



DEW Reference Number: DEW21/022

Hon Dr Susan Close MP
Unit 1, 111 Lipson St
PORT ADELAIDE SA 5015
ptadelaide@parliament.sa.gov.au

Dear Dr Close

I refer to your application pursuant to the *Freedom of Information Act 1991* (the Act) received by the Department for Environment and Water (DEW) on 31 May 2021, seeking access to:

*“Any briefings sent to or received from the Minister for Environment and Water regarding the Belair National Park Master Plan.
Timeframe: 19/03/2018 to 03/02/2021.”*

An amended scope was agreed to by your office on 3 June 2021 to be:

*“Any final briefings sent to or received from the Minister for Environment and Water regarding the Belair National Park Master Plan, excluding 3rd party external to government correspondence.
Timeframe: 19/03/2018 to 03/02/2021.”*

The determination was due to be completed and forwarded to you by the statutory due date of 30 June 2021.

Section 19(2a) of the FOI Act provides that an agency may give access to a document on an application after the period within which it was required to deal with the application and that any such determination is to be taken to have been made under this Act.

DETERMINATION

Searches of the department's records have found 2 documents held by this agency within scope of your request.

As a DEW Accredited FOI Officer, I have determined to grant you full access to one (1) document and partial access to one (1) document.

Section 20 of the Act provides that an agency may refuse access to a document if it is an exempt document under the Act. The parts of the document to which I am refusing access and the reasons for the refusal are summarised in the attached document schedule and explained in more detail below.

Documents numbered 1:

Schedule 1, Clause 6(1) states:

6—Documents affecting personal affairs

(1) A document is an exempt document if it contains matter the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

The release of sections marked accordingly would involve the unreasonable disclosure of information concerning the personal affairs of community members, and thus are exempt pursuant to Clause 6(1) of the FOI Act.

The department will provide the determination electronically.

In accordance with [PC045 – Disclosure logs for Non-personal information](#) once a determination has been provided, the agency is required to make available on our website information and documents that have been disclosed. Information will be publicised online at <http://www.environment.sa.gov.au/about-us/freedom-of-information/foi-disclosure-log>.

FEES AND CHARGES

Pursuant to section 53(2)(b) of the Act and Regulation 6 of the *Freedom of Information (Fees and Charges) Regulations 2020* a determination is provided to Members of Parliament (MPs) without charge in instances where the work generated by the applicant does not exceed the \$1000 threshold.

YOUR APPEAL RIGHTS

If you are dissatisfied with this determination, you are entitled to exercise your rights to internal review and appeal as outlined in the attached documentation, by completing the attached 'FOI Application Form – For Internal Review of a Determination'. If you decide to apply to exercise your rights to review, the completed form must be returned within 30 days to:

Chief Executive (Principal Officer FOI)
Department for Environment and Water
GPO Box 1047
ADELAIDE SA 5001

Should an FOI applicant believe an agency has failed to identify all of the documents within the scope of their FOI application, they can make a complaint to the Ombudsman under the Ombudsman Act 1972. Attachment 3 of this determination outlines this process. You can also visit: www.ombudsman.sa.gov.au

If you have any queries in relation to the above please contact a Freedom of Information Officer on telephone (08) 8463 6625 or email DEW.FOI@sa.gov.au.

Yours sincerely



DYLAN SLAPE

Accredited Freedom of Information Officer, Department for Environment and Water

14 / 12 / 2021

Encl: 1. Document schedule
 2. Documents
 3. FOI Fact Sheet – Your Rights to Review and Appeal
 4. Sufficiency of Search – Factsheet – Ombudsman SA



Freedom of Information application: DEW21/022 - Susan Close MP

Any final briefings sent to or received from the Minister for Environment and Water regarding the Belair National Park Master Plan, excluding 3rd party external to government correspondence.

Timeframe 19/03/2018 to 03/02/2021"

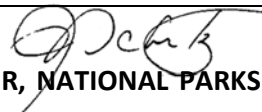
| No | Date | Author | Document Description | Determination | Clause | Reason |
|----|------------|---------------|-------------------------------------|-----------------|--------|-------------------------------------|
| 1 | 26/05/2020 | G Pelton, DEW | DEW-D0007416 - Briefing to Minister | Release in Part | 6(1) | document affecting personal affairs |
| 2 | 11/12/2020 | G Pelton, DEW | DEW-D0011029 - Briefing to Minister | Release in Full | | |



DEW-D0007416

TO MINISTER FOR ENVIRONMENT AND WATER

RE: FORMER BELAIR NATIONAL PARK GOLF COURSE PRECINCT

THROUGH: CHIEF EXECUTIVE  9/06/2020
EXECUTIVE DIRECTOR, NATIONAL PARKS AND WILDLIFE SERVICE Approved
(26/05/2020)

Critical Date for Minister Action: 1/6/2020 to facilitate meeting in June

RECOMMENDATIONS

That you:

1. Note progress towards reactivating the former Belair National Park Golf Course precinct.

NOTED

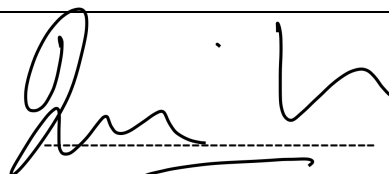
2. Approve the nominees and letter of invitation for the proposed community reference group (Attachment 1).

