are 1.4, 1.7 & 1.8 Ha parcels.
- Retain gated access to site to allow for event set up and emergency access vehicles.
- Smaller events could use the new turfed kick about area and St James Schoolhouse heritage style garden.



02 Design Strategies

WELL CONNECTED AND ACCESSIBLE

Improve pedestrian safety to the site

- Work with the Department of Infrastructure and Transport to reduce speed along Old Princes Highway to facilitate safer crossing of pedestrians and vehicle access.

Safe and accessible car parking

- Locate car parking in a visible and easily accessible position off of Old Princes Highway (pending speed limit change).
- Car parking and toilets to be collocated.
- Accessible parking spaces close to picnic and play areas.
- Retain informal verge parking to Fulford Terrace.

Accessible paths to attractions

- Create a smoother surface to existing and new paths to allow for more accessible use.
- Complete the trail network to create a loop and better connections to entry points.

THE GLEBE IS.....

1 New pedestrian paths

- New rubble path 3-4m wide to create a loop path and link up to existing paths and St James School House.

2 Perimeter path seating

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

3 New car parking and access gates

- ! 20 space rubble surface car park
- 20x3 m pull in bay to front boundary (red dashed line

4 Speed rezoning

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

5 Tree succession planting

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

6 New fencing to Old Princes Highway

- ! Post and wire fencing to the highway.
- Corral Gate at entrance.

7 New dog amenity

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

8 Harrowing and seeding of dry land grass

- ! Remove the divets in the paddock surface and seed with a mix of winter and summer dry land grasses.

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

Refer to picnic ground plan

9 Toilet block

- 2 unisex cubicle toilet block (1 accessible).

10 Turf kick about space

- 3,800m² Irrigated turf, approximately 60 x 50m - the average kick is around 30 metres.

11 Nature play elements

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

12 Picnic shelter and BBQ

- ! 1 x (10 x 7m) picnic shelter.
- ! 1 x BBQ.
- ! 2 x picnic tables.

13 The dam

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

14 Dog Agility

- ! Unfenced dog agility course

Refer to St James School House plan

15 ! New Fencing

16 ! New Signage and footpaths

17 ! Timber rose arch

18 ! Extended Garden Beds

19 ! Irrigated Turf

02 Masterplan **Concept Design**

Old Princes Highway, Littlehampton, SA , 5250

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02 Design Detail - Picnic Grounds

Old Princes Highway, Littlehampton, SA , 5250

THE GLEBE IS.....

Glebe Henge

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

Hobbit Hut

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

Ninja Course

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

The B Line

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

02 Design Detail - **Play Space**

Old Princes Highway, Littlehampton, SA , 5250

THE GLEBE IS.....

14 New fencing

- Post and Wire fencing to Fulford Terrace with vehicle access gate 3m wide.

15 New footpaths

- Timber edged compacted fines footpaths.

16 Timber rose arch

- Timber archway to complement heritage style of building.

17 Extended garden beds

- Extended garden beds to existing circular garden bed and to Fulford Terrace fence line.

18 Irrigated turf

- Renovated turf with new irrigation system.

19 Car parking to verge

20 Perimeter path to lead to existing gate and interpretive signage

- Rest node to perimeter path to feature interpretive signage at entry gate.

21 Bench seat

- 2 x heritage style bench seats at key view lines.

Signage and Paths to existing gate

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

St James School house

02 Design Detail - St James Schoolhouse

Old Princes Highway, Littlehampton, SA , 5250

THE GLEBE IS.....

PAVING & SURFACES

PEDESTRIAN LOOP
Informal rubble paths to perimeter to match existing, all paths to be regraded to have a compacted smooth surface.

FOOTPATHS TO PICNIC GROUND
Compacted fines with edging.

PAVING
Littlehampton Clay Brick Pavers to BBQ and toilet areas and Old Princes Highway entry.

SAND
Play sand to dam beach.

STRUCTURES

PICNIC SHELTER
Large Picnic Shelter Timber.

SMALL SHELTER
2 x small timber shelters to perimeter path with bench seat.

TOILET
2 cubicle toilet.

SEATING AND PICNIC
Quayside RANGE - timber slats.

FENCING
Rural style hardwood post and 3 wire to residential boundaries, mesh to Old Princes Highway interface.

BIN AND DOGGY BAGS

TREE SPECIES

The Glebe land represents a unique opportunity to plant significant native trees and create a legacy of River Red Gums.
Existing juvenile trees of mixed species will be retained.
Existing buffer trees to fence lines and verges will be largely retained, with unsafe and pest species removed.

BUFFER TREES
Eucalyptus camaldulensis (River Red Gum)

UNDERSTOREY SPECIES LIST

Native understorey species will be used that are hardy and thrive in the local climate with minimal maintenance and watering, Species will be low growing and allow for clear sight-lines to be maintained for security and amenity.

