

A proposal
for the establishment
of



THE GREAT SOUTHERN
URBAN FOREST

a major open space and biodiversity link
in southern Adelaide

Planning SA,
the Department for Environment and Heritage and
the City of Marion

November 2005

T H E G R E A T S O U T H E R N U R B A N F O R E S T

**A report to the Minister for Urban Development and Planning, Minister for Environment and Conservation and Minister for the Southern Suburbs
November 2005**

Contents

- 1. *Executive summary and recommendations***
- 2. Introduction**
- 3. Background**
- 4. Context**
- 5. The Great Southern Urban Forest Concept**
 - 5.1 Vision, Concept Objectives**
 - 5.2 The Land**
 - 5.3 The Implementation Strategy**
 - 5.4 The Management Framework**
 - 5.5 Implementation Priorities**
 - 5.6 Funding the GSUF**
 - 5.7 Engaging the community**
- 6. The Approval Process and Next Steps**

Appendix 1: GSUF Core area - Public and institutional land - short term options and priority outcomes

Appendix 2: GSUF Core area - Private Land –short term options and priority outcomes

Appendix 3: GSUF Complementary areas – Proposed action

Appendix 4: GSUF Core area - Private Land – Long term management options and strategies-

Appendix 5: Priority Action - Staging And Funding

Appendix 6: Indicative Cost estimates 2002—3

T H E G R E A T S O U T H E R N U R B A N F O R E S T

1. EXECUTIVE SUMMARY AND RECOMMENDATIONS

The Marion South Roundtable convened by Planning SA with DEH and City of Marion came together in May 2005 to develop a methodology for the establishment of an open space network encompassing public and private land in the HFZ and MOSS zones south of Darlington.

There is, without doubt, considerable exciting potential to develop a highly visible, regional open space system in this area that achieves State Government as well as local government objectives.

To realise this potential, a strategic and collaborative approach is proposed to transform around 1000 hectares of public and private land into an 'urban forest' for recreation, biodiversity conservation (Nature Link) and water catchment management, providing an attractive natural backdrop to southern suburbs and the city.

The support of the State Government and the City of Marion for a long term strategy for the establishment of **Great Southern Urban Forest** (GSUF) is critical to the success of the vision and is strongly recommended.

The land proposed to be incorporated under the GSUF is largely protected as part of the Hills Face Zone or the Metropolitan Open Space System and much of it falls within Yurrebilla. The GSUF concept allows for the continuation of existing private, public and institutional ownership of the land within a concept focussing on revegetation and habitat reestablishment, establishment of trails and outdoor recreation facilities, consistency in approaches, a partnership and community engagement.

The future disposition of some of the private land presents a challenge that cannot be ignored indefinitely. The Field River Valley in particular, presents a potential risk to public safety and deserves coordinated attention to resolve a satisfactory future.



Figure 1

In essence the GSUF concept puts a name to and extends broad MOSS initiatives, allowing both the State Government and Council to 'own' and pursue a more localised initiative and to develop strong community support and participation.

For the State Government it provides an excellent opportunity to enunciate a visionary approach for this part of southern Adelaide, linking new and existing initiatives (Glenthorne

and O'Halloran Hill Recreation Park, MOSS and HFZ Review) and to pursue a compelling regional approach to what are currently separate and unconnected initiatives.

For the Department for Environment and Heritage, as the manager of existing parks in the region, it provides a cogent framework in which to prioritise short term actions, longer term aspirations (particularly in regards to land adjacent to the O'Halloran Hill Recreation Reserve) and funding.

For the City of Marion it provides a positive collaborative step towards the establishment of a coherent open space network in southern Adelaide. The city will ultimately need to consider ownership and management of the Field River Valley, but at this stage a clearer understanding of the risks involved in managing the land is required before the long term ownership can be addressed.

The recommendations of this report propose a **GSUF Strategy** that:

- is consistent with the outcomes of the HFZ Review
- recognises the regional significance of the open space network in the context of MOSS and Yurrebilla
- involves a coordinated and cooperative approach and a strong partnership between the State Government and Council
- strategically engages other stakeholders
- has clear and achievable time frames, funding and management arrangements.

The Strategy will guide the collaboration of the State and Local Governments in the establishment and development of the major components of the GSUF over the next 15-20 years. The Strategy addresses the following matters:

- the GSUF concept and the land encompassed within the concept
- the land management and ownership Framework – the development of a framework for all GSUF land through a cooperative arrangement between the State and local governments consistent with the Yurrebilla Management Framework.
- accelerating/focussing on the conservation and recreational opportunities for existing public land within the core GSUF,
- investigation of potential for privately owned land to be transferred to public ownership in the long term subject to negotiation with the current land owner, ongoing funding and management arrangements
- an interim strategy covering the private land
- an implementation strategy focussing on achievable objectives.

More specifically the recommendations propose a partnership (green partnership) as a mechanism to progress the Great Southern Urban Forest and the formation of a Steering Group and Working Group to progress the Strategy.

Funds required to progress the GSUF are based on adjusted estimates prepared in 2002-3 on the development of key areas of the GSUF. Since the original estimates were prepared management of the Field River Valley appears to have ceased and the area is quickly deteriorating. This will inevitably increase the costs associated with the development of this key area as part of the GSUF and a more detailed assessment of costs would be required before the land was transferred to public responsibility.

T H E G R E A T S O U T H E R N U R B A N F O R E S T

With these limitations, an indicative cost of **\$4-5 million** is estimated for the core areas of the GSUF over a 15-20 year period. Of this around **\$1-1.4 million** would be required over the next 5 years (short term) to establish the gateway areas of the Forest and progress works and investigations in priority areas.

The most substantial cost estimates are associated with the Field River Valley and Sheep paddock (medium –long term) and the Linwood Quarry environs and buffer (long term). A further allowance is likely to be required for decontamination and remediation of parts of the Valley depending on the outcomes of a risk assessment associated with possible lead contamination.

Priority Area	Indicative cost of development	Priority
O'Halloran Hill Recreation Park	\$390,000	Short Term 1-5 Years
Surplus Southern Expressway land (inc eastern Field River Valley)	\$120,000	Short term 1-5 years
O'Halloran Hill TAFE	\$30,000	Short term 1-5 years
Nari Reserve	\$50,000	Short term 1-5 years
Glenthorne Farm (part of northern area and water course)	\$330,000 revegetation	Short term
	\$490,000	Medium term 5-10 Years
Field River	\$40,000 investigations	Short term 1-2 years
	\$1.30m plus decontamination and remediation	Development options
	No allowance for acquisition costs	Medium term 5-10 Years
Sheep paddock	\$400,000 costs to be further investigated No allowance for acquisition costs	Medium term
Linwood Quarry environs and buffer	\$1.30m No allowance for acquisition costs	Long term
Complementary areas	Costs to be investigated	Medium-long term

Potential resources for the funding of the priority lands in the core areas of GSUF include:

1. State Government
 - o Planning and Development Fund
 - o Department of Environment and Heritage
 - o Natural Resource Management Board
 - o Urban Forest initiative and Million Trees project
 - o Extractive Industries Rehabilitation Fund
2. City of Marion
3. University of Adelaide (Glenthorne Farm)
4. Sheidow Beneficiaries (Field River and Linwood Quarry Buffer)
5. Boral (Linwood Quarry).

Following Ministerial consideration of the recommendations, the City of Marion will be briefed on the initiative and invited to support the GSUF concept.

Recommendations

Vision and Concept

1. It is recommended that the State Government support in principle:
 - a. the establishment of 'the Great Southern Urban Forest' (GSUF) as an initiative to transform 1000 ha of the southern Adelaide into a major recreational and biodiversity conservation, natural resource and catchment management resource
 - b. the inclusion of both public and private land identified, mainly zoned HF and MOSS south of Darlington and north of the Field River between the coast and the Sturt Gorge in the Great Southern Urban Forest including the 'core' area, and 'complementary' areas.
2. It is recommended that the City of Marion be invited to support in principle the establishment of 'the Great Southern Urban Forest'

Progressing the GSUF

3. It is recommended that in order to progress the GSUF:
 - a. the Ministers (for Urban Development and Planning, Environment and Conservation and Minister for the Southern Suburbs) and City of Marion and potentially other stakeholders including the City of Onkaparinga, enter into a formal arrangement – potentially a "Green Partnership"- addressing the establishment, funding and management of a major open space network in Adelaide's South
4. The parties to the Green Partnership acknowledge their commitment to:
 - a. the GSUF concept and its establishment consistent with the Yurrebilla management framework
 - b. collaborative action in developing and progressing the GSUF Strategy
 - c. priority for the accelerated improvement of public and institutional owned land in the GSUF core area including:
 - image development through revegetation/habitat reestablishment, 'gateway' vegetation, access, shared trails identification and where appropriate recreational facilities
 - d. the current review of the O'Halloran Hill Recreation Park Management Plan being extended to acknowledge:
 - land management linkages to the Marino Conservation Park
 - potential synergies with the adjacent land in providing a significant east-west nature link
 - opportunities for options to include adjoining public and private parcels in the GSUF core area into the Park
 - e. action for the complementary development and management of Council land in the 'core' area consistent with the GSUF concept
 - f. the acknowledgement that land held in private ownership being integral to the GSUF concept
 - g. development of an agreed process for the private land within the core area including:

- interim strategies for engaging and encouraging owners to manage land within GSUF in short term
 - resolution of land tenure and management in the long term
- h. the development of an agreed process to address opportunities as they arise in the complementary areas of the GSUF
- i. identification of specific funding for the establishment and maintenance of the GSUF
4. The GSUF be progressed by:
- a. The Chief Executives of the City of Marion, Department for Environment and Heritage and the Executive Director Planning SA continuing the Roundtable/forming a Steering Group to direct the Green Partnership and GSUF Strategy
 - b. The Roundtable Working Group continuing to undertake the investigations and actions including identification of specific funds to progress priority actions
 - c. The Green Partnership being formalised through a Memorandum of Understanding or other mechanism specifying the respective roles, functions, commitments and time frames of the involvement of each party.

2. INTRODUCTION

Southern Adelaide boasts an impressive range of features that include the magnificent Southern Vales, the scenic beauty of the southern extension of the Mt Lofty Ranges, a rugged coastline and wide sandy beaches. While the area is a major tourism focus over 150 000 people call the southern suburbs home. Yet the land that forms the gateway to these world class natural features and to the suburbs, stretching from the Main South Road at Darlington to the top of O'Halloran Hill, has remained largely an inaccessible unwelcoming place.

This Report proposes **a Strategy** to achieve **a bold initiative** transforming this gateway, and establishing a major regional biodiversity corridor and open space network to effectively link the **coast to the hills** from Hallett Cove to the Sturt Gorge extension at Craighburn Farm in the central Adelaide Hills.

The development of these **1000 ha plus** of public and private land that forms the open space network present significant potential with regional value for outdoor recreation and biodiversity reestablishment.

The working title for this open space network and particularly the core area between the coast and the Main South Road is ***The Great Southern Urban Forest***.

Options and recommendations for the establishment and management of the Urban Forest, together with an implementation framework are presented in the Strategy.

