



Adelaide Hills
COUNCIL



DRAFT

Council acknowledges that we undertake our business on the traditional lands and waters of the Peramangk and Kurna people. We pay our respects to Elders past, present and emerging as the Custodians of this ancient and beautiful land.

LOBETHAL BUSHLAND PARK
MASTER PLAN

13.04.2021 rev C

**LOBETHAL BUSHLAND PARK –
MASTERPLAN GUIDING PRINCIPLES**

The following guiding principles have been developed to summarise the feedback from the community engagement process and align with Council's Strategic Objectives:

- *Biodiversity protection, conservation, restoration and enhancement*
- *Promote community health, wellbeing and education*
- *Maintain the 'local' feel of Lobethal Bushland Park whilst improving the function and amenity for all*

LOBETHAL BUSHLAND PARK

INTRODUCTION

Lobethal Bushland Park is located 1.3km north of the township of Lobethal. The park comprises 118 hectares of varied terrain of gentle slopes dissected by several north-south running drainage lines.

Lobethal Bushland Park is located amongst heavily cleared and primarily agricultural land, and plays an important role in providing refuge to a range of native flora and fauna. The park is renowned for its diverse native vegetation and biodiversity value containing many environmentally significant and sensitive sites, whilst providing regional views, recreation, picnic areas and natural features.

The Park is geographically split into two parts consisting of a Conservation area, and along with a prominent fire break as its boundary, this area contains over 80 hectares of Heritage protected vegetation with associated marked walking trails that are enjoyed by many visitors each year.

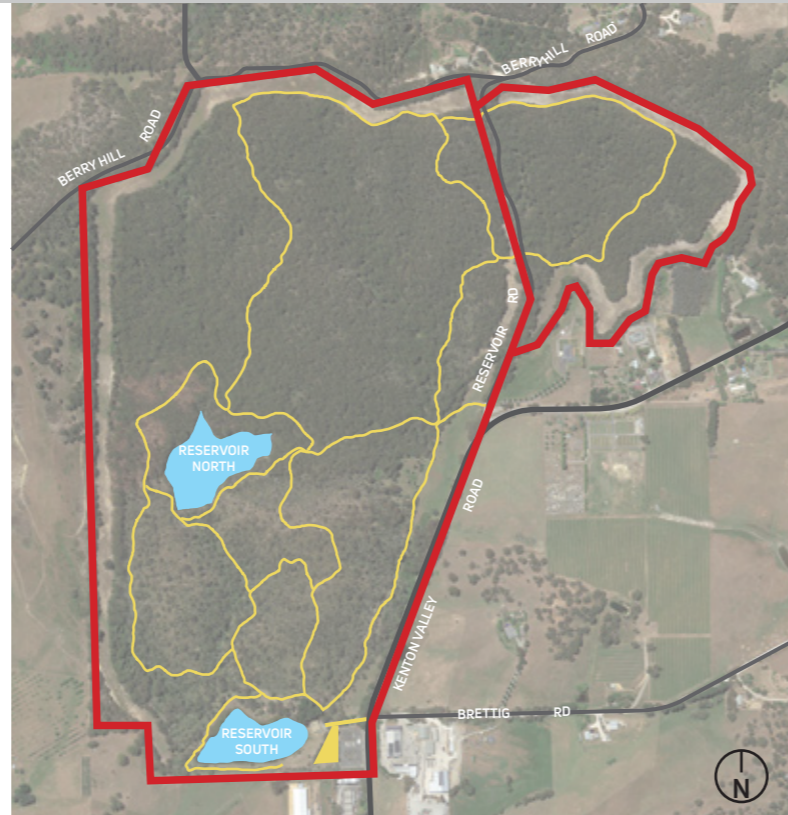
The smaller southern section, identified as Community Use land, contains much of the park's infrastructure including trails and shelters, however, prior to the 2019 Cudlee Creek Bushfire, this area also provided a popular picnic and playground.

The park has two entrances located on its eastern side with the southernmost access providing vehicle access and car parking via Kenton Valley Road.