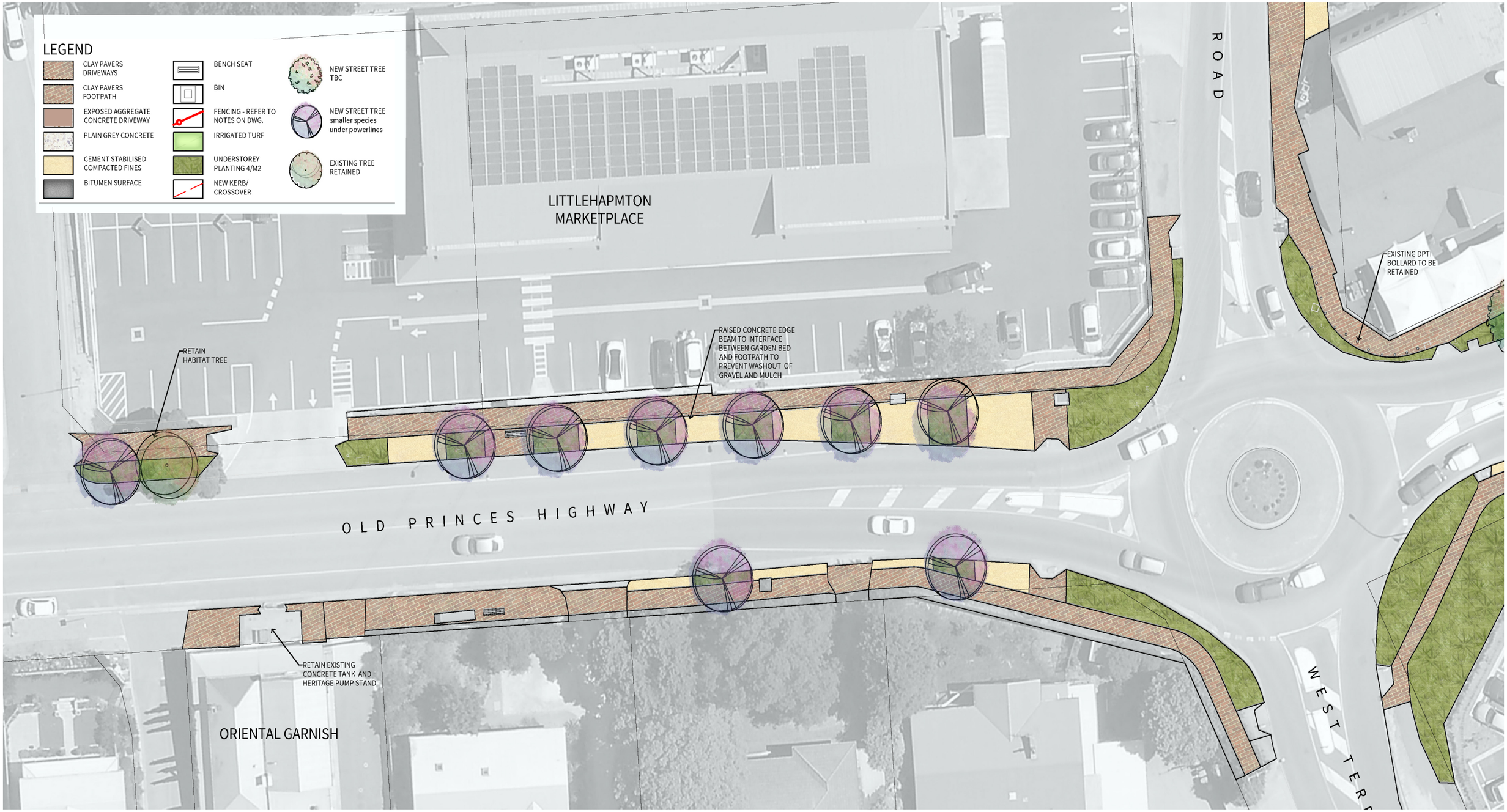
Native riparian species will be used to improve water quality and biodiversity around the dam area.

Irrigated turf areas will be Kikuyu or similar, with the remainder of the land to remain un-irrigated and ploughed and harrowed with a summer and winter grass seed mix applied.

03 Old Princes Highway

Denotes areas of outside of the PLEC project area of lower priority that may be removed from scope should budget constraints necesitate a reduction.