The land proposed to be incorporated into the GSUF is already part of the Hills Face Zone or the Metropolitan Open Space System and much of it falls within Yurrebilla. It is currently in various ownerships, with varying qualities of land management, from good to very poor and similar variations of access to the public from accessible to closed.

The future disposition of the private land presents a challenge to both the State Government and the City of Marion (and to some extent the City of Onkaparinga) and cannot be ignored indefinitely. The Field River Valley in particular, as land with no obvious value for commercial use and with no clear management process in place (it appears to have been largely abandoned by its current owners), presents a potential risk to public safety and deserves the attention of both the State and the Council to resolve a satisfactory future.

3. BACKGROUND

In 2002 the City of Marion prepared a concept for the development of a major open space network within the Council Area on public and private land south of Darlington. This concept was encompassed within a broader series of proposals known as the Marion South Structure Plan that was released for public consultation as the 'Marion South Plan' in March 2003 and subsequently refined in October 2003. The concept encompassed both public and private land mainly zoned MOSS and HFZ within the City of Marion.

Central to the concept of the open space network was the transfer of private land to public ownership, the joint ownership and management of that land by a 'stakeholder entity'¹, the rezoning of HFZ land to allow for residential development and the capture of part of the consequent windfall gain to fund public infrastructure including the open space network. The subsequent difficulty in securing support for the mechanism to achieve the plan (rezoning and the ownership and management model) led Planning SA and the City of Marion to enter into a collaborative arrangement together with DEH to seek alternative options to achieve the open space objectives without the need for rezoning of HFZ land.

¹ including the Marion Council, DEH, the Adelaide University, Transport SA, Planning SA and private land owners

In April 2005 the Executive Director of Planning SA convened the round table with the objective of jointly preparing a strategy that provided for:

- an accessible and appropriately developed and managed open space network having a significant regional role in the context of MOSS and complementing the outcomes of the HFZ Review
- a coordinated and cooperative approach from all stakeholders and
- a strong partnership between the State Government and Council.

A working group comprising the three parties has met regularly since then and has prepared a strategy encompassing a master plan that:

- is consistent with the outcomes of the HFZ Review
- recognises the regional significance of the network in the context of MOSS and Yurrebilla
- involves a coordinated and cooperative approach and a strong partnership between the State Government and Council
- strategically engages other stakeholders
- has clear and achievable time frames, funding and management arrangements.

4. CONTEXT

The Forest concept is consistent with SA's Strategic Plan's Nature Links initiative and more specifically with the objectives of Metropolitan Planning Strategy.

The Metropolitan Open Space System (Parkland 21 and Parklands 2036), the National Parks and Wildlife parks system (and the Yurrebilla Management Framework) and Natural Resource Management framework (the Onkaparinga Catchment Management Water Board) provide the contextual framework for the establishment of the Great Southern Urban Forest. All of the GSUF falls within MOSS, while the Field River, Coast Park, Transport Corridors (Parkway trains – Marion – Willunga Trail and cycleway along the Southern Expressway) are all identified as MOSS priorities. Planning and Development Fund grants have in recent times been directed to the preparation of management plan/structure plans and an evaluation plan for the area.

As well, the HFZ Review Implementation Strategy (Feb 2004) and further recommendations provided to the Minister for Urban Development and Planning on the priority for the application of the funding allocated to the HFZ (May 2005) identify the HFZ land within the GSUF as a potential major/priority project.

The O'Halloran Hill Recreation Park, Marino and Hallett Cove Conservation Parks already fall within the NPWS system managed by DEH. The larger part of the financial resources for the management of these parks is met by the annual budget process by DEH.

Funding under the State Government's 3 Million Trees and the Urban Forest initiatives are currently available variously for specific revegetation and conservation works on the public land and to an extent the private land and are being applied variously to both the public and private land within the proposed Forest.

Since early 2000 a number of individual plans for land zoned HFZ and MOSS in the area have been prepared including The Field River Management Plan (2000), South Ward Structure Plan (July 2001), Marion South Greenbelt Evaluation (Jan 2003).

Each of these plans contributes to the understanding of the potential for a significant open space network, identifying opportunities, connections and proposing implementation and ownership options that, for various reasons have not been wholly supportable. In terms of direction for the assembly and future disposition of land in the City of Marion they provide a base from which to move forward and for clear decisions about action to be made collaboratively.

5. THE GREAT SOUTHERN URBAN FOREST CONCEPT

5.1 Vision, Objectives & Concept

The Vision is for some 1000ha of undulating land forming the gateway to the southern suburbs and Southern Vales transformed into the Great Southern Urban Forest providing a major regional recreation and biodiversity corridor linking the coast to the hills.

The concept for the open space network, while focussing on land within the City of Marion, has been broadened to include lands in the adjacent City of Onkaparinga (remainder of the Field River Valley zoned MOSS, the Happy Valley Reservoir and the Hills Face Zoned Reservoir Grazing Co P/L land (proposed for transfer to public ownership as part of the resolution by Judge Roder in the 1980s of a land division application) east of the Main South Rd) and which form a natural extension of the core area and link further to the Sturt Gorge and the central Adelaide Hills. See Figure 2 for lands included within the Great Southern Urban Forest, open space network.

<p>THE VISION</p> <p>An urban forest forming a major regional recreation resource a biodiversity corridor a highly visible natural buffer a green backdrop to the city a gateway to southern Adelaide and the Southern Vales linking the coast to the Hills</p>	
<p>THE CONCEPT</p> <p>An open space network,</p> <ul style="list-style-type: none"> o comprised of core areas and complementary areas with biodiversity and recreational value o allowing for the continuation of public and private ownership within an overall development and management philosophy o publicly accessible – dependent on ownership and agreements o revegetation in priority areas in the core area o providing a world class resource within the next 15-20 years. 	<p>THE OBJECTIVES</p> <p>The development of a major regional open space - the Great Southern Urban Forest - established under a long term action oriented strategy and managed within the Yurrebilla management framework:</p> <ul style="list-style-type: none"> o combining policies for the continuation of public and private uses within an overall development and management philosophy o coordination of approx 1000 ha of land in various ownerships in the HFZ and MOSS between Darlington and the Field River extending from the Sturt Gorge and the Coast o providing both a regional and a local open space and recreational resource that o fulfils a significant biodiversity role and has the potential to be regenerated to play a greater biodiversity role and connects the hills with the coast o is a recognisable asset for the community as the 'lungs of the south' providing a significant buffer between urban development, enhancing the environment, protecting the existing biodiversity and cultural heritage and re-establishing the area's habitat o which builds on the 3 Million Tree's and the Urban Forest initiatives o is consistent with the State Government initiatives (including the Metropolitan Planning Strategy, the Nature Links initiative (SA Strategic Plan) and more particularly the HFZ Review outcomes) and with the Marion Council's Marion South Plan o has a viable long term management and financial framework o is managed cooperatively within an overall visionary management framework o has State Government, Council and community acceptance and engages the land owners and local communities in establishing the forest.

5.2 The Land

The land proposed to be encompassed within the Great Southern Urban Forest includes both public and private land south of Darlington and north of the Field River Valley between the Coast and the Sturt Gorge.

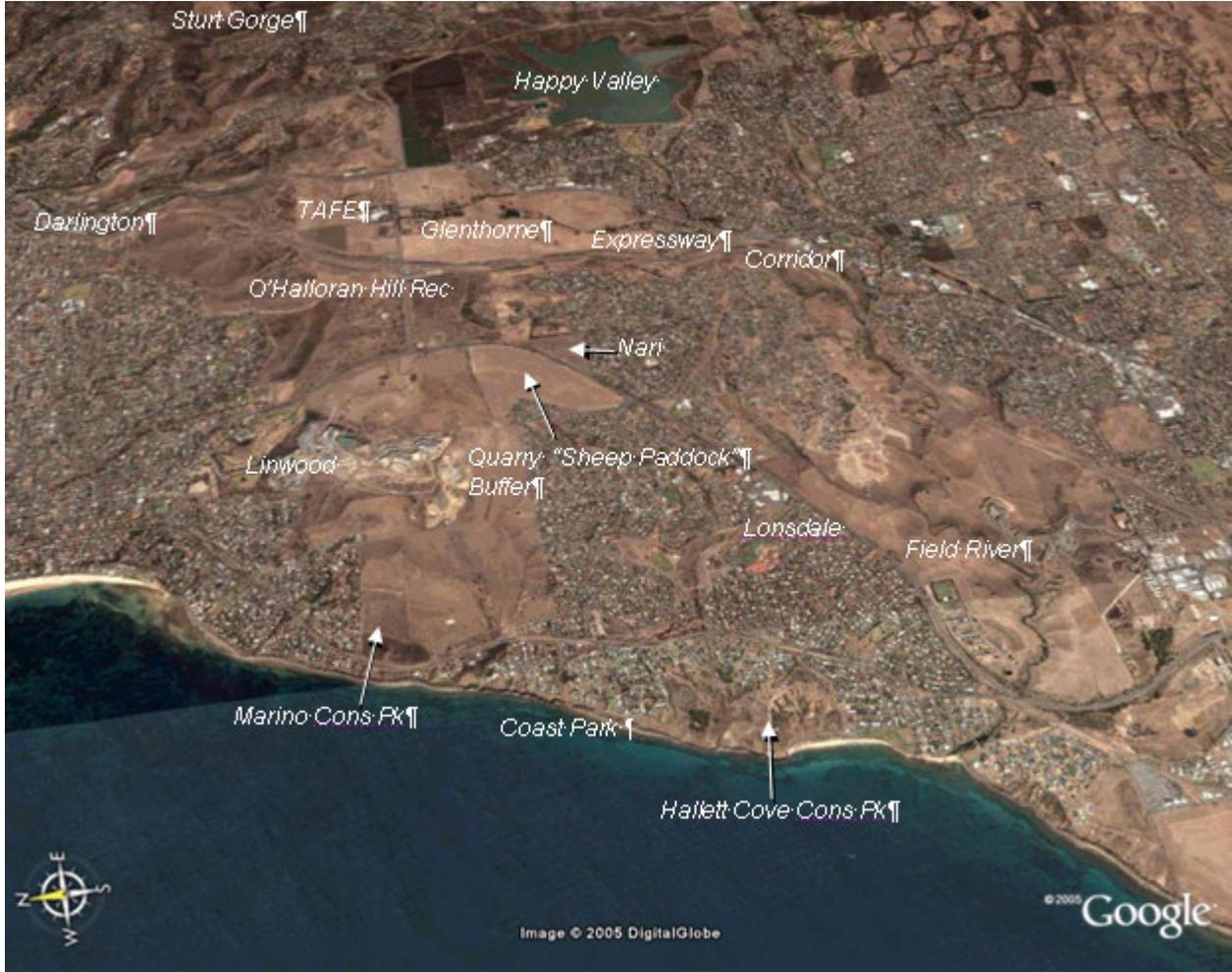


Figure 2

The forest has been divided into two areas – **core and complementary areas**.