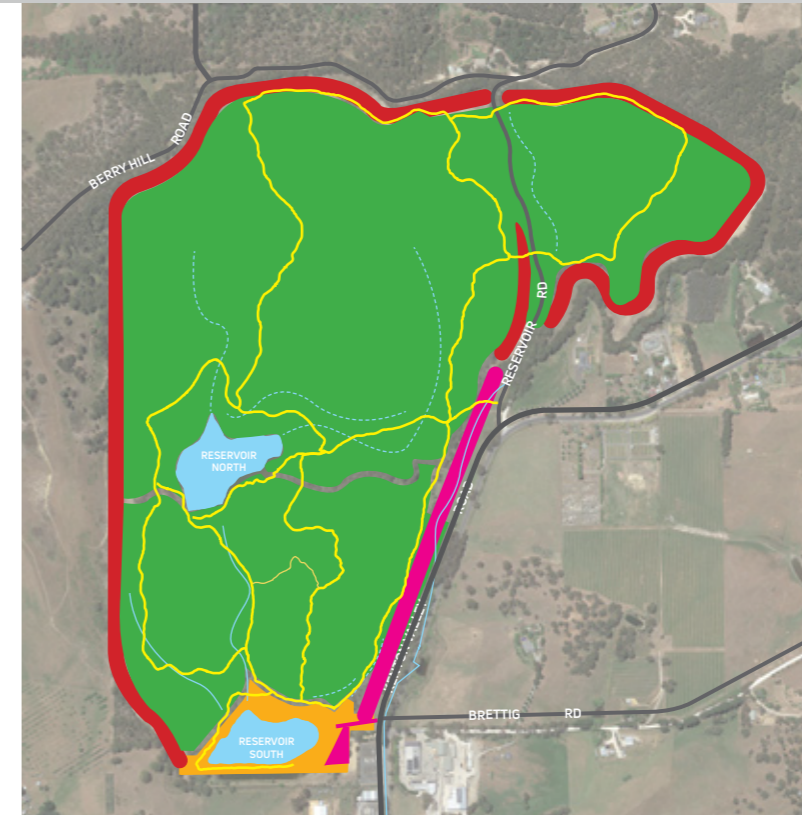
MASTERPLAN

As part of the bushfire recovery process, Adelaide Hills Council has been preparing a masterplan for Lobethal Bushland Park to review and analyse the impacts of the fire and establish a series of strategies and objectives for the future management of the park.

This process has included consultation with the local community and stakeholders and the formation of a working group to guide and inform the creation of the masterplan.



SITE PLAN



ZONES OF USE

WHAT IS THE PURPOSE OF THIS MASTERPLAN?

For the purposes of Lobethal Bushland Park, the term masterplan is defined in the following way;

A dynamic, long term planning document that provides a conceptual layout to guide future growth and development of the site.

KEY THEMES

The masterplan has been structured under the following key themes:

- GOVERNANCE
- TRAILS / CIRCULATION
- BIODIVERSITY
- RESERVOIRS
- FIRE BREAKS
- RECREATION AND PLAY
- ACTIVATION
- ENTRY / ARRIVAL

LOBETHAL BUSHLAND PARK

LAND USE

CONSERVATION LAND USE AREA

Lobethal Bushland Park is distinguished by two parts, consisting of a zone located in the northern majority of the site and a smaller southern portion. This area is identified as Community Use land.

CONSERVATION LAND

The Conservation Area has a primary objective of maintaining conservation values with an allowance of low impact informal recreation. The land does not have, nor is it appropriate to be held under a lease or licence and special consideration must be given to walking tracks, vehicle access, and the acceptability of dogs on or off-leash.