APPROVED / NOT APPROVED

3. Approve the draft terms of reference for the Belair Community Reference Group (Attachment 2).

APPROVED / NOT APPROVED

4. Note that a draft master plan for the precinct will be sent for your approval prior to undertaking any further public consultation.

NOTED**Comments**

DAVID SPEIRS MP**Minister for Environment and Water**

02 / 07 / 2020

BACKGROUND

This briefing outlines progress to date, and proposed actions to reactivate the Belair National Park Golf Course precinct.

DISCUSSION

Expression of Interest

The EOI process has now concluded and has resulted in:

- Offer of a licence to Escapegoat, a bike hire company, to trial a mountain bike hire and skills training business from a temporary structure in the Belair Country Club carpark.
- A proposal from the Sturt Lions Soccer Club to establish a new home ground and club on 10 hectares on the southern boundary of the precinct.

Belair Golf Course Master Plan

The department is now integrating the proposals received during the EOI and previous community engagement into a master plan. The master plan will communicate Government's vision for the precinct and ensure that the proposed future uses meet the community's expectations and objectives of the park. Birdseye Studios has been contracted to deliver the Master Plan map.

Interest in commercial use of the former club house will be managed by the department through the Nature-based Tourism Co-investment Fund announced 24 May 2020 (DEW-D0008437). Amendments to the Belair National Park Management Plan will need to be considered by the Parks and Wilderness Council and approved by the Director, National Parks and Wildlife.

Belair Community Reference Group

A community reference group will now be formed to provide advice on the master plan. Draft letters of invitation are attached (Attachment 1). Sam Duluk, member for Waite, has nominated Dr Robin Uppill OAM. Draft terms of reference for the reference group are also attached for your approval (Attachment 2). It is proposed that it will be chaired by the Director of National Parks and Crown Lands Programs and be comprised of the following members.

| Organisation/Group | Name and position |
|--|------------------------------------|
| Adelaide Hills Council | Andrew Aiken, CEO |
| Blackwood Action Group | Geoff Bartlett, Secretary |
| Blackwood Rotary Club | Bernie Morgan, President |
| Blackwood Lions Club and Blackwood Memorial Hall | Rhys Roberts OAM |
| CFS | Dale Thompson, Sturt Group Officer |
| City of Mitcham | Matthew Pears, CEO |
| Friends of Belair National Park | Mark Pedler, President |
| Friends of Old Government House | Dean Cordes OAM, President |

| | |
|------------------------------------|------------------------------|
| Hawthorndene resident | Dr Robin Uppill OAM |
| Kurna representatives | Lynette Crocker, Kurna Elder |
| Sturt Upper Reaches Landcare Group | Danny Rohrlach, President |

A communication and engagement plan has been developed and can be provided if required. The actions in the communications and engagement plan will ensure that community and stakeholders are informed of the EOI outcomes, and know how they can be involved in the finalisation of the masterplan.

Milestones and deliverables

| Milestones | Completed by |
|---|---------------------|
| Communications and engagement plan finalised | April 2020 |
| Draft master plan developed and submitted for endorsement by the Minister | June 2020 |
| First community reference group meeting | June 2020 |
| Second meeting community reference group (invitation for Minister to attend) | August 2020 |
| Draft master plan and management plan amendment released for 3 month public consultation (this is expected to be required in order to facilitate proposed land use changes within the precinct) | August 2020 |
| Final master plan approved | 31 October 2020 |
| Final management plan amendment adopted | 31 October 2020 |

CONSULTATION

This briefing has been developed with input from relevant DEW staff and consultation on the nominees of the community reference group with the local member.

FINANCIAL IMPLICATIONS

Are there financial implications? No

ATTACHMENTS

Attachment 1 – Draft letters of invitation to community reference group members

Attachment 2 - Draft community reference group terms of reference

| |
|--|
| <p>Approved electronically</p> <p>Grant Pelton Director National Parks and Crown Land Programs Department for Environment and Water</p> <p>20/5/2020</p> |
|--|

20EW0008762



**Government
of South Australia**

Mr Andrew Aitken
Chief Executive Officer
Adelaide Hills Council
Email: mail@ahc.sa.gov.au

**Office of the Minister for
Environment and Water**

81-95 Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001

Tel 08 8463 5680
minister.speirs@sa.gov.au

Dear Mr Aitken

As you may be aware, the management of the former golf course in the Belair National Park was returned to the Department for Environment and Water (DEW) in 2018. This has provided us with a wonderful opportunity to reconsider how the precinct can service the community's needs and contribute to the objectives of Belair National Park.