The Great Southern Urban Forest	
Core areas	Complementary areas
<p>Public Lands O'Halloran Hill Rec Park Hallett Cove and Marino Conservation Parks Surplus <i>Southern</i> Expressway land Nari Reserve O'Halloran Hill TAFE (vacant land)</p> <p>Institutional Lands Glenthorne Farm (northern area and watercourse)</p> <p>Private Lands Field River Valley Linwood Quarry Buffer Sheep Paddock Former Drive in site</p>	<p>Public Lands City of Marion Golf Park TSA Road Reserve (eastern side Main South Rd) Happy Valley Reservoir (Service Authority)</p> <p>Institutional Glenthorne – South</p> <p>Private lands ADC land Flagstaff Hill Rural living allotments east of Nari Reserve Linwood Quarry</p>

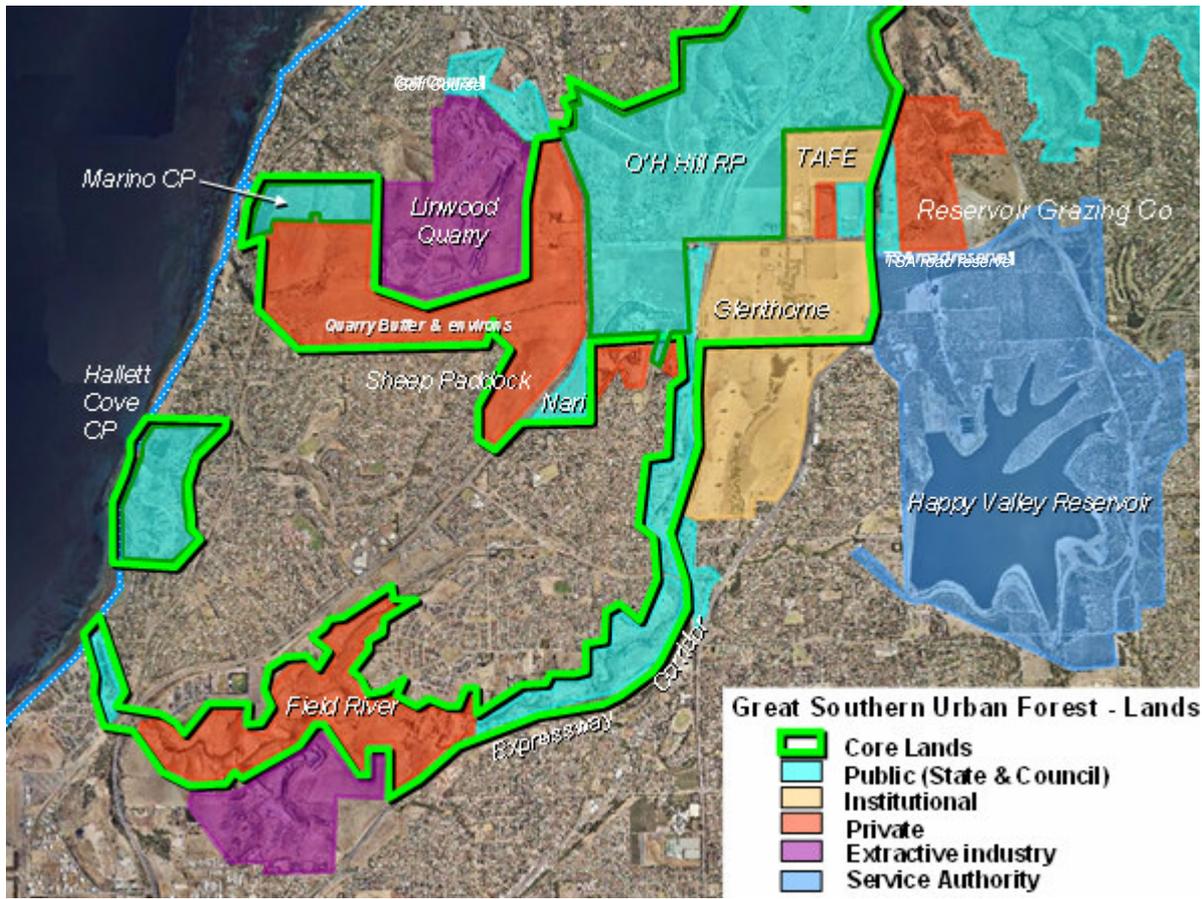


Figure 3

The Great Southern Urban Forest - Core Area

O’Halloran Hill Recreation Park

The Park, managed by DEH, covers some 400ha of largely cleared farm land, stretching from Main South Road to Ocean Boulevard. Major Road borders either side and the Southern Expressway bisects the Park. It operates under a plan of management which is currently being updated.

The Park forms part of the Hills Face Zone urban buffer and covers a section of a spur of the Mount Lofty Ranges that reaches to the coast. While the park has been the focus of revegetation work over many years, large areas remain unvegetated and overall the park’s potential as a green urban buffer and recreational resource is yet to be fully realised. There are limited visitor facilities on the reserve and while a bicycle ‘veloway’ runs through the area, there are no dedicated trails.

Much of the vegetation maintenance is undertaken by volunteers, and there are a number of recreational leases over the area including horse agistment, a model airplane club and a golf driving range.

The Park has considerable potential as a major gateway to the southern suburbs and there are opportunities to build on existing programs to accelerate outcomes and to:

- o recognise the recreational and biodiversity opportunities offered more broadly by the GSUF concept
- o identify **longer term opportunities** with respect to:
 - o the Linwood Quarry environs and buffer to the west of the Park
 - o the vacant TAFE land (on Main South Rd)
 - o the former Drive-In site on Majors Rd and

- o the City of Marion's Nari reserve to the south west.

Hallett Cove and Marion Conservation Parks

These have their own management plans and are managed by DEH.

Surplus Southern Expressway (land including the eastern area of the Field River Valley)

Comprising some 120 ha adjacent to Morphett Rd and the Southern Expressway, this land is held by TSA land and is surplus to the requirements of the Southern Expressway, though the full extent of the surplus land is still being determined.

It provides opportunities for direct north south links from O'Halloran Hill Recreation Park to the Field River in the south. Further links from Field River Valley eastwards to the Happy Valley Reservoir are available through existing reserves adjacent to the Marin South Rd (and Candy Rd).

Nari Reserve

The City of Marion owns the 12 ha Nari Reserve on the south western edge of the O'Halloran Hill Recreation Park and immediately contiguous to private owned land also in the HFZ and the existing residential area of Trott Park.

While the Park is presently undeveloped, its future revegetation and use could be addressed as part of the GSUF to provide a direct pedestrian linkage from Trott Park to the O'Halloran Hill Recreation Park.

O'Halloran Hill TAFE (vacant land)

The TAFE College is isolated from urban development being surrounded by the O'Halloran Hill Recreation Park.

The large area of vacant land with frontage to the Main South Rd (approx 2ha), zoned Hills Face, could readily be integrated into the GSUF concept and potentially into the O'Halloran Hill Recreation Park itself.

Glenthorne (up to 130ha northern half)

Transferred to the Adelaide University under a deed of agreement between the State Government, Glenthorne has been proposed for viticulture development and associated research uses. The University is presently finalising development proposals for the site.

It appears now that the original proposals for the site are unviable and the University is investigating alternative developments in the context of the rezoning of the prominent northern area of the site to Hill Face.

Significant potential exists to incorporate Glenthorne into the GSUF concept and for the highly visible northern area to be the focus of biodiversity reestablishment (revegetation) potentially with public access through the site linking to the Field River to the south.

Field River Valley, Linwood Quarry environs and buffer and Sheep Paddock

The high landscape and conservation value of the **Field River Valley** and the **Linwood Quarry environs and buffer** clearly contribute already to the open space network and the aesthetic of the region and are protected from inappropriate development by MOSS and Hills Face Zone zoning respectively.

The unchecked deterioration of the environmental values of the Field River Valley is the most significant issue in the short term.

Given the proximity of these privately owned land parcels to existing residential areas and the existing open space network, it is highly desirable that these areas be developed as part of the GSUF and considered for eventual transfer to public ownership. This would

allow for conservation, land management and recreational development to be progressed in a coordinated and consistent manner.

The **Sheep Paddock**, while of lesser conservation and landscape value, forms part of a buffer to the Linwood Quarry and as Hills Face Zone its future disposition requires sensitive consideration. If not sold for a rural land use (a single dwelling would be considered on merit), it has considerable potential as recreational open space (eg playing fields) and for habitat reestablishment.

Former Drive - In site

This site is bordered by the TAFE College and the O'Halloran Hill Recreation Park. Apparently unutilised for several years since the closure of the Drive-In theatre, this HFZ site has been the subject of a number of inappropriate development proposals which are non complying uses. Development options for the site are restricted to rural uses, a dwelling, or compatible recreational use. The site has potential for revegetation as part of the GSUF.

GSUF Complementary Area

The Complementary areas include land identified adjacent to the GSUF core including the Marino Golf Course, the southern part of Glenthorne Farm, rural living allotments east of Nari Reserve and the active Linwood Quarry. These areas are within the City of Marion, while the TSA Road Reserve (eastern side Main South Rd), Happy Valley Reservoir and the Reservoir Grazing Co land used at Flagstaff Hill are within the City of Onkaparinga.

The land is zoned variously HFZ, MOSS or Rural B.

Conceptually each of these parcels of land, to varying degrees have potential to be brought into the GSUF. Further investigation of the options is required.

5.3. The GSUF Implementation Strategy

The *main focus* of the Strategy is:

- the development of *land already within public and institutional ownership* within the defined 'core area' of the GSUF. These areas are proposed to be the priority for the injection of funding - within a 1-5 year time frame - for revegetation/habitat reestablishment, 'gateway' vegetation, access, shared trails identification/branding and where appropriate recreational facilities (potentially sport/playing fields).
- the development of *an agreed process that addresses opportunities for the private land within the core area* in the short term (interim action) and development in the medium to longer term (5-20 years).

The *secondary focus* of the Strategy (yet to be developed) is to develop an agreed process that addresses opportunities as they arise in the complementary areas over the next 15 – 20 years. In some instances (eg the Linwood Quarry) opportunities may not arise for several years beyond this timeframe.

5.4 The management framework

A strategic approach to the management of the lands within the GSUF that is based on cooperation, consistency and compatibility of land management practices is proposed.

The GSUF concept does not promote a single or joint ownership of land within the forest nor pre-emptive action to transfer private land to public ownership.

In the first instance this would allow for the land within the GSUF to be maintained in its current ownership and for the owners to participate in the establishment of the forest

through the use and development of their land. This approach is consistent with the MOSS concept and the Yurrebilla management framework which envisage a mix of ownerships and management under a set of consistent principles.

Future options of transferring private lands into public ownership will need to be considered as part of the longer-term strategy for the GSUF and will form the focus of discussion and action at a subsequent phase of the GSUF Strategy.

The Yurrebilla vision for open space in the Greater Mount Lofty Ranges is to develop both a management and culture of integrated land management that benefits biodiversity conservation and water quality, landscape protection and the provision of recreational and cultural opportunities. In the long term it is expected that Yurrebilla will evolve to incorporate a mix of publicly owned land and voluntarily nominated privately owned areas.

Effectively this will mean land within the GSUF could be managed by individual land owners within an overall vision and direction based on principles of:

- conservation of biodiversity
- protection of water quality
- fire management
- management of infrastructure and services
- heritage and cultural protection (where relevant)
- recreation management (where relevant)
- partnerships management and implementation.

The development of action plans following these principles would allow owners to coordinate smaller scale works as part of a broader landscape approach.