COMMUNITY USE LAND

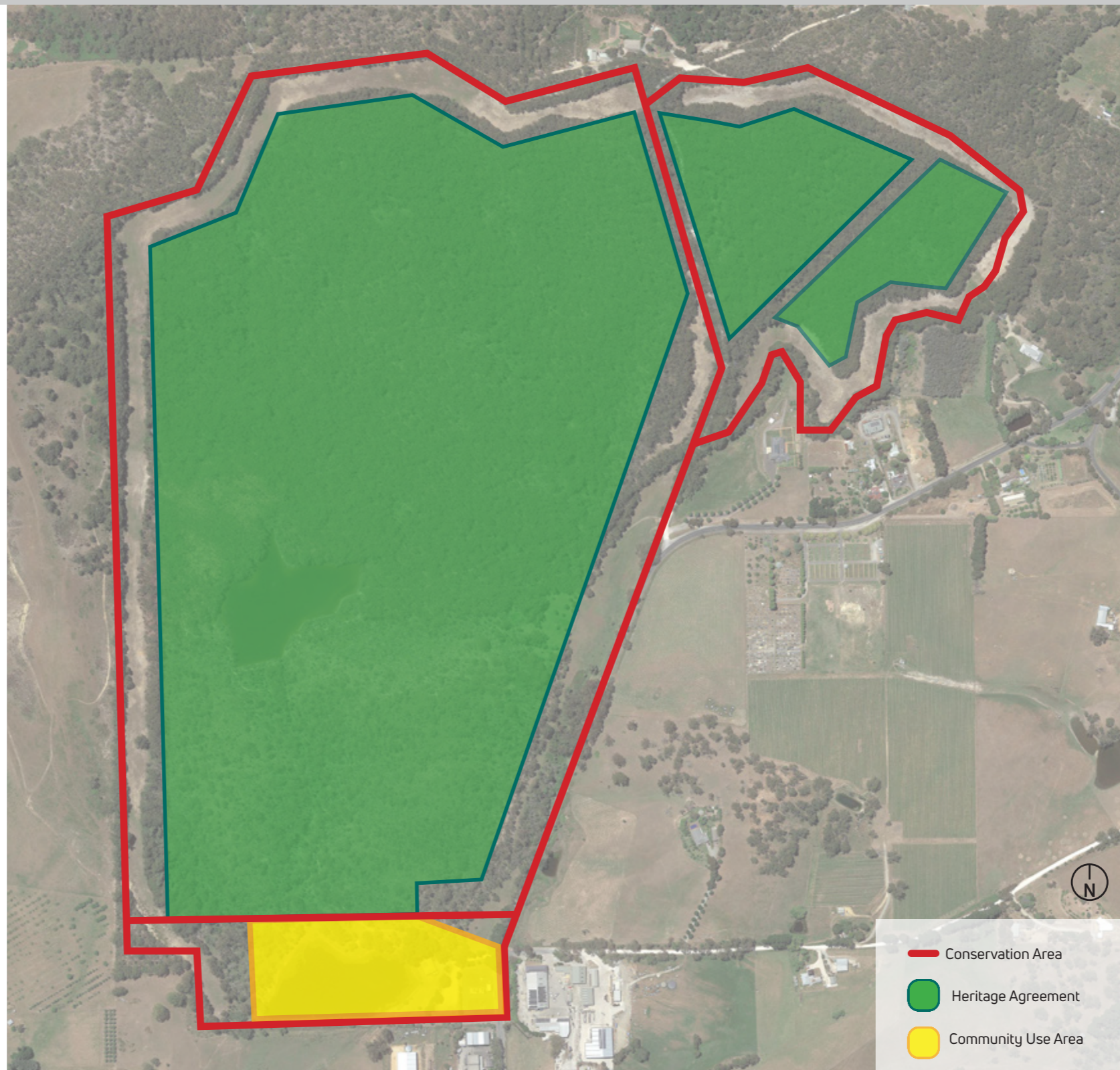
The Community Use area accepts spatial use by non-sporting organisations like kindergartens, child care, scouts or guides, or other community groups. The Community Use land and Bushland Park building are not currently subject to a lease or licence.

HERITAGE AGREEMENT

Of unique importance to Lobethal Bushland Park is the existence of a Heritage Agreement. This Agreement was first initiated in the mid 1980's over a large portion of the Conservation Area. The Heritage Agreement was one of the first agreements in South Australia of its kind and has been amended to include more of the surrounding land since it was first approved.

This Agreement provides an extra level of formal protection for the valuable vegetation communities and habitat that exists within the park. The benefits of a Heritage Agreement include highlighting the importance of conserving and improving the sensitive and significant environmental values within Lobethal Bushland Park. It provides stakeholders and land managers with greater leverage when seeking support and financial assistance for biodiversity projects and programs, and most importantly, the formal and perpetual protection of the remnant vegetation block.

The Heritage Agreement permits bushwalking and nature study activities including bird watching, photography and, sketching. No other recreational activity is permitted without the written consent of the Minister.