A master plan for the former golf course precinct is now being developed to communicate the Marshall Liberal Government's vision for the precinct. The master plan will consider how proposals that were selected via an expression of interest process in 2019 can be accommodated within the former golf course precinct. This process will also consider proposals that were raised during previous consultation with the community.

I am pleased to inform you that a Belair Community Reference Group is being formed to ensure that the master plan reflects the community's aspirations for this precinct. The reference group will meet three to four times over the next six months and will be chaired by Mr Grant Pelton, Director of National Parks and Crown Lands Programs in the Department for Environment and Water.

I am pleased to extend to you an invitation to become a member of the Community Reference Group. I hope that you will consider being involved, and to help shape the future of this precinct through your participation in the group. A Terms of Reference is attached for your information.

I look forward to the commencement of this collaborative and productive master plan development process. For further information please contact Ms Rachel Pfitzner, Senior Policy Officer within DEW on rachel.pfitzner@sa.gov.au or [REDACTED].

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Speirs'.

DAVID SPEIRS MP

Minister for Environment and Water

Date: 02 | 07 | 2020

Encl. Terms of reference Belair Community Reference Group

20EW0008762



**Government
of South Australia**

Mr Geoff Bartlett
Secretary
Blackwood Action Group
Email: geoffrey_bartlett@bigpond.com

**Office of the Minister for
Environment and Water**

81-95 Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001

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minister.speirs@sa.gov.au

Dear Mr ~~Bartlett~~ *Geoff*.

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Yours sincerely

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DAVID SPEIRS MP

Minister for Environment and Water

Date: 02/07/2020

Encl. Terms of reference Belair Community Reference Group

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**Government
of South Australia**

Mr Dene Cordes OAM
President
Friends of Old Government House
Email: friendsofogh@outlook.com; dcordes6@bigpond.com

**Office of the Minister for
Environment and Water**

81-95 Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001

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minister.speirs@sa.gov.au


Dear Mr Cordes OAM 

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Yours sincerely



DAVID SPEIRS MP
Minister for Environment and Water

Date: 03/07/2020

Encl. Terms of reference Belair Community Reference Group

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**Government
of South Australia**


**Office of the Minister for
Environment and Water**

81-95 Waymouth Street
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GPO Box 1047
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Tel 08 8463 5680
minister.speirs@sa.gov.au

Ms Lynette Crocker
Email: crockerlynette@gmail.com


Dear Ms Crocker 

As you may be aware, the management of the former golf course in the Belair National Park was returned to the Department for Environment and Water (DEW) in 2018. This has provided us with a wonderful opportunity to reconsider how the precinct can service the community's needs and contribute to the objectives of Belair National Park.

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Yours sincerely



DAVID SPEIRS MP
Minister for Environment and Water

Date: 02/07/2020

Encl. Terms of reference Belair Community Reference Group

20EW0008762



**Government
of South Australia**

Mr Jack Holmes

Email: 6 - Documents affecting personal affairs

**Office of the Minister for
Environment and Water**

81-95 Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001

Tel 08 8463 5680
minister.speirs@sa.gov.au

Dear Mr Holmes *Jack,*

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Yours sincerely

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DAVID SPEIRS MP

Minister for Environment and Water

Date: *26/07/2020*

Encl. Terms of reference Belair Community Reference Group

20EW0008762



**Government
of South Australia**

Mr Bernie Morgan
President
Blackwood Rotary Club
Email: 6 - Documents affecting personal affairs

**Office of the Minister for
Environment and Water**

81-95 Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001

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minister.speirs@sa.gov.au

Dear Mr Morgan *Beauie*

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DAVID SPEIRS MP

Minister for Environment and Water

Date: 02/07/2020

Encl. Terms of reference Belair Community Reference Group

20EW0008762



**Government
of South Australia**

Mr Matthew Pears
Chief Executive Officer
City of Mitcham
Email: mpears@mitchamcouncil.sa.gov.au

**Office of the Minister for
Environment and Water**

81-95 Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001

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minister.speirs@sa.gov.au

Dear Mr Pears

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Yours sincerely

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DAVID SPEIRS MP

Minister for Environment and Water

Date: 02/07/2020 .