The GSUF Strategy proposes efficient use of existing resource and funding opportunities to support improved land management outcomes for public land, in the short-term.

While the O'Halloran Hill Recreation Park (and the adjacent Conservation Parks) and indeed Glenthorne can all clearly continue to be managed, funded and operated without the GSUF initiative, there are benefits if the parks are managed/developed under the GSUF umbrella. These benefits include:

- the development and operation of the park within a wider vision
- potential for consistency and efficiencies in management practices including approaches to conservation and biodiversity development, recreation and fire management across the region
- more efficient use of available funds/programs to allow for the implementation of priority works
- potential for the development of synergies with other land holders in the management and implementation of the GSUF concept
- greater community engagement/support and use of the park system.

The future ownership, disposition and management of the Field River Valley should have been resolved in the context of the negotiation and approval for the subdivision and development of Sheidow Park, Trott Park and Hallett Cove, given most of this land was in a single private ownership. Why this was not resolved is unclear. What is clear is that this area is clearly unsuitable for development and in the long term unviable for rural or other use. Thus ongoing private ownership continues to be problematic.

In 2000 the Sheidow Beneficiaries approached Planning SA/City of Marion/Onkaparinga to transfer the Field River Valley to public ownership. The preparation of the Management Plan for the Valley and a brief for the investigation into the contamination of the area resulted. The brief was never progressed largely as a result of the reluctance of the land owners to address the potential of contamination while the Management Plan remains a resource document for future development.

In the short term there are significant barriers to achieving the integration and development of the private land into any open space network areas including:

- the uncertainty regarding the contamination of the Field River Valley and the likely cost of decontamination
- the likely risk in the ongoing management of these areas, in particular risk associated with the abandoned quarries, mines, unstable embankments and caves, the heritage listed buildings of the Worthing mine etc
- the relatively degraded condition of the Valley as a result of past and current land uses and management practices
- the lack of management over the FRV, unauthorised access to potentially unstable land
- public amenity issues associated with upgrading the land for public recreation
- the existence of private mines and mining licence over a large part of the Linwood Quarry and the expectation by Boral to expand its operation to the limits of its lease
- the apparent unwillingness of the landowners to consider transferring land to public ownership without significant and currently unacceptable tradeoffs/conditions
- the hesitancy of the City of Marion to take over the ownership and management of any of these areas
- the hesitancy of the State Government's primary land owner DEH (NPWS) to take over the FRV.

5.5 Implementation Priorities

Implementation options for the GSUF focus on:

- action to accelerate priorities on the existing public land within the core area of the GSUF particularly in relation to:
 - habitat reestablishment (revegetation programs supported by the Urban Forest initiative and the Million Trees Project)
 - gateway identification - focussing on the Main South Rd, Ocean Boulevard and Majors Road frontages of O'Halloran Hill Recreation Park
 - public access – trails and car parking
- recognition of long term potential and options for adjacent private land (potential use and public ownership)
- investigation and clarification of risks and liabilities associated with the private land in the core of the GSUF, particularly the Field River Valley
- identification of longer term funding to facilitate integration within the GSUF, conservation, habitat reestablishment and other management imperatives
- identification of short term priorities

Options addressing the public and private land within the Core area of the GSUF are addressed on detail in Appendix 1 and Appendix 2. The options have been scoped for how

the private land could be managed consistent with the GSUF for the interim as well as options for the land to be included in the GSUF in the longer-term.

In particular priority action for land within the core area is proposed and is summarised as follows:

O'Halloran Hill Recreation Park

The Department for Environment and Heritage (DEH) to:

- recognise the potential for the development of the Park within the GSUF concept and implement the following priorities consistent with the new management plan for the Park:
 - establishment of GSUF Gateways as part of the Recreation Park providing clear gateway branding at Main South Rd and Ocean Boulevard primarily through vegetation, improved landscaping and signage
 - provide improved image and access
 - upgrade /extend revegetation and habitat reestablishment programs focussed around the Main South Rd/Majors Rd, Ocean Boulevard/Majors Rd and Majors Road precincts
 - establish shared trails and tracks, parking areas and facilities
 - provide parking areas in selected locations adjacent to trails and more active features to facilitate wider use of the park
 - ensure existing commercial leases contribute to a positive attractive image of the park
 - acknowledge opportunities for:
 - land management linkages to the coastal conservation parks
 - synergies with adjacent land in providing an east west natural link
 - long term extension of the Park to adjacent public and private lands (eg Linwood Quarry Buffer and Sheep Paddock, vacant TAFE site, former Drive-In land, Nari Reserve)

Southern Expressway surplus land

The City of Marion to:

- progress negotiations for the transfer of the land from TSA under mutually acceptable terms and conditions as a priority;
- develop a concept plan for habitat reestablishment and paths consistent with GSUF vision and concept

Nari Reserve

The City of Marion to:

- develop linkages from the Reserve to the O'Halloran Hill Recreation Park
- prepare:
 - a management plan
 - a concept plan for revegetation and habitat reestablishment, paths and informal recreation (to service the adjacent residential area)
 - clarify funding for priority works
 - Council
 - P & D fund
 - Urban Forest initiative

O'Halloran Hill Institute of TAFE (vacant site)

The DEH to:

- clarify disposition of the vacant TAFE allotment with the view to its potential for revegetation consistent with the GSUF vision and concept
- clarify funding options including P and D Fund, Urban Forest/Million Trees

- DEH to investigate potential long term opportunity for incorporation of vacant TAFE land into the O'Halloran Hill Recreation Park as part of the east-west link

Glenthorne Farm (northern area)

The State Government and University to:

- resolve the future development of the land.

The Minister for Urban Development and Planning to:

- implement the HFZ Review outcomes and rezone up to 130 ha to HFZ (area to be determined in conjunction with the Adelaide University in the context of the Ministerial HFZ (Stage 2) Plan Amendment Report)

The University to:

- be engaged in the investigation of the potential for site to be developed within the GSUF concept and in particular:
 - establishment of a GSUF Gateway providing clear gateway branding at Main South Rd primarily through vegetation and habitat reinstatement area adjacent to Majors Rd/South Road intersection
 - water course conservation
 - publicly accessible trails and nature links to the Field River Valley
 - clarifying funding options through Urban Forest initiative/ Million Trees, P and D Fund, etc

Former Drive in Site

The DEH to:

- note potential for integration with O'Halloran Hill Recreation Park in long term

Field River Valley

GSUF Partners either jointly or variously to:

- clarify issues and options for the future of area as part of the GSUF
- acknowledge medium/ long term potential of the lands as part of the GSUF public open space
- clarify risks:
 - undertake a risk assessment/analysis (ref Linwood Quarry Buffer) to:
 - determine the main risks to public safety
 - options for the management of the risks
 - likely cost of reducing/managing the risks
 - likely pressures in their ongoing management
 - identify and protect areas of high conservation value
 - ensure land owners are aware of legal responsibilities in respect of management of bushfire risk, land degradation, public access etc
 - investigate options to encourage land owners to use good land management practices to achieve conservation outcomes

Linwood Quarry environs and buffer

DEH to acknowledge opportunities for:

- land management linkages to the coastal Conservation Parks and O'Halloran Hills Recreation Park
- synergies with adjacent land in providing an east west natural link
- long term extension of O'Halloran Hill Recreation Park to adjacent lands

GSUF Partners to:

- clarify issues and options for future of the area as part of the GSUF

- Identify and protect areas of high conservation value
- investigate options to encourage land owners to use good land management practices to preserve/achieve conservation outcomes
- (in the event of land being offered to the public) undertake a risk assessment/analysis of buffer to:
 - determine the main risks to public safety
 - options for the management of the risks
 - the likely cost of reducing/managing the risks
- seek agreement of owners/lessee to improve area through DEH, UFP/MT funds
- In conjunction with PIRSA clarify
 - a clear position re southern boundary of quarry including timeline and Boral’s position re operation of the quarry (relevant to Boral’s Strategic Plan)
 - viability of eastward expansion of the quarry in lieu of southerly expansion

Sheep Paddock

DEH to:

- acknowledge opportunities for:
 - land management linkages to the coastal Conservation Parks and O’Halloran Hill Recreation Park
 - synergies with adjacent land in providing an east west natural link
 - long term extension of O’Halloran Hills Recreation Park to adjacent lands
 - GSUF Partners to:
- clarify issues and options for the future potential use of the land as part of the GSUF
 - investigate opportunities for establishment of major recreation facilities (playing fields) compatible with HFZoning and local/regional needs
 - investigate opportunities for habitat reestablishment

5.6 Funding the GSUF

An assessment of the basic cost of care, control and management of the parts of O’Halloran Hill Recreation Park, northern part of Glenthorne, Field River Valley and the Linwood Quarry environs and Buffer in the core area as public open space competed in January 2003 (*Marion South Green Belt Evaluation, A McDonald*), was estimated at \$3.7m.

On the basis of the cost of living rise (rounded to 5%) and an extrapolation of these cost an estimate of **\$4-5 million** in 2005-6 terms is proposed for the core areas of O’Halloran Hill Recreation Park and adjacent vacant TAFE land, northern area of Glenthorne, Nari Reserve, Field River Valley, Linwood Quarry environs and buffer and Sheep Paddock and surplus Southern Expressway land. These estimates are basic and indicative only and do not include any amount for remediation of contaminated land in the Field River Valley. However, they do provide a perspective of the likely costs involved in establishing the core components of the GSUF.

Of this around **\$1-1.4 million** is estimated to be required over the **next 5 years** to establish the gateway areas of the Forest and progress works and investigations in priority areas.

The following indicative estimates have been extrapolated from the 2002-3 report.

Priority Area	Indicative cost of development	Priority
O'Halloran Hill Recreation Park	\$390,000	Short Term 1-5 Years
Surplus Southern Expressway land (inc eastern Field River Valley)	\$120,000	Short term 1-5 years
O'Halloran Hill TAFE	\$30,000	Short term 1-5 years
Nari Reserve	\$50,000	Short term 1-5 years
Glenthorne Farm (part of northern area and water course)	\$330,000 revegetation etc	Short term
	\$490,000	Medium term 5-10 Years
Field River	\$40,000 investigations	Short term 1-2 years
	\$1.30m plus decontamination and remediation	Development options
	No allowance for acquisition costs	Medium term 5-10 Years
Sheep paddock	\$400,000 costs to be further investigated	Medium-long term
	No allowance for acquisition costs	
Linwood Quarry environs and buffer	\$1.30m	long term
Complementary areas	Costs to be investigated	Medium-long term

Five potential resources for the funding of the priority lands in the core areas of GSUF have been identified:

1. State Government
 - o Planning and Development Fund
 - o Department of Environment and Heritage (DEH) (currently funding the recreation and conservation parks within the GSUF)
 - o Natural Resource Management Board
 - o Urban Forest initiative
 - o Million Trees project
 - o Extractive Industries Rehabilitation Fund
2. City of Marion
3. University of Adelaide (Glenthorne Farm)
4. Sheidow Beneficiaries (Field River and Linwood Quarry Buffer)
5. Boral (Linwood Quarry)

If the GSUF concept is extended to land on the eastern side of the Main South Road then the City of Onkaparinga and the Reservoir Grazing Co P/L and SA Water would also be potential sources.