*All boundaries are indicative

LOBETHAL BUSHLAND PARK

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CONSERVATION LAND MAP

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1. GOVERNANCE

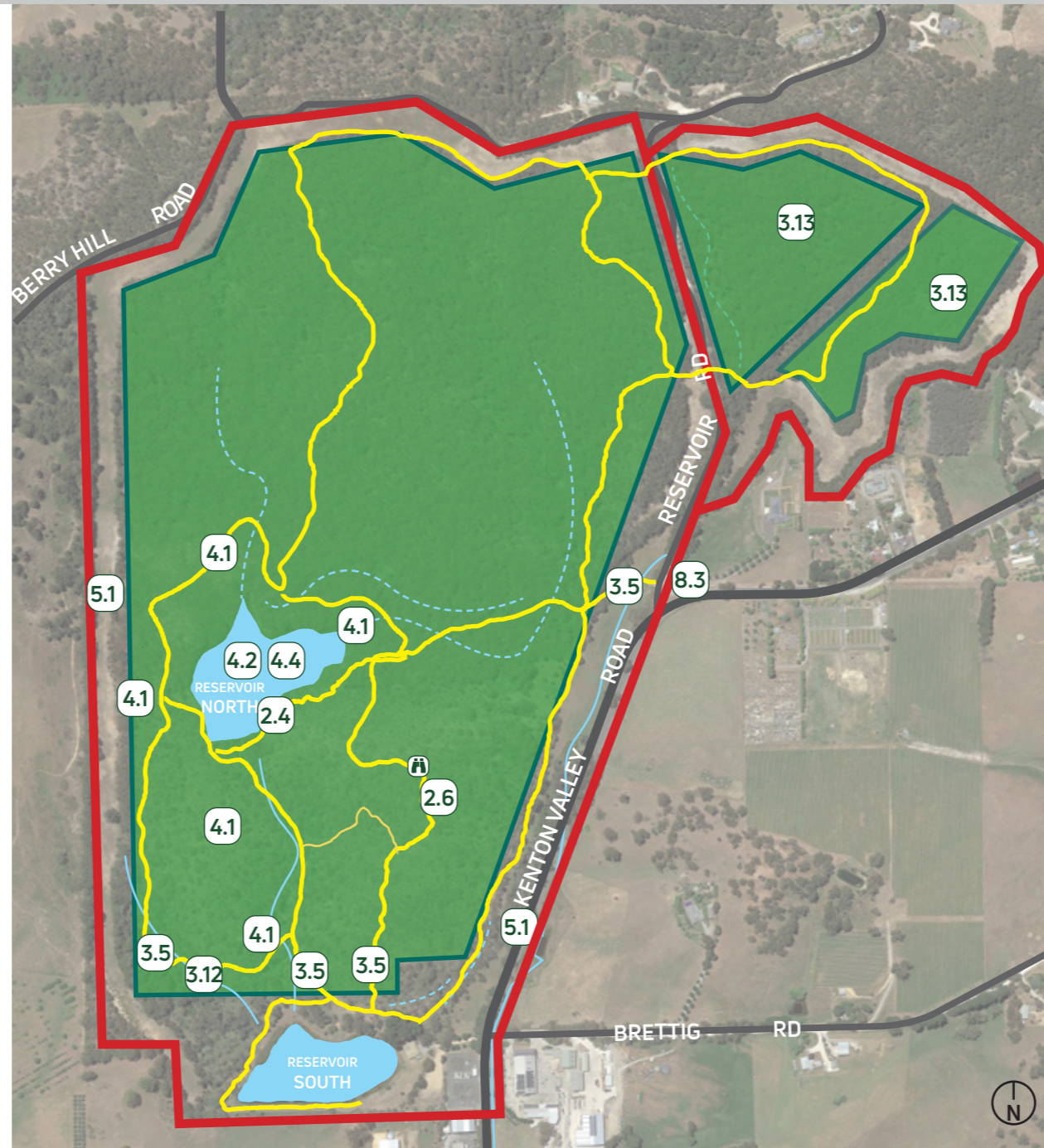
- 1.1** Establish Community Reference Group
- Include Community members, Stakeholders, Working Group representatives, State bodies and Council representatives
- 1.2** Along with State and Local Government land management legislation, policies and procedures, the Lobethal Bushland Park Masterplan objectives will consider the provisions of the Heritage Agreement placed upon the Park.