Encl. Terms of reference Belair Community Reference Group

20EW0008762



**Government
of South Australia**

Mr Mark Pedler
President
Friends of Belair National Park
Email: friendsofbelair@outlook.com;

6 - Documents affecting personal affairs

**Office of the Minister for
Environment and Water**

81-95 Waymouth Street
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Dear Mr Pedler *Mark,*

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Yours sincerely

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DAVID SPEIRS MP

Minister for Environment and Water

Date: 02/07/2020

Encl. Terms of reference Belair Community Reference Group

20EW0008762



**Government
of South Australia**

Mr Rhys Roberts OAM
Blackwood Lions Club and Blackwood Memorial Hall
Email: ^{6 - Documents affecting personal affairs}

**Office of the Minister for
Environment and Water**

81-95 Waymouth Street
Adelaide SA 5000

GPO Box 1047
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Dear Mr ~~Roberts~~ OAM

Rhys,

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DAVID SPEIRS MP

Minister for Environment and Water

Date: 02/07/2020

Encl. Terms of reference Belair Community Reference Group



**Government
of South Australia**

Mr Danny Rohrlach
President
Sturt Upper Reaches Landcare Group
Email: president@surlg.org.au

**Office of the Minister for
Environment and Water**

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Adelaide SA 5000

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Adelaide SA 5001

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minister.speirs@sa.gov.au

Dear Mr Rohrlach

A handwritten signature in black ink, appearing to read "Danny", written over the name "Mr Rohrlach".

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DAVID SPEIRS MP

Minister for Environment and Water

Date: 02/07/2020

Encl. Terms of reference Belair Community Reference Group

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**Government
of South Australia**

Mr Dale Thompson
CFS Sturt Group
Email: dale@fireandrescueaustralia.com

**Office of the Minister for
Environment and Water**

81-95 Waymouth Street
Adelaide SA 5000
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DAVID SPEIRS MP

Minister for Environment and Water

Date: 02/07/2020

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**Government
of South Australia**

Dr Robin Uppill OAM
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Environment and Water**

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Dear ~~Dr Uppill~~ *Robin,*

As you may be aware, the management of the former golf course in the Belair National Park was returned to the Department for Environment and Water (DEW) in 2018. This has provided us with a wonderful opportunity to reconsider how the precinct can service the community's needs and contribute to the objectives of Belair National Park.

A master plan for the former golf course precinct is now being developed to communicate the Marshall Liberal Government's vision for the precinct. The master plan will consider how proposals that were selected via an expression of interest process in 2019 can be accommodated within the former golf course precinct. This process will also consider proposals that were raised during previous consultation with the community.

I am pleased to inform you that a Belair Community Reference Group is being formed to ensure that the master plan reflects the community's aspirations for this precinct. The reference group will meet three to four times over the next six months and will be chaired by Mr Grant Pelton, Director of National Parks and Crown Lands Programs in the Department for Environment and Water.

I am pleased to extend to you an invitation to become a member of the Community Reference Group. I hope that you will consider being involved, and to help shape the future of this precinct through your participation in the group. A Terms of Reference is attached for your information.

I look forward to the commencement of this collaborative and productive master plan development process. For further information please contact Ms Rachel Pfitzner, Senior Policy Officer within DEW on rachel.pfitzner@sa.gov.au or [REDACTED].

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Speirs'.

DAVID SPEIRS MP

Minister for Environment and Water

Date: 02/07/2020

Encl. Terms of reference Belair Community Reference Group

Terms of Reference

Belair Community Reference Group - Former Belair Golf Course Precinct Master Plan

Role

The Belair Community Reference Group will assist the Department for Environment and Water (DEW) to identify new opportunities for conservation, nature-based tourism and enjoyment of the former Golf Course Precinct within Belair National Park. Interest in commercial use of the former golf course club house will be managed by the department through the Nature-based Tourism Co-investment Fund.

The Community Reference Group is not a decision making body and will act in an advisory capacity.

Scope

The Community Reference Group will:

- Seek to understand and communicate the views, concerns and aspirations of the local community and stakeholders for the precinct.
- Provide input into a master plan for the precinct.
- Provide advice about the most effective ways to consult with the local community and stakeholders.
- Help to keep the local community informed.
- Provide input into an amendment of the Belair National Park Management Plan.

Amendments to the management plan will need to be considered by the Parks and Wilderness Council and approved by the Director, National Parks and Wildlife.

Governance

- Members will be nominated by the Minister for Environment and Water.
- The Chair will chair meetings and facilitate the participation of members.
- The Chair will communicate the advice formed by the community reference group to DEW.