Further private funding might be attracted through naming rights. Investigations into the viability of this source have not been undertaken but would need to be progressed in the context of a cogent strategy for the GSUF, targeting major companies established or considering establishing in the southern Metropolitan Adelaide.

Appendix 5 provides details of the range of existing and potential new funds for the GSUF.

5.7 Engaging the Community

The O'Halloran Hill Recreation Park and Glenthorne Farm currently have active friends groups participating in conservation, revegetation and associated activities. These groups

could be mobilised and their activities extended and resourced to assist in the further priority revegetation work proposed as part of the realisation of the GSUF.

Beyond this the City of Marion is in a strong position to engage its local community in the GSUF, assisting the friends groups or participating in other ways including Trees for Life.

6. THE APPROVAL PROCESS AND NEXT STEPS

The Strategy for the establishment of the GSUF is dependent on joint recognition by the State Government and the City of Marion that:

- a. public and private land south of Darlington, most of which is Hills Face Zone or within the MOSS, together with adjacent Hills Face and MOSS land in the City of Onkaparinga, presents a major regional open space opportunity which should be actively supported for recreational and biodiversity outcomes
 - b. the private land within the MOSS, particularly the Field River Valley, cannot continue indefinitely to be ignored and should be strategically addressed in the medium /long term
 - c. a coordinated and strategic response to the GSUF by Government and Council over the long term will be necessary to achieve the desired outcomes.
1. It is recommended that the State Government support in principle:
 - a. the establishment of 'the Great Southern Urban Forest' (GSUF) as an initiative to transform 1000 ha of the southern Adelaide into a major recreational and biodiversity conservation, natural resource and catchment management resource
 - c. the inclusion of both public and private land identified, mainly zoned HF and MOSS south of Darlington and north of the Field River between the coast and the Sturt Gorge in the Great Southern Urban Forest including the 'core' area, and 'complementary' areas.
 2. It is recommended that the City of Marion be invited to support in principle the establishment of 'the Great Southern Urban Forest'
 3. It is recommended that in order to progress the GSUF:
 - a. the Ministers (for Urban Development and Planning, Environment and Conservation and Minister for the Southern Suburbs) and City of Marion and potentially other stakeholders including the City of Onkaparinga, enter into a formal arrangement – potentially a "*Green Partnership*"- addressing the establishment, funding and management of a major open space network in Adelaide's South
 4. The parties to the Green Partnership acknowledge their commitment to:
 - a. the GSUF concept and its establishment consistent with the Yurrebilla management framework
 - b. collaborative action in developing and progressing the GSUF Strategy
 - c. priority for the accelerated improvement of public and institutional owned land in the GSUF core area including:
 - image development through revegetation/habitat reestablishment, 'gateway' vegetation, access, shared trails identification and where appropriate recreational facilities

- d. the current review of the O'Halloran Hill Recreation Park Management Plan being extended to acknowledge:
 - land management linkages to the Marino Conservation Park
 - potential synergies with the adjacent land in providing a significant east-west nature link
 - opportunities for options to include adjoining public and private parcels in the GSUF core area into the Park
 - j. action for the complementary development and management of Council land in the 'core' area consistent with the GSUF concept
 - k. the acknowledgement that land held in private ownership being integral to the GSUF concept
 - l. development of an agreed process for the private land within the core area including:
 - interim strategies for engaging and encouraging owners to manage land within GSUF in short term
 - resolution of land tenure and management in the long term
 - m. the development of an agreed process to address opportunities as they arise in the complementary areas of the GSUF
 - n. identification of specific funding for the establishment and maintenance of the GSUF
4. The GSUF be progressed by:
- a. The Chief Executives of the City of Marion, Department for Environment and Heritage and the Executive Director Planning SA continuing the Roundtable/forming a Steering Group to direct the Green Partnership and GSUF Strategy
 - b. The Roundtable Working Group continuing to undertake the investigations and actions including identification of specific funds to progress priority actions
 - c. The Green Partnership being formalised through a Memorandum of Understanding or other mechanism specifying the respective roles, functions, commitments and time frames of the involvement of each party.

GSUF CORE AREA - PUBLIC AND INSTITUTIONAL LAND - OPTIONS FOR SHORT TERM AND PRIORITY OUTCOMES

GSUF – Core Area – PUBLIC and INSTITUTIONAL LAND	
<p>Public Lands</p> <ol style="list-style-type: none"> 1. O’Halloran Hill Recreation Park 2. Hallett Cove and Marino Conservation Parks 3. Surplus Southern Expressway 4. O’Halloran Hill TAFE (vacant land) 5. Nari Reserve <p>Institutional Lands</p> <ol style="list-style-type: none"> 6. Glenthorne – North 	

Area	Issues	Current ownership/ management	Options for future ownership/ management	Proposed priority action
<p>O’Halloran Hill Recreation Park (including former TSA land at Darlington) - HFZ</p> <p>Goals</p> <ul style="list-style-type: none"> o to cater for some the recreational needs of the local community by accommodating compatible low-impact activities. Both recreational use and land management programs are to be linked to other areas of public open space in the region o to remain a green buffer in the highly visible Hills Face Zone and part of a corridor of wildlife habitat <p>Current Priorities</p> <ul style="list-style-type: none"> o removal of introduced plants and establishing indigenous vegetation communities o weed control and replanting along with fencing, providing recreational facilities o lease income for the cottage and horse 	<ul style="list-style-type: none"> - forms a major part of gateway to Southern Adelaide and the Southern Vales - Main South Rd , Majors Rd and Ocean Boulevard ‘frontages’ provide opportunity for revegetation - Annual operation and land management budget allows for a limited action program - Management plan currently subject of review - Existing leases constrain opportunities for revegetation and development of the Park - Significant potential for an upgraded revegetation program, greater (clearer) access for shared paths and 	<p><i>DEH</i></p>	<p><i>DEH</i></p>	<ul style="list-style-type: none"> - recognise potential for development of the Park within the GSUF concept - implement the following priorities consistent with the new management plan: <ul style="list-style-type: none"> o establishment of GSUF Gateways as part of the Recreation Park o provide improved image and access o upgrade /extend revegetation and habitat reestablishment program o establish shared trails and tracks, parking areas and facilities o maintain management programs o ensure existing commercial leases contribute to a positive attractive image of the park o acknowledge opportunities for

T H E G R E A T S O U T H E R N U R B A N F O R E S T

Area	Issues	Current ownership/ management	Options for future ownership/ management	Proposed priority action
<p>agistment, model aircraft club, golf driving range, archery club, pistol club and radio telecommunications tower contribute towards the park costs.</p> <p>Vegetation</p> <ul style="list-style-type: none"> o Eucalyptus porosa (mallee box) woodland which may include E.microcarpa (grey box) and Allocasuarina □erticillate (drooping sheoak) o grey box has conservation significance (ie rare in the metropolitan area) o soils types are described as shallow red-brown to grey-brown with shale and limestone deposits 	<p>trails</p> <ul style="list-style-type: none"> - <i>Need to clarify opportunities/potential for:</i> <ul style="list-style-type: none"> o <i>revegetation and development of land currently under lease</i> o <i>former Drive In Site</i> o <i>TAFE land esp vacant TAFE land on South Road</i> o <i>Linwood Quarry environs and buffer</i> o <i>Linkages to adjacent council lands</i> 			<ul style="list-style-type: none"> o land management linkages to the coastal conservation parks o synergies with adjacent land in providing an east west natural link o long term extension of the Park to adjacent public and private lands (eg Linwood Quarry environs and buffer and Sheep Paddock, vacant TAFE site, former Drive in land, o links to Nari Reserve <ul style="list-style-type: none"> - clarify funding for priority works <ul style="list-style-type: none"> o P & D fund o Million Trees initiative o other inc sponsorship
<p>Hallett Cove Conservation Park and Marino Conservation Park – coastal reserve</p>	<ul style="list-style-type: none"> - update management plans and recognise development opportunities within GSUF concept - recognise links between Marino Cons Park and O’Halloran Hill Rec Park via private land - proposal by the C of M to develop an interpretative centre at the Hallett Cove Surf Lifesaving Club Building 	<p>DEH</p>	<p>DEH</p>	<ul style="list-style-type: none"> - update management plans and continue action programs
<p>Surplus Southern Expressway Land including eastern area of Field River Valley (Majors Rd to Young St) – Residential/MOSS</p> <p>Goal</p> <ul style="list-style-type: none"> - establish as a revegetated part of the GSUF adjacent to urban development - transfer from TSA to C of M 	<ul style="list-style-type: none"> - land not available for housing or other uses and surplus to Expressway requirements – exact boundary to be determined by TSA - important linkage between O’Halloran Hill Recreation Park and western portion of Field River and Glenthorne - part of the Onkaparinga Catchment - land management (inc weed 	<p>TSA</p>	<p>City of Marion</p>	<ul style="list-style-type: none"> - negotiations with TSA and City of Marion re transfer at no cost with contribution for planting, pathways, engineering work and weed control - Develop concept plan for r habitat reestablishment and paths consistent with GSUF vision and concept - on going land management

T H E G R E A T S O U T H E R N U R B A N F O R E S T

Area	Issues	Current ownership/ management	Options for future ownership/ management	Proposed priority action
	management) and bushfire control			
<p>Nari Reserve - HFZ</p> <p>Goal</p> <ul style="list-style-type: none"> - establish as a revegetated part of the GSUF adjacent to urban development 	<ul style="list-style-type: none"> - undeveloped reserve currently in poor condition - potential for link into O'Halloran Hill from existing urban area - potential for major revegetation, paths and informal recreational area 	<p><i>City of Marion</i></p>	<p><i>C of M to be managed consistent with the Recreation Park's management plan</i></p>	<ul style="list-style-type: none"> - Further investigation needed in relation to provision of links to the adjacent O'Halloran Hill Rec Park (linking existing residential areas to O'Halloran Hill Rec Park) - Prepare: <ul style="list-style-type: none"> o a management plan consistent with GSUF o a concept plan for revegetation, paths and informal recreation - Clarify funding for priority works <ul style="list-style-type: none"> o Council o P & D fund o Urban Forest initiative
<p>Glenthorne Farm (northern area up to 130ha) - proposed HFZ land (currently Rural B)</p> <p>Goals</p> <ul style="list-style-type: none"> - an environmentally and financially sustainable campus of the University of Adelaide that meets the educational and research objectives of the university and complements the surrounding community through the provision of public access - development of the northern area and watercourse consistent with the GSUF concept - establish as part of the GSUF Gateway - establish trails and links to the Field River <p>Current priorities</p> <ul style="list-style-type: none"> - clarify future development 	<ul style="list-style-type: none"> - highly sensitive site preserved for 'open space' in the context of the agreement between the State Government and the University of Adelaide - initially proposed for viticulture development further to a deed of agreement, however viticulture unviable commercially - high landscape and conservation value - State heritage items requiring preservation - potentiality of Aboriginal heritage significance - forms a prominent part of the gateway to the southern suburbs and Southern Vales however northern end has been cleared of vegetation and presents a barren gateway from 	<p><i>University of Adelaide</i></p>	<p><i>Uni of Adelaide</i></p>	<ul style="list-style-type: none"> - State Government and University to resolve future development of the land - Implement the HFZ Review - Minister for Urban development and Planning to rezone up to 130 ha to HFZ (areas to be established in conjunction with the University) - engage the University in the investigation of the potential for site to be developed within the GSUF concept through: <ul style="list-style-type: none"> o 'GSUF gateway' development on part of the northern area of the site o habitat reinstatement o water course conservation o publicly accessible trails and nature links to the Field River Valley o clarifying funding options through