2. TRAILS/ CIRCULATION

- 2.1** Existing Walking Trails to be maintained and upgraded to a minimum standard using sustainable trail development techniques, principles and conservation practises that support the conservation value and principles of the land.
- Consider recommendations from Trails & Cycling Audit Report 2020
 - Establish clear trail hierarchy to inform types and access (No dogs within Conservation land)
- 2.2** Trail remediation works to be undertaken in accordance with a minimum standard using sustainable trail development techniques, principles and conservation practises that support the conservation value and principles of the land.
- Resurfacing/ regrading at key locations
 - Route re-alignment investigations and detailed design to improve grades and surface treatments
 - Remove unsustainable trail sections & rehabilitate
- 2.3** Complete Signage Strategy for trails and broader park
- Recognise Aboriginal and Torres Strait Islander People
 - Increase signage locations; including additional cultural heritage, site history and environmental interpretive information
- 2.4** In accordance with the Conservation Land management policies and procedures consider equitable access to and around the reservoirs ensuring known threatened and other sensitive vegetation is protected at all times.
- 2.5** 'Value add' to trails with nodal seating
- 2.6** Investigate new platform at Lookout 'Lew's Memorial'

3. BIODIVERSITY

- 3.1** Continue erosion control measures
- 3.2** Continue to undertake flora and fauna management projects throughout the park.
- 3.3** Develop Dog Management Plan for park; include in signage strategy (No Dogs in Conservation Land)
- 3.4** Develop environmental education program which may include signage, school packages, induction, that inform user groups of the significance, importance and value of the Heritage Agreement and multiple land uses within the park.



- | | | |
|--------------------------------|------------------|------------------------------|
| 1 Item reference | P Carpark | 2 Trails/ Circulation |
| — Prescribed Watercourse | Picnic Shelter | 3. Heritage Agreement |
| - - - Indicative drainage line | Public Toilets | 4. Reservoirs |
| | Lookout | Conservation Land Boundary |

- 3.5** Establish Control Points at entry to Conservation Areas including cleaning stations & signage to assist management of phytophthora spread.
- 3.6** Consider the removal of legacy building materials such as concrete slabs
- 3.7** Continue collaboration with Landscapes SA Board
- 3.8** Support & collaborate with Friends Group, Bush For Life and other primary stakeholders
- 3.9** Consider boundary management options to improve flora & fauna protection
- 3.10** Review Vegetation Management Plan (2020).
- 3.11** Conduct biodiversity surveys within Conservation & Community Use land
- 3.12** Consider advantages and disadvantages of extending Heritage Agreement Area
- 3.13** Continue to support the Bush For Life Program

4. RESERVOIRS

- 4.1** Consider silt traps where appropriate
- 4.2** Consider water quality and ecology monitoring
- 4.3** Consider aquatic and semiaquatic vegetation surveys and potential supportive measures to improve this environment.
- 4.4** Consider refuge island within reservoirs

5. FIRE MANAGEMENT

- 5.1** Continue fire break management
- 5.2** Develop Fire Management Plan in collaboration with DEW and other stakeholders
- 5.3** Investigate potential future uses
- Trails for dog walking, orienteering and cycling (outside of Heritage Area - potential along Kenton Valley Rd portion)
 - Native grass establishment (erosion control on steeper grades)
 - Other locations for outdoor education group gatherings
- 5.4** Include fire management education through various media and tools.

7. ACTIVATION

- 7.1** Review accessibility across entire park
- 7.2** Enhance education potential for park
- 7.3** Consider education group on planting activities
- 7.4** Investigate access potential to southern reservoir to permit water play
- 7.5** Consider art installations, programs and/or projects, and collaborations with Fabrik which encourage connection with the natural environment and contribute to the visitor experience