Membership

- Chair, Grant Pelton, DEW
- Andrew Aiken, CEO Adelaide Hills Council
- Matthew Pears, CEO City of Mitcham
- Geoff Bartlett, Secretary, Blackwood Action Group
- Bernie Morgan, President, Blackwood Rotary Club
- Rhys Roberts OAM, Blackwood Lions Club and Blackwood Memorial Hall
- Dr Robin Uppill OAM Hawthorndene resident
- Dale Thompson, Sturt Group Officer CFS
- Mark Pedler, President Friends of Belair National Park
- Dean Cordes OAM, President Friends of Old Government House
- Lynette Crocker, Kaurna Elder
- Danny Rohrlach, President, Sturt Upper Reaches Landcare Group
- Rachel Pfitzner (ex officio)

Meetings

- The community reference group is expected to meet as necessary between June 2020 and October 2020 (or until the master plan is complete).
- Meeting agendas will be developed by the Chair.
- DEW will provide logistical and executive officer support for each meeting.
- Meeting agendas, minutes and supporting documentation will be provided and distributed by the Executive Officer in a timely fashion.



DEW-D0011029

TO MINISTER FOR ENVIRONMENT AND WATER

**RE: FORMER BELAIR NATIONAL PARK GOLF COURSE AND COUNTRY CLUB
PRECINCT MASTER PLAN**

THROUGH: CHIEF EXECUTIVE *[Signature]* 14/12/2020
EXECUTIVE DIRECTOR, NATIONAL PARKS AND WILDLIFE SERVICE MW 11/12

Critical Date for Minister Action: 29/12/2020 as online community consultation is scheduled to begin in early January 2021 and a community drop-in session at the Belair precinct on 7 February 2021.

RECOMMENDATIONS

That you:

1. Note the draft Former Belair National Park Golf Course and Country Club Precinct Master Plan (Attachment 1) and accompanying Frequently Asked Question (FAQ) document (Attachment 2).

NOTED

2. Note the Belair National Park Management Plan - Draft Amendment (Attachment 3).

NOTED

3. Note the Belair Community Reference Groups letter of advice (Attachment 4).

NOTED

4. Note a community drop-in session at the Belair precinct is proposed for 7 February 2021.

NOTED

| | |
|----------|---|
| Comments |  DAVID SPEIRS MP Minister for Environment and Water 27/11/2020 |
|----------|---|

BACKGROUND

The former Belair National Park Golf Course and Country Club Precinct Master Plan (Attachment 1) has been developed to reinvigorate and reconnect the precinct into the broader Belair National Park, following the return of the leases back to the Department in 2018.

It has integrated previous community feedback and the two successful proposals identified through the Belair Expression of Interest (EOI) process into a plan that will communicate the community's aspirations and objectives of the Belair National Park.

The development of the Belair master plan has been informed by a Belair Community Reference Group (Refer to Attachment 4 ToR included). This group has been tasked since August 2020 with reviewing and providing feedback on the draft master plan before community consultation commences. The Community Reference Group's letter of advice is attached (Attachment 4) for your noting, the content of which has informed the final draft master plan.

DISCUSSION

Proposed key features of the Belair master plan include:

- Creating more opportunities for people to engage with nature by building a shared use trail and proposing mountain bike flow and jump trails to support a growing interest in this recreational activity.
- Building more opportunities for nature based tourism experiences in national parks. The department has supported the short term lease of a local mountain bike hire and skills training business to operate from the old clubhouse in the precinct.
- Sturt Lions Soccer Club (SLSC) to establish a new home ground on up to 10 hectares of the southern boundary of the precinct.
- Removal of the Belair Function Centre following the investigation of numerous unsuccessful management options. Appropriate re-use of the site will be further investigated following adoption of the master plan and amendment to the Belair National Park Management Plan, which proposes to re-zone the land the function centre resides on to support Tourist Accommodation/Development (refer to Attachment 3).
- Retaining and promoting areas of open space for recreational pursuits, such as Disc Golf, that has minimal environmental footprint and positive community acceptance.

An amendment to the Belair National Park Management Plan (Attachment 3) is also proposed in order to facilitate greater use and enjoyment of the former Belair Golf Course precinct. An amendment to several zones is proposed, transitioning this piece of land to future uses that support tourist accommodation/development and heritage/recreational use.

Both the Belair master plan and Belair National Park Management Plan draft amendment will be open for a three month community consultation period. A community drop-in session at the precinct is proposed for 7 February 2020 to update the community on what is proposed and how they can comment on the master plan and draft amendment. Further details about this event will be forwarded to your office shortly.

YourSAy will be used to collect online community feedback on both the draft master plan and draft amendment over a three month period.