T H E G R E A T S O U T H E R N U R B A N F O R E S T

Area	Issues	Current ownership/management	Options for future ownership/management	Proposed priority action
	<p>South Rd</p> <ul style="list-style-type: none"> - currently not accessible to the public (fenced and gated) - habitat reestablishment potential - potential gateway to the GSUF 			<p>Urban Forest initiative/ Million Trees, P and D Fund</p>
<p>O'Halloran Hill Institute of TAFE (vacant land) - HFZ</p>	<ul style="list-style-type: none"> - isolated educational site - buildings accessed from Majors Rd - vacant/unutilised land fronting Main South Rd - potential for vacant land to be developed consistent with GSUF concept - potential for vacant land to be absorbed into Recreation Park 	<p><i>DFEEST</i></p>	<p><i>DFEEST</i></p> <p><i>Vacant allotment potential long term integration with O'Hill Rec Park – DEH</i></p>	<p>DEH/GSUF partners</p> <ul style="list-style-type: none"> - clarify disposition of the vacant allotment with the view to its potential for revegetation consistent with the GSUF vision and concept - encourage TAFE development of the vacant land consistent with GSUF concept - clarify funding options inc P and D Fund, Urban Forest/Million Trees <p>DEH to investigate potential long term opportunity to include the vacant TAFE land into the O'Halloran Hill Rec Park as part of the east-west link</p>

GSUF CORE AREA - PRIVATE LAND – OPTIONS FOR SHORT TERM AND PRIORITY OUTCOMES

GSUF – Core Area – PRIVATE LAND	
<ol style="list-style-type: none"> 1. Field River Valley 2. Linwood Quarry environs and buffer 3. Sheep Paddock 4. Former Drive in site 	<p>Insert a site map</p>

Area	Issues	Current Ownership/ management	Proposed priority action
<p>Field River Valley - MOSS</p>	<ul style="list-style-type: none"> - previously used for quarrying, mining and more recently grazing but now abandoned (no active management provided by owner) - bushfire and public safety risk - part of the Onkaparinga Catchment Water Management area - stormwater detention basins installed as part of recent adjacent urban development - highly attractive and of high landscape and natural & cultural conservation value - significant geological feature (How Chin Anticline) - council boundary straddles the river - heavily grazed but now infested with olives and damaged by unauthorised four-wheel drive and off road trail bike activity - significant potential for habitat reestablishment, nature link and passive recreation - value and potential as open space subject to unchecked degradation - unrestricted and frequent vehicular 	<p><i>Sheidow Beneficiaries</i></p>	<p>GSUF Partners either jointly or variously to:</p> <ul style="list-style-type: none"> - clarify issues and options for future of area as part of the GSUF - acknowledge medium/long term potential of the lands as part of the GSUF public open space - clarify risks: <ul style="list-style-type: none"> - undertake a risk assessment/analysis (ref Linwood Quarry Buffer) to: <ul style="list-style-type: none"> ▪ determine the main risks to public safety ▪ options for the management of the risks ▪ likely cost of reducing/managing the risks ▪ likely pressures in their ongoing management - identify and protect areas of high conservation value - ensure land owners are aware of legal responsibilities in respect of management of bushfire risk, land degradation, public access etc - investigate options to encourage land owners to use good land management practices to achieve conservation outcomes

T H E G R E A T S O U T H E R N U R B A N F O R E S T

Area	Issues	Current Ownership/ management	Proposed priority action
	<ul style="list-style-type: none"> access - deterioration and vandalism of State Heritage items unchecked 		
<p>Linwood Quarry and environs and buffer (approximately 160 ha) - HFZ</p>	<ul style="list-style-type: none"> - land in several titles within 2 ownerships - approx half of the land covered by two private mines (one active and subject of a lease) covering a highly valuable resource - remaining areas used for grazing having high landscape value and potential for habitat reestablishment - forms part of the green urban buffer complementary to O'Halloran Hill Recreation Park and long term opportunity for east west linkages to Marino Conservation Park on the Coast - Boral presently undertaking review of plan and preparing a Strategic Plan (short and long term) due late 2005 - approximately 50 years supply of the resource material and remaining 16 year lease between Boral and Sheidow Beneficiaries <ul style="list-style-type: none"> o potential for quarry to expand within 100m of Perry Barr Rd under existing lease with potential unacceptable impact on existing residents o subject to lease with land owners and Minister's approval to expand to the east o C of M 9 hole golf course forms part of the northern buffer to the quarry (leased land) o large area of the land in the south west and south east are not required for mining o long term future of the existing Quarry land should be addressed in 	<p><i>Boral (northern part of Quarry)</i></p> <p><i>Sheidow Beneficiaries (Southern and eastern lands)</i></p>	<p>DEH to acknowledge opportunities for:</p> <ul style="list-style-type: none"> - land management linkages to the coastal Conservation Parks and O'Halloran Hill Recreation Park - synergies with adjacent land in providing an east west natural link - long term extension of O'Halloran Hill Recreation Park to adjacent lands <p>GSUF Partners to:</p> <ul style="list-style-type: none"> - clarify issues and options for future of area as part of the GSUF - Identify and protect areas of high conservation value - investigate options to encourage land owners to use good land management practices to preserve/achieve conservation outcomes - in the event of land being offered to the public undertake a risk assessment/analysis of buffer to: <ul style="list-style-type: none"> - determine the main risks to public safety - options for the management of the risks - the likely cost of reducing/managing the risks - seek agreement of owners/lessee to improve area through DEH, UFP/MT funds - In conjunction with PIRSA clarify: <ul style="list-style-type: none"> - a clear position re southern boundary of quarry including timeline and Boral's position re operation of the quarry (relevant to Boral's Strategic Plan) - viability of eastward expansion of the quarry in lieu of southerly expansion <p>GSUF Partners to acknowledge long term potential for public open space (quarry subject to restoration)</p>

T H E G R E A T S O U T H E R N U R B A N F O R E S T

Area	Issues	Current Ownership/management	Proposed priority action
	<p>the Boral Strategic Plan (inc restoration)</p> <ul style="list-style-type: none"> o Zoning protects land from threat of intensive development (apart for quarrying) o significant potential for public ownership/control in the long term 		
Sheep paddock - HFZ land	<ul style="list-style-type: none"> - prominent land parcel forming part of the green buffer - periodic use for sheep grazing - private uses limited to rural uses and a dwelling - potential for: <ul style="list-style-type: none"> o public transfer as part of GSUF concept o recreational use o habitat reestablishment 	<i>Sheidow Beneficiaries</i>	<p>DEH to:</p> <ul style="list-style-type: none"> - acknowledge opportunities for: <ul style="list-style-type: none"> - land management linkages to the coastal Conservation Parks and O'Halloran Hill Recreation Park - synergies with adjacent land in providing an east west natural link - long term extension of O'Halloran Hill Recreation Park to adjacent lands <p>GSUF Partners to:</p> <ul style="list-style-type: none"> - acknowledge medium/long term potential of the lands as part of the GSUF public open space - clarify issues and options for the future potential of the land as part of the GSUF - investigate opportunities for establishment of major recreation facilities (playing fields) compatible with HFZoning and local/regional needs - investigate opportunities for habitat reestablishment
former Drive-In site	<ul style="list-style-type: none"> - Vacant site - Recent applications for development withdrawn/refused - Potential for habitat reestablishment and revegetation 	<i>Private owner</i>	DEH to acknowledge long term potential

GSUF COMPLEMENTARY AREAS – Proposed Action

APPENDIX 3

GSUF – Complementary Areas	
<ol style="list-style-type: none"> 1. City of Marion Golf Park 2. TSA land (road reserve) 3. Happy Valley Reservoir 4. Glenthorne south 5. ADC land 6. Rural living allotments east of Nari Reserve 7. Linwood Quarry 	

Area	Issues	Current Ownership /management	Proposed action
City of Marion Golf Park -	<ul style="list-style-type: none"> - Land owned by Boral leased to the City of Marion and subleased to an operator - Boral to consider long term options within Strategic plan review 	Boral	<ul style="list-style-type: none"> o Await Boral review outcomes prior to determining options within broader GSUF
TSA Road reserve – HFZ	<ul style="list-style-type: none"> - small parcel on eastern side of Main South Rd adjoining the ADC land - potential for revegetation as part of GSUF gateway 	TSA	<ul style="list-style-type: none"> o GSUF Partners to Investigate with TSA potential for revegetation as part of GSUF gateway
Happy Valley Reservoir - MOSS	<ul style="list-style-type: none"> - important biodiversity area and link to Sturt Gorge and Hills - Not accessible to the public 	SA Water	<ul style="list-style-type: none"> o GSUF Partners to Investigate accessibility for walking trails with SA Water
Glenthorne south – Rural B	<ul style="list-style-type: none"> - highly sensitive site preserved for ‘open space’ in the context of the agreement between the State Government and the University of Adelaide - initially proposed for viticulture development further to a deed of agreement, however viticulture unviable commercially - high landscape and conservation value 	University of Adelaide	<ul style="list-style-type: none"> o State Government and University to resolve future development of the land <ul style="list-style-type: none"> - engage the University in the investigation of the potential for water course conservation and accessible trails and nature links to the Field River Valley - clarifying funding options through Urban Forest initiative/ Million Trees, P and D Fund

T H E G R E A T S O U T H E R N U R B A N F O R E S T

Area	Issues	Current Ownership /management	Proposed action
	<ul style="list-style-type: none"> - potentially of Aboriginal heritage significance - currently not accessible to the public (fenced and gated) - habitat reestablishment potential 		
Reservoir Grazing Co - HFZ	<ul style="list-style-type: none"> o HFZ Land originally proposed for transfer to Happy Valley Council in context of decision to allow division of 1/3 of the site for housing o currently used for grazing o visible from the plains and Main South Rd Freeway o highly attractive land with landscape value 	Reservoir Grazing Co P/L	<ul style="list-style-type: none"> o GSUF Partners to investigate : o potential for Onkaparinga Council ownership (as provided for in Judge Roder determination on rezoning of 1/3 of the site) <ul style="list-style-type: none"> o clarify terms of arrangement and potential o landowner contribution essential in any hand over scenario
Rural living allotments east of Nari Reserve - HFZ	<ul style="list-style-type: none"> o private land within the HFZ used for rural activities and rural living 	Various Private owners	<ul style="list-style-type: none"> o options for facilitating revegetation of land within GSUF concept and existing ownerships
Linwood Quarry - HFZ	<ul style="list-style-type: none"> o Life of quarry estimated at 30 + years o Rehabilitation potential post active life of quarry 	Boral	<ul style="list-style-type: none"> o Await outcomes of Boral strategic plan o Long term potential following exhaustion of quarry resource