8. ENTRY / ARRIVAL

- 8.3** Enhance entrance statements

LOBETHAL BUSHLAND PARK

COMMUNITY LAND MAP

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1. GOVERNANCE

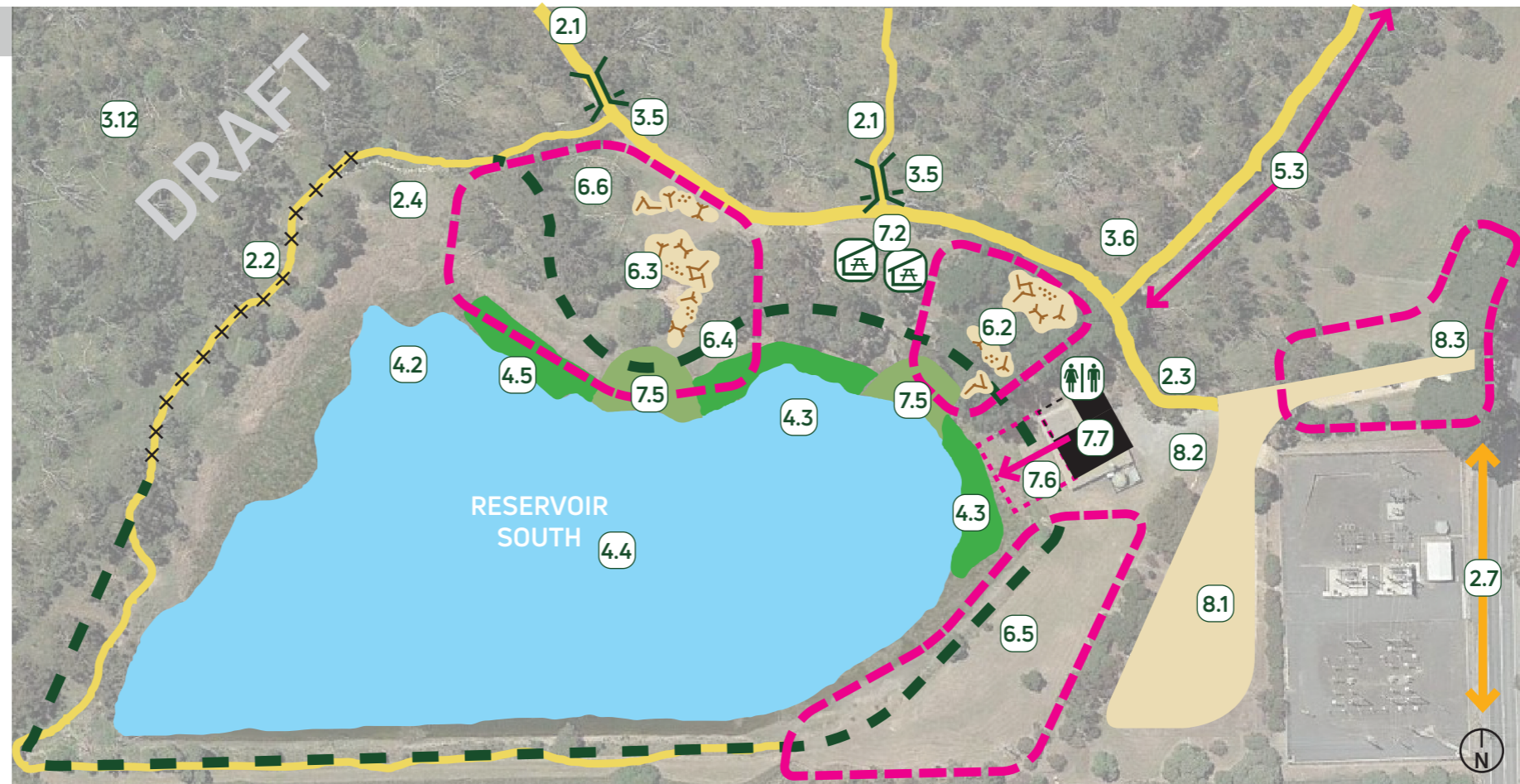
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2. TRAILS/ CIRCULATION