Milestones and deliverables

| Milestones | Completed by |
|--|---------------------|
| First community reference group meeting | 4 August 2020 |
| Second community reference group meeting- site visit | 28 August 2020 |
| Third community reference group meeting – meeting with proponents | 27 October 2020 |
| Construction of stage 1 trails and interpretive signage on the precinct | October 2020 |
| Fourth community reference group meeting – final endorsement of Belair Master Plan and Belair National Park Management Plan- Draft Amendment | 4 December 2020 |
| Draft master plan and Belair Park Management Plan draft amendment released for 3 month public consultation | Jan 2021 |
| Community engagement drop-in session | *7 February 2021 |
| Community reference group meeting – review feedback from public consultation | Early April 2021 |
| Second drop in session – what we heard | Mid-April 2021 |
| Parks and Wilderness Council to review submissions on draft management plan | Late April/May 2021 |
| Final master plan approved | May 2021 |
| Final management plan amendment adopted | May 2021 |

*finalising date with Minister's Office

CONSULTATION

This briefing has been developed with input from relevant DEW staff.

FINANCIAL IMPLICATIONS

Are there financial implications? Yes

Costs of delivering the master plan and engagement sessions have been considered in the National Parks and Crown Lands Programs budget 2020/2021.

ATTACHMENTS

Attachment 1 – Draft Former Belair National Park Golf Course and Country Club Precinct Master Plan

Attachment 2- Frequently Asked Questions

Attachment 3- Belair National Park Management Plan - Draft Amendment

Attachment 4- Belair Community Reference Group's letter of advice

Approved electronically

Grant Pelton

Director National Parks and Crown Land Programs

Department for Environment and Water

11 / 12 / 2020

Former Belair National Park **Golf Course and Country Club Precinct Master Plan**

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Foreword

The Belair National Park is South Australia's oldest national park. It's a place that has seen visitors for family picnics, bushwalks, horse riding, mountain biking and to simply be at peace in nature. The park holds special intergenerational appeal, building a sense of belonging, social connection and opportunities for learning – all known determinants that contribute to happy, healthy and resilient communities.

The return of the lease over the Belair Golf Course and Country Club (the precinct) now provides the Government an opportunity to reinvigorate the site and offer new experiences to benefit all visitors of the Belair National Park. It's an opportunity to reimagine what this site could offer, and in doing so, reunite this precinct back into the broader national park.

I invite you to participate in shaping this master plan by providing feedback on how we propose to transition this land from its former use to a current proposal that builds the capacity of the Belair National Park, conserves its environment and creates more opportunities for community enjoyment.

Acknowledgment of Country

We acknowledge and respect the Kaurna Nation as Traditional Custodians whose ancestral lands we live and work upon and we pay our respects to their Elders past, present and emerging. We acknowledge and respect the deep spiritual connection and the relationship that Aboriginal and Torres Strait Islander people have to Country.

We also pay our respects to the cultural authority of Aboriginal and Torres Strait Islander people and their nations in South Australia, as well as those across Australia.

Vision

The Former Belair Golf Course and Country Club Precinct Master Plan (the master plan) brings together the influences inherent in the landform of the surrounding site, its heritage as a cherished icon as the State's first national park and the Government's aspirations to progress a state-wide park renewal agenda.

In essence, the master plan aims to:

'reinvigorate and reconnect the precinct into the broader National Park, strengthening its conservation significance and service to provide social, health and wellbeing benefits to the community'

It details the use of existing and new infrastructure to create an accessible and inclusive new area of space for the community to be proud of.





Introduction

The Former Belair Golf Course and Country Club Precinct is situated in Belair National Park and is approximately 51 hectares in size. It has been a venue for golf, weddings and other events over many years. This precinct was managed through a lease under the *National Parks and Wildlife Act 1972* from the 1980s, until business operations ceased in 2018.

Recognising the Belair National Park's long history of community involvement, the return of the site presented the opportunity to first consult with community, local government and business. This was to gain a better understanding of the community's needs and expectations that would later inform an Expression of Interest (EOI) process to seek new management for the site. The consultation process generated over two thousand comments and suggestions and informed the EOI process which resulted in thirteen proposals from private businesses and community organisations, including a mix of hospitality, community, recreational, sporting and educational activities.

Two proposals have been identified for further consideration, these include:

1. a proposal to operate a mountain bike hire and skills training business and;
2. a proposal from the Sturt Lions Football Club to establish a new home ground and clubrooms noting this proposal requires further consultation, assessment and development approvals needing to take place following the master plan process.

The master plan will integrate the two EOI proposals and the community engagement outcomes into a plan that will communicate Governments vision for the precinct and ensure that the proposed future uses meet the community's expectations and objectives of the park.

Regional context

The Belair National Park is one of South Australia's most loved destinations, attracting around 500,000 visitors each year. Set in beautiful natural bushland, the park is located at Belair in the Mount Lofty Ranges, 13 km southeast from Adelaide city centre. Its positioning within the Mount Lofty Ranges makes the park an important biological corridor, preserving the regions natural biodiversity.

Belair is South Australia's first National Park and Australia's second oldest National Park and is, therefore, highly treasured for its historical value. It is listed on the Register of the National Estate and on the State Heritage Register as a State Heritage Area. It holds Old Government House, fire scares on ancient trees and Aboriginal tree carvings.