GSUF CORE AREA – LONG TERM MANAGEMENT OPTIONS AND STRATEGIES - PRIVATE LAND

Appendix 4

FIELD RIVER VALLEY					
Long term ownership options	Strengths	Weaknesses	Opportunities	Threats	Overall assessment
Current	<ul style="list-style-type: none"> land owners retain legal, financial and risk (inc contamination) responsibilities All liabilities the responsibility of the owners Cost to Government and Council minimal/zero 	<ul style="list-style-type: none"> current landowners (several companies hold the land) commitment to improve land management is limited/non existent land owners appears to have abandoned the site options to invest public resources to improve land management are limited by legal constraints (eg Urban Forests) 	<ul style="list-style-type: none"> limited unless incentives provided to landowner limited opportunity to achieve GSUF objectives through land management agreement 	<ul style="list-style-type: none"> potential for degradation of land increased public safety risks associated with quarries and mines <ul style="list-style-type: none"> greater risk due to proximity to urban development further degradation of natural & cultural values potential for longer term public burden of a highly degraded site 	<ul style="list-style-type: none"> current status limits outcomes consistent to GSUF. Urgent need for action to secure the area to protect public safety Urgent need to halt environmental degradation State and Council to act jointly in investigating and pursuing options
State	<ul style="list-style-type: none"> area contains natural & cultural values of state and regional significance expertise in land management FRV controlled by 2 public owners (assuming transfer of TSA land to Cof M) opportunity for land to be managed consistent with GSUF concept 	<ul style="list-style-type: none"> terms of previous offer for public ownership were unacceptable (eg HFZ tradeoff, management entity, funding) increased public responsibility for legal, financial and risk management (inc contamination) potential stretch on state capacity to resource not a priority by DEH 	<ul style="list-style-type: none"> opportunity to strengthen outcomes consistent to Yurrebilla potential political gains for demonstrating resolve to issue potential to continue to explore options for field river with Council 	<ul style="list-style-type: none"> no resolution of ownership in med term will result in further degradation of natural & cultural values and higher remediation cost legal and financial implications associated with risk management and development 	<ul style="list-style-type: none"> potential to ensure land management outcomes consistent with GSUF. legal and financial implications require assessment further investigation required by roundtable – risk management analysis.

T H E G R E A T S O U T H E R N U R B A N F O R E S T

FIELD RIVER VALLEY					
Long term ownership options	Strengths	Weaknesses	Opportunities	Threats	Overall assessment
Council	<ul style="list-style-type: none"> • FRV forms part of the metropolitan water course system (overviewed by the Onkaparinga Catchments Water Management Board (NRM)) • storm water detention basins constructed as part of adjacent urban development • Area contains natural & cultural values of state and regional significance • FRV in single public ownership (assuming transfer to TSA land to C of M) • opportunity for land to be manage consistent to GSUF 	<ul style="list-style-type: none"> • terms of previous offer for public ownership were unacceptable (eg HFZ tradeoff, management entity, funding) • increase public responsibility for legal, financial and risk management (inc contamination) • Council unsure of capacity to manage land and risks adequately 	<ul style="list-style-type: none"> • potential political gains for demonstrating resolve to issue • potential to continue to explore options for Field River with State • potential for involvement of Natural Resource Management Board 	<ul style="list-style-type: none"> • no resolution of ownership in med term will result in further degradation of natural & cultural values and higher remediation cost • legal and financial implications associated with risk management and development 	<ul style="list-style-type: none"> • Council ownership has greater potential to ensure land mgt outcomes to GSUF • Natural Resource Management Board involvement in solution requires further investigation • legal and financial implications require assessment • further investigation required by roundtable – risk management analysis
Joint	<ul style="list-style-type: none"> • All in public ownership. • Combined resources • Joint leadership & accountability • Shared liability & risk 	<ul style="list-style-type: none"> • no existing entity – would require establishment of entity, significant cooperation, legal definition etc • continuing lack of interest from stakeholders and will to develop new governance arrangements 	<ul style="list-style-type: none"> • Opportunity to model new state/local/private partnership arrangement 	<ul style="list-style-type: none"> • model unviable in view of lack of interest from stakeholders • potential for partnership agreements and arrangements to degenerate. 	<ul style="list-style-type: none"> • joint model not readily accepted given option of single ownership, funding assistance etc • would require confirmation of political, organisation, legal and financial workability
NRM Regional	<ul style="list-style-type: none"> • potentially allow for development/ management consistent with GSUF • responsible public authority 	<ul style="list-style-type: none"> • query legislative power for Board to purchase/hold land 	<ul style="list-style-type: none"> • opportunity for NRM Board investment 	<ul style="list-style-type: none"> • NRM Board may not consider area as priority 	<ul style="list-style-type: none"> • Requires investigation

T H E G R E A T S O U T H E R N U R B A N F O R E S T

FIELD RIVER VALLEY					
Long term ownership options	Strengths	Weaknesses	Opportunities	Threats	Overall assessment
New Private Owner	<ul style="list-style-type: none"> good outcome if new private owner shares GSUF vision. 	<ul style="list-style-type: none"> private interest would require some profitability from purchase limited/no revenue potential difficulties associated with management of large area of land 	<ul style="list-style-type: none"> potential to scope market interest? 	<ul style="list-style-type: none"> contamination public safety risks large degraded site unviable for commercial investment 	<ul style="list-style-type: none"> unlikely scenario given limited development options for the land
Other	<ul style="list-style-type: none"> potential to invest in the area without landownership resolved in short-term 	<ul style="list-style-type: none"> gaining landholder interest in land management agreement 	<ul style="list-style-type: none"> opportunity to expand public investment and secure investment committed to date (eg UFP/OCWMB/Marion) no guarantee that land would be managed effectively – unfair/unreasonable transfer of private responsibilities to public sector 	<ul style="list-style-type: none"> investment in areas outside of public lands currently not considered a priority by public agencies ongoing funding of initiative on private land inc land care and public access to private land is problematic (legal restrictions) 	<ul style="list-style-type: none"> further investigation required by Roundtable

LINWOOD QUARRY Environs and Buffer					
Ownership options	Strengths	Weaknesses	Opportunities	Threats	Overall assessment
Current	<ul style="list-style-type: none"> • Sheidow Beneficiaries and Boral retain legal and financial responsibility for land north of Perry Barr Rd • 'buffer' land can continue in rural use • life of mineral resource which extend into 'buffer' (approx 50 years) provides lease income to land owner and income to lessee 	<ul style="list-style-type: none"> • options to invest public resources to improve land management and amenity are limited by legal constraints (eg Urban Forests) 	<ul style="list-style-type: none"> • limited opportunity to achieve GSUF objectives through land management agreement 	<ul style="list-style-type: none"> • negative impacts of quarry development and adjacent residential area • long term rural use unlikely to be viable • unchecked degradation of natural & cultural values • formal development as part of a public open space system (GSUF) denied 	<ul style="list-style-type: none"> • current status limits outcomes consistent to GSUF • careful action to secure appropriate buffer to active quarry • potential need to manage long term environmental degradation (esp feral olives) • continuing private ownership allows for long term consideration by DEH of buffer area as east west link (hills to coast) to Marino Cons Park

T H E G R E A T S O U T H E R N U R B A N F O R E S T

LINWOOD QUARRY Environs and Buffer					
Ownership options	Strengths	Weaknesses	Opportunities	Threats	Overall assessment
State	<ul style="list-style-type: none"> approximately 160 ha of the Sheidow owned land north of Perry Barr Road could be brought under DEH care, control and management and integrated into the NPWSA reserve system potential to contribute to biodiversity conservation and outdoor recreation linking with Marino Conservation Park and O'Halloran Hill Recreation Park public expertise in land management 	<ul style="list-style-type: none"> terms of previous offer for public ownership were unacceptable (eg HFZ tradeoff, management entity, funding) landowner likely to seek compensation for loss of resource if operating quarry buffer is extended landowner likely to seek remuneration for land increased public responsibility for legal, financial and risk management potential stretch on state capacity to resource 	<ul style="list-style-type: none"> provides opportunity for extension of O'H Hill Rec park and east west link from hills to coast potential management efficiencies with a single management authority opportunity for land to be managed consistent with GSUF principles greater level of expertise in land management for conservation 	<ul style="list-style-type: none"> Public ownership in the short/med term may result in pressure for increased buffer and compensation to owner/lessee 	<ul style="list-style-type: none"> Over time the buffer and adjacent areas could make a useful contribution to biodiversity conservation and outdoor recreation linking with Marino Conservation Park and O'Halloran Hill Recreation Park State Government theoretically in best position to coordinate action to establish a high quality open space in the long term
Council	<ul style="list-style-type: none"> opportunity for land to be managed consistent with GSUF concept potential to establish link with Marino Conservation Park and O'Halloran Hill Recreation Park public expertise in land management 	<ul style="list-style-type: none"> As above 	<ul style="list-style-type: none"> As above 	<ul style="list-style-type: none"> Public ownership in the short/med term may result in pressure for increased buffer and compensation to owner/lessee 	As above
Joint	Not considered a viable option				
NRM Regional	na				
New Private Owner	na				
Other	na				

T H E G R E A T S O U T H E R N U R B A N F O R E S T

SHEEP PADDOCK					
Ownership options	Strengths	Weaknesses	Opportunities	Threats	Overall Assessment
Current	<ul style="list-style-type: none"> • Land owner retains legal and financial responsibility • All liabilities the responsibility of the owners • No cost to Government and Council • HF Zoning ensures inappropriate uses are restricted • HF Zoning ensures land contributes to 'green' quarry buffer 	<ul style="list-style-type: none"> • limitation on land use options • unlikely to pursue revegetation and GSUF concept 	<ul style="list-style-type: none"> • dwelling or rural uses • readily maintained (slashing of weeds) 	<ul style="list-style-type: none"> • does not contribute positively to amenity of the area • viability of continuing rural land use questionable • remains a barren area indefinitely 	<ul style="list-style-type: none"> • does not pose a public threat /risk • limits opportunities for use of the land as part of GSUF • private ownership unlikely to result in improved condition of land/amenity
State	<ul style="list-style-type: none"> • forms part of the urban buffer • expertise in land management • area adjacent to Linwood Quarry buffer and O'Hill Rec Park has potential as part of the east west link (Hills to coast) 	<ul style="list-style-type: none"> • cost of 'acquisition' /transfer • cost of revegetation and management 	<ul style="list-style-type: none"> • potential as recreational open space and for habitat reestablishment • potential to be managed consistent with GSUF concept • opportunity for part of the site to be leased to Council for recreational use (eg playing fields) • potential for public funding over time (long term) 	<ul style="list-style-type: none"> • limited resources 	<ul style="list-style-type: none"> • would allow for the land to be developed over time consistent with the GSUF concept (revegetation/east west links and recreation)