03 Masterplan



03 Concept Design

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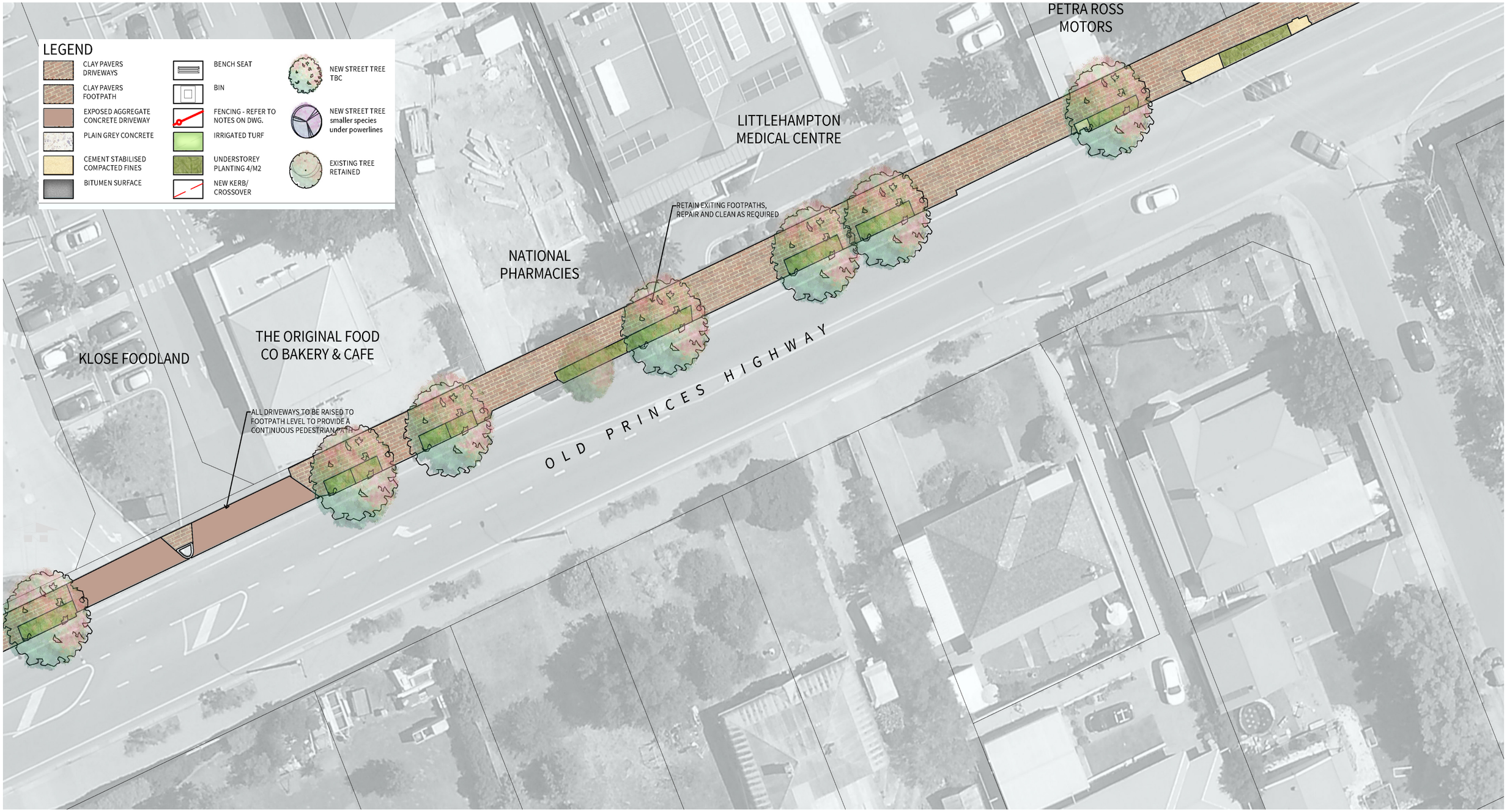


04 Concept Design

LEGEND

1 CLAY PAVERS DRIVEWAYS

CLAY PAVERS FOOTPATH

2 EXPOSED AGGREGATE CONCRETE DRIVEWAY

PLAIN GREY CONCRETE

3 CEMENT STABILISED COMPACTED FINES

4 BENCH SEAT

BIN

FENCING - REFER TO NOTES ON DWG.

IRRIGATED TURF

UNDERSTOREY PLANTING 4/M2

5 NEW STREET TREE TBC

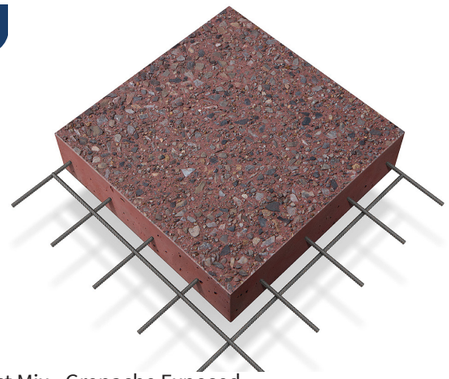
6 NEW STREET TREE smaller species under powerlines

EXISTING TREE RETAINED

1

Littlehampton Clay Brick - To match existing streetscape works

2



Direct Mix - Grenache Exposed

3

Compacted Fitzgerald Fines

5

New Tree -Lagerstroemia indica (Crepe Myrtle)

4

New Bench Seats

6

New Tree - Jacaranda Mimsifolia **Please note further analysis of the condition of existing trees will be undertaken before final species selection is confirmed*

03 Materials and Finishes