There are woodlands, waterfalls, lakes, creeks and geological formations to discover, trails to suit every fitness level, recreational facilities available for hire, playgrounds and open spaces for group celebrations. This variety of landscapes together with its proximity to the urban area, makes it extremely attractive for a range of outdoor recreational uses including bush-walking, mountain bike riding, jogging, picnicking, tennis, cricket just to name a few.



History of Belair National Park Golf Course precinct

The timeline below outlines key moments in the history of the Belair Golf Course Precinct

Pre Site establishment-Now

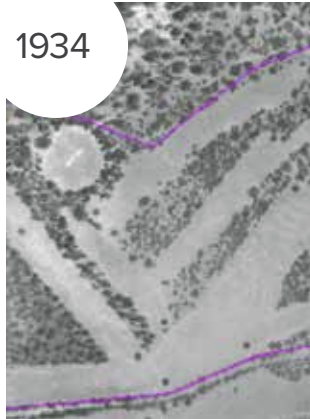
1891



First National Park

The park holds significance as South Australia's first national park (1891) and the second national park in Australia after Royal National Park near Sydney (1879). Initially established after a decade-long campaign, it signified the growing public commitment at the time to retain natural areas for both conservation and recreation and is now a designated State Heritage Area in its own right.

1934



Establishment of Belair Golf Course

The Belair Golf Course was established in the southwest corner of the 835 hectare national park. The course was created during the depression to raise revenue during the winter months.

1941-1970



Golf Course extended

Golf Course extended and was further redeveloped through clearing for the fairways on the western side of the course in the 1970s.

1980s



First private lease issued

Up until 1980 the site was managed by the Department until a lease was issued for the golf course and soon after the caravan park.



The Kurna people have been the traditional custodians of the land in this area for hundreds of generations and maintain a strong Connection to Country through their cultural practices and commitments to Kurna heritage, language and youth.

2005



Golf course subleased

The golf course and function centre was then subleased in 2005.

2018



Return of the leases

Following several years of difficulty, in early 2018 both leases were put into voluntary administration following by liquidation and return of the leases in March 2018.

2018-2019



Expression of interest

A series of community engagement exercises about the future uses of the precinct informed an Expression of Interest (EOI) process, launched in September 2018.

2020



Master Plan process

Outcomes of the EOI and views expressed during community engagement informed a master plan process.

Community partners

Belair National Park is supported by many established community groups whose members volunteer in, and provide support for, the protection and preservation of the natural and historical values of the Belair National Park and Old Government House.

The Friends of Belair National Park contribute significant hours in on grounds works such as weed control and are key promoters of the park to the general public. In addition to environmental work, the group provides cultural and social activities for both its members and the general public.

The Friends of Old Government House are an active group of volunteers from a wide range of backgrounds with a common interest in preserving Old Government House and its gardens. Both groups raise funds for special projects and provide voluntary assistance to the park in close cooperation and liaison with DEW staff.