- 2.1** Existing Walking Trails to be maintained and upgraded to a minimum standard using sustainable trail development techniques, principles and conservation practises that support the conservation value and principles of the land.
- Consider recommendations from Trails and Cycling Routes Audit Report 2020
 - Establish clear Trail hierarchy to inform types and access (No dogs within Conservation land)
- 2.2** Trail remediation works to be undertaken in accordance with a minimum standard using sustainable trail development techniques, principles and conservation practises that support the conservation value and principles of the land.
- Resurfacing/ regrading at key locations
 - Route re-alignment investigations and detailed design to improve grades and surface treatments
 - Remove unsustainable trail sections & rehabilitate
- 2.3** Signage
- Recognise Aboriginal and Torres Strait Islander People
 - Increase signage locations; including additional cultural, historical and environmental interpretive information.
- 2.4** In accordance with the Conservation Land management policies and procedures consider equitable access to and around the reservoirs ensuring known threatened species and other sensitive vegetation is protected at all times.
- 2.7** Consider walkable connections with township of Lobethal

3. BIODIVERSITY

- 3.1** Continue erosion control measures
- 3.2** Maintain and increase flora and fauna management and monitoring projects throughout the park.
- 3.3** Develop Dog Management Plan for park; include in signage strategy (No Dogs in Conservation Land)
- 3.4** Develop Environmental education program which may include signage, school packages, induction, that inform user groups of the significance, importance and value of the Heritage Agreement and multiple land uses within the park.
- 3.5** Establish Control Points at entry to Conservation Land including cleaning stations & signage to assist management of phytosphora spread.
- 3.6** Consider the removal of legacy buildings and materials such as concrete slabs
- 3.7** Continue collaboration with Landscapes SA Board
- 3.8** Support & collaborate with Friends Group, Bush For Life and other primary stakeholders
- 3.11** Conduct biodiversity surveys within Conservation & Community Use land
- 3.12** Consider advantages and disadvantages of extending Heritage Agreement Area



Legend

- Existing Trail Network
- Proposed New Reservoir Loop Trail
- Remove Trail & Rehabilitate bushland
- Control Point to Heritage Area
- Proposed Zones



7.3 Enhance education potential



7.5 Investigate access to reservoir for water play

4. RESERVOIRS

- 4.2** Consider water quality and ecology monitoring
- 4.3** Consider aquatic and semiaquatic vegetation surveys and potential supportive measures to improve this environment.
- 4.4** Consider refuge island within reservoir
- 4.5** Investigate recreation opportunities where appropriate
- fishing / yabbying (to be regulated)
 - kayaking
 - boardwalk / jetty / pier
 - separate splash area.
 - seating

5. FIRE MANAGEMENT

- 5.3** Investigate potential future uses
- Trails for dog walking, orienteering and cycling (outside of Heritage Area - potential along Kenton Valley Rd portion)
 - Native grass establishment (erosion control on steeper grades)
 - Other locations for outdoor education group gatherings
- 5.4** Include fire management education through various media and tools.

6. RECREATION AND PLAY

- 6.1** Ensure Inclusive Play and Equitable access in play space areas
- 6.2** Investigate Junior Nature Playspace
- 6.3** Consider Neighbourhood level playspace
- 6.4** Additional furniture to support larger group sizes (I.E. large shelters, gathering spaces etc), including drink fountain
- 6.5** Flat grass area great for games
- 6.6** Consider Recognition Project for bushfire

7. ACTIVATION

- 7.2** Enhance Picnic facilities including large shelters
- 7.3** Enhance education potential for park
- 7.5** Investigate access potential to southern reservoir to permit water play
- 7.6** Investigate access potential to southern reservoir to permit water play, functions or Community events. Potential to expand undercover area to connect with reservoir
- 7.7** Review accessibility of existing public toilets, the building and all proposed infrastructure improvements and additions must comply with the relevant Australian and Disability VStandards (AS 1428.1-2009, Disability (Access to Premises – buildings) Standards 2010 and other disability rights recommendations.)
- 7.8** Consider art installations, programs and/or projects and collaborations with Fabrik which encourage connection with the natural environment and contribute to the visitor experience

8. ENTRY / ARRIVAL

- 8.1** Investigate carpark upgrades including overnight RV stays
- 8.2** Investigate Accessible connectivity from carpark to the rest of the park.
- 8.3** Enhance Entrance statements (align with 2.3 Signage Strategy and consider 7.7 art installations)



2.1 Establish clear Trail hierarchy to inform types and access



6.2 Investigate Nature Playspace



7.2 Enhance Picnic facilities, including large shelters