T H E G R E A T S O U T H E R N U R B A N F O R E S T

SHEEP PADDOCK					
Ownership options	Strengths	Weaknesses	Opportunities	Threats	Overall Assessment
Council	<ul style="list-style-type: none"> forms part of the urban buffer expertise in land management 	<ul style="list-style-type: none"> cost of 'acquisition'/transfer cost of revegetation and management 	<ul style="list-style-type: none"> potential as recreational open space and for habitat reestablishment potential a to be managed consistent with GSUF concept potential for State and Council funding over time (long term) 	<ul style="list-style-type: none"> limited resources 	<ul style="list-style-type: none"> would allow for the land to be developed over time consistent with the GSUF concept (revegetation/east west links and recreation)
Joint	Not considered a viable option				
NRM Regional	na				
New Private Owner	<ul style="list-style-type: none"> Ref current ownership strengths above 	<ul style="list-style-type: none"> options for revegetation limited options for Public use/ access opportunities reduces 	<ul style="list-style-type: none"> sold for a rural land use a single dwelling could be considered on merit 	<ul style="list-style-type: none"> options for revegetation limited options for Public use/ access opportunities reduces 	<ul style="list-style-type: none"> as for current ownership(
Other	na				

PRIORITY ACTION - STAGING AND FUNDING

Priority area	Priority Action	Indicative costs	Responsibility	Priority	Potential funding sources
<p>O'Halloran Hill Recreation Park</p>	<ul style="list-style-type: none"> ○ Complete Management Planning Process ○ Extend Plan to recognise: <ul style="list-style-type: none"> ○ links and opportunities with adjacent land and long term options ○ potential for development within GSUF concept ○ Prepare plans for : <ul style="list-style-type: none"> ○ establishment of GSUF Gateway at Main South Rd and Majors Rd and Ocean Boulevard and Majors Rd junctions and Majors Rd including <ul style="list-style-type: none"> ▪ re-vegetation program in priority areas ○ access ○ shared trails ○ visitor facilities ○ link with Nari Reserve ○ Implementation plan: <ul style="list-style-type: none"> ○ Gateways improvements ○ revegetation ○ access ○ links and trails ○ visitor facilities 	<p>Total cost \$410,000</p> <p>Priority works short term:</p> <ul style="list-style-type: none"> ○ Gateway Revegetation (up to 50 ha) ○ Access and trails ○ Signage ○ Vehicle and pedestrian access and car parks: ○ Visitor facilities 	<p>DEH</p> <p>DEH/GSUF Partners</p>	<p>SHORT TERM (1-2 years)</p>	<p>DEH</p> <p>P&D Fund</p> <p>Urban Forests/Million Trees</p>
<p>Glenthorne (North)</p>	<ul style="list-style-type: none"> ○ Complete concept plan by University of Adelaide ○ Extend concept plan to recognise potential for development within GSUF concept ○ Rezone up to 130 ha of northern are to HFZ (area to be determined in conjunction with Uni) ○ Prepare plan for establishment of GSUF 	<p>Total cost approx \$740,000</p> <p>Priority works short term:</p> <ul style="list-style-type: none"> ○ Gateway Revegetation (up to 70 ha) ○ Access and trails ○ Signage ○ Visitor facilities 	<p>Uni of Adelaide/State Government</p> <p>Minister for Urban Development and Planning</p>	<p>SHORT TERM</p>	<p>Uni of Adelaide</p>

T H E G R E A T S O U T H E R N U R B A N F O R E S T

Priority area	Priority Action	Indicative costs	Responsibility	Priority	Potential funding sources
	<ul style="list-style-type: none"> ○ concepts including: <ul style="list-style-type: none"> ○ GSUF Gateway at Main South Rd and Majors Rd (revegetation) ○ walking trails ○ watercourse restoration and revegetation ○ Implementation program 		Uni of Adelaide in conjunction with GSUF Partners	SHORT TERM	<ul style="list-style-type: none"> ○ Uni of Adelaide / GSUF Partners ○ Uni of Adelaide ○ Urban Forests/Million Trees ○ P&D Fund (public land)
Nari Reserve	<ul style="list-style-type: none"> ○ Prepare concept plan consistent with GSUF including: <ul style="list-style-type: none"> ○ revegetation ○ links to O'H Hill Rec Park ○ local passive recreation facilities ○ Implementation of plan 	<p>Total cost \$50,000</p> <p>Priority works short term:</p> <ul style="list-style-type: none"> ○ Revegetation (up to 50% ha ○ Trails ○ Signage ○ Recreation facilities 	C of M	SHORT TERM	<ul style="list-style-type: none"> ○ City of Marion ○ P&D Fund (grants program)
Southern expressway surplus land	<ul style="list-style-type: none"> ○ Finalise arrangements for transfer of TSA land ○ Prepare concept plan consistent with GSUF including vegetation and pathway ○ Implementation of plan 	<p>Total cost \$120,000</p> <p>Priority works short term:</p> <ul style="list-style-type: none"> ○ Vegetation ○ Paths/Trails ○ Signage 	TSA C of M	SHORT TERM	<ul style="list-style-type: none"> ○ City of Marion ○ TSA ○ Urban Forest
Field River	<ul style="list-style-type: none"> ○ GSUF partners to: <ul style="list-style-type: none"> ○ investigate/develop interim land management approach ○ encourage land owner to use good land management (bush fire, weeds, access, public safety) ○ undertake a risk/contamination assessment (Council to seek P and D funding) to undertake a risk 	<p>Total cost \$1.44m*</p> <p>Priority works short term:</p> <ul style="list-style-type: none"> ○ Risk assessment: \$40,000 <p>Long term: \$1.40m+</p> <ul style="list-style-type: none"> ○ Management Planning ○ Action Planning ○ Survey & Boundary Definition ○ Biodiversity Survey 	GSUF partners (C of M)	SHORT TERM	<ul style="list-style-type: none"> ○ P and D Fund (public land) ○ City of Marion ○ NRM Board ○ Sheldow Beneficiaries

T H E G R E A T S O U T H E R N U R B A N F O R E S T

Priority area	Priority Action	Indicative costs	Responsibility	Priority	Potential funding sources
	<p>assessment/analysis of the Field River Valley land to:</p> <ul style="list-style-type: none"> ○ determine the main risks to public safety ○ options for the management of the risks ○ cost of reducing/managing the risks <p>(note limit public investment until clear outcomes are negotiated and secured)</p> <ul style="list-style-type: none"> ○ develop a medium term strategy clarifying: <ul style="list-style-type: none"> ○ appropriate future public tenure ○ the future use concept and development of priority works addressing: <ul style="list-style-type: none"> ▪ risk management ▪ conservation (land and heritage items) ▪ weed control ▪ access and public safety ▪ water course rehabilitation ○ Implementation 	<ul style="list-style-type: none"> ○ Fencing ○ Signage ○ Fire Management & Emergency Vehicle Access ○ Vehicle & Pedestrian Access, Car Parks ○ Visitor Areas & Facilities ○ Public-use Tracks & Trails ○ Introduced/Pest Plants ○ Regeneration & Re-vegetation <p>*Note: Costs do not include ongoing management costs, heritage item conservation, decontamination or other remediation costs including removal of woody weeds and restoration of watercourse</p>	<p>To be determined</p>	<p>Long term</p>	<p>P and D Fund City of Marion City of Onkaparinga Sheidow Beneficiaries</p>
<p>Linwood Quarry environs and buffer</p>	<ul style="list-style-type: none"> ○ Boral complete Strategic Planning process ○ GSUF Partners/DEH establish approach to quarry buffer in conjunction with PIRSA ○ clarify short/med term opportunities for buffer inc revegetation, access etc with Boral and Sheidow ○ DEH assess priority and timeframe for any public ownership of buffer 	<p>Total cost \$1.4m</p> <p>Long term:</p> <ul style="list-style-type: none"> ○ Management Planning ○ Action Planning ○ Survey & Boundary Definition ○ Biodiversity Survey ○ Fencing ○ Signage ○ Fire Management & Emergency Vehicle Access ○ Vehicle & Pedestrian Access, Car Parks ○ Visitor Areas & Facilities ○ Public-use Tracks & Trails ○ Introduced/Pest Plants ○ Regeneration & Re-vegetation 	<p>GSUF partners/DEH</p>	<p>Long term</p>	<p>Boral Sheidow Beneficiaries GSUF Partiers PIRSA C of M DEH P and D fund</p>

T H E G R E A T S O U T H E R N U R B A N F O R E S T

Priority area	Priority Action	Indicative costs	Responsibility	Priority	Potential funding sources
Sheep Paddock	<ul style="list-style-type: none"> ○ GSUF partners to: <ul style="list-style-type: none"> ○ investigate/develop interim land management approach ○ encourage land owner to use good land management ○ Investigate opportunities for inclusion within GSUF concept 	\$400,000 Long term: <ul style="list-style-type: none"> ○ Management Planning ○ Action Planning ○ Survey & Boundary Definition ○ Fencing ○ Signage ○ Vehicle & Pedestrian Access, Car Parks ○ Visitor Areas & Facilities ○ Public- Trails ○ Re-vegetation ○ Playing fields 	GSUF partners/DEH	Long term	
Glenthorne (south)	<ul style="list-style-type: none"> ○ Investigate opportunities for inclusion within GSUF concept ○ Implementation of concepts 	TBA	Uni of Adelaide	Investigations in short term Development in Med /long term	Uni of Adelaide
ADC land	<ul style="list-style-type: none"> ○ Investigate opportunities for inclusion within GSUF and gateway development <ul style="list-style-type: none"> ○ revegetation ○ trails linking to Sturt Gorge ○ habitat reestablishment ○ other 	TBA	ADC Potentially involvement of Onkaparinga Council GSUF partners to negotiate GSUF outcomes	Investigations in short term Concept development and implementation in long term	Ad Devt Co City of Onkaparinga P and D Fund (public land only) Urban Forests
TSA land (road Reserve adjacent to Ad Devt Co land)	<ul style="list-style-type: none"> ○ Investigate opportunities for inclusion within GSUF and gateway development ○ revegetation 	TBA	GSUF partners to negotiate GSUF outcomes	Short/Med term	TSA
Happy Valley Reservoir	Investigate opportunities for inclusion within GSUF and development of walking trails with SA Water	TBA	GSUF partners to negotiate GSUF outcomes	Investigations in short term implementation in long term	SA Water

Appendix 6

South Ward Structure Plan Evaluation Report – Indicative costs (2002-3 A McDonald)

'All in all then, implementing some of the major recommendations in the South Ward Structure Plan for public open-space could require an additional budget allocation of \$3.7M, regardless of which agency (or agencies) is given ultimate responsibility for the care, control and management of that land.'

Establishment Tasks	O'Halloran Hill Recreation Park	Linwood Quarry Buffer	Glenthorne and Surplus	Field River Valley	Sheep Paddock, Nari Reserve TAFE land Surplus Southern Express' land Risk assess't	Rounded Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Management Planning	25	25	15	30	na	
Action Planning	15	30	15	30	na	
Survey & Boundary Definition	10	15	5	25	na	
Biodiversity Survey	2	5	2	10	na	
Fencing	10	30.5	175	137	na	
Signage and Interpretation Information	10	15	5	20	na	
Fire Management & Emergency Vehicle Access	31.5	32.5	7.5	43.5	na	
Vehicle & Pedestrian Access, Car Parks	25	25	5	30	na	
Visitor Areas & Facilities	5	10	5	20	na	
Public-use Tracks & Trails	175	250	187.5	225	na	
Introduced/Pest Plants	40	112	50	84	na	
Regeneration & Re-vegetation	25	688	300	516	na	
Land Management	-	10	10	100	na	
Total (2002-3)	373,500	1,248,000	782,000	1,270,500	na	3.7M plus