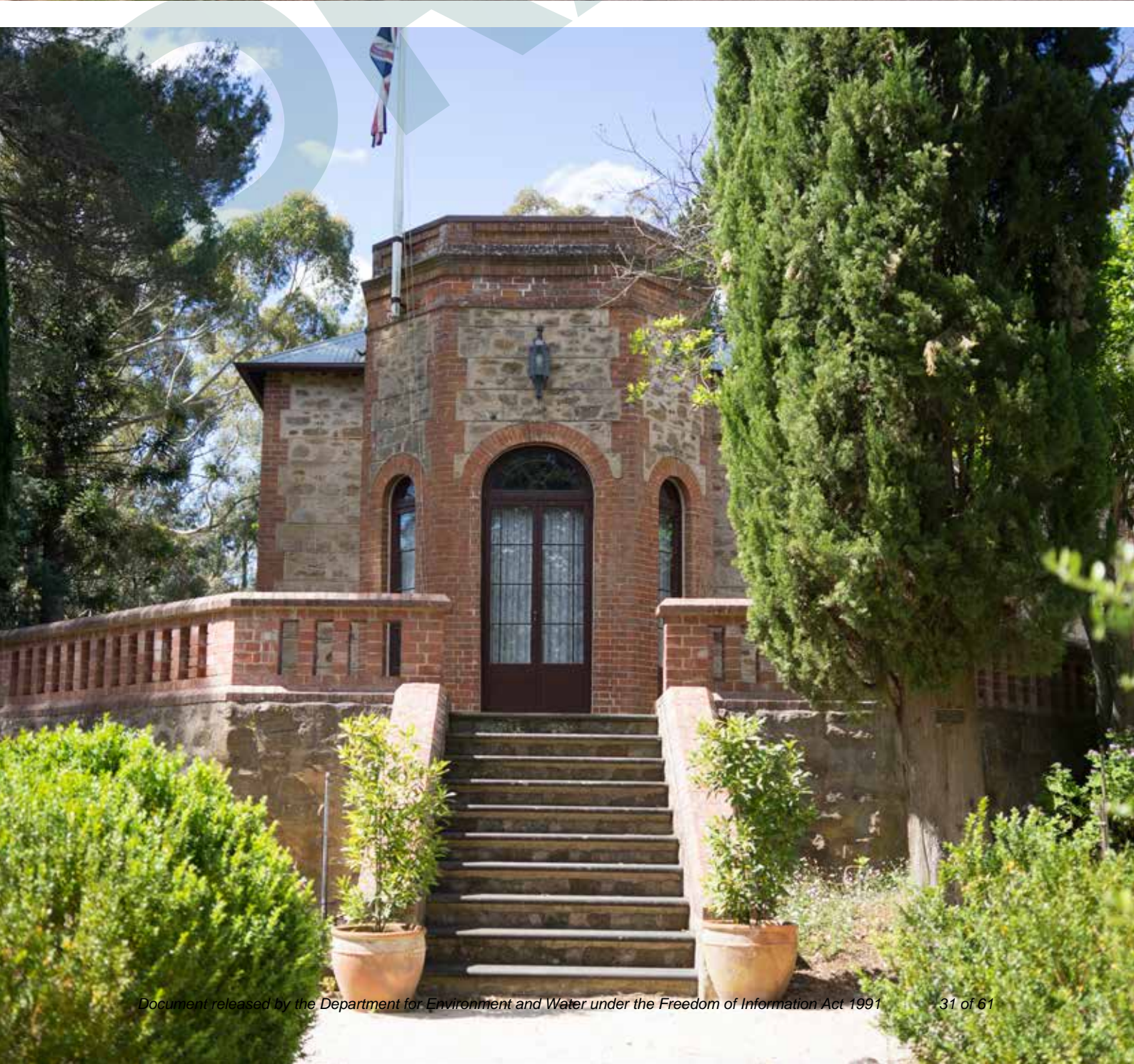
The National Parks Heritage Committee has an interest in heritage sites in national park reserves across the State raising funds to protect and upgrade heritage assets.

In addition, a number of local schools and interested community groups and individuals have informal arrangements with the park and play an important role in park management.

Precincts interface with legislation and policy

The Belair National Park is managed in accordance with the National Parks and Wildlife Act 1972 and the Belair National Park Management Plan. These are the key pieces of legislation and policy that authorize the master plans vision for the precinct.

The Belair National Park Management Plan sets out objectives and strategies for the management of five zones within the park, including a Golf Course/Caravan Park Zone which encompasses the former Golf Course and Country Club. An amendment to several of these zones is proposed in order to facilitate a range of alternate land uses within the precinct- transitioning this piece of land to future users.



Guiding Principles

The three guiding principles for the Belair master plan have been developed based on

- community consultation that supported the EOI process
- the Belair National Park Management Plan
- Government's vision to build the capacity of parks across our state.

The principles intend to foster inclusive, coordinated decision-making to help transition the precinct into future uses that have minimal environmental impact and meet the community's expectations and objectives of the park.

Each principle is explained in an overarching statement with supporting objectives.

Principle ①

Protection and restoration of the natural environment and heritage

Conservation of the natural environment and heritage, habitat restoration and revegetation will be a key role in transitioning the former site into a future use of the highest environmental standard.

Objectives

- Protect the natural features of the site that include significant areas of intact native vegetation protected under state and Commonwealth legislation.
- Promote the significance of habitat restoration and revegetation in any activity that transitions the site to a future use.
- Ensure that areas of high species diversity in the precinct, is recognised as a biodiversity corridor to others areas within the Belair National Park.
- Manage weeds and public access within areas of native vegetation to prevent any future decline in vegetation.
- Maintain the integrity of the Belair National Park as a state heritage area, noting its significance as South Australia's first National Park (1891).
- Maintain appropriate bushfire management strategies that are consistent with the response plans outlined in the Fire Management Plan Reserves of the Hills Face Zine, Mount Lofty Ranges.

Principle ②

Respect Cultural Heritage

The Kurna people are the traditional custodians of the lands and waters of this area and maintain a strong Connection to Country through their cultural practices and commitments to Kurna heritage, language and youth.

Objectives

- Respect the rights and aspirations of Traditional Owners for their Country and advocate for cooperative partnerships with the Kurna Community to promote opportunities for Connection to Country - a determinant of health and wellbeing.
- Understand and deliver our obligations under the Aboriginal Heritage Act 1988 (SA) and commit to the protection and continuation of living Kurna culture and heritage



Principle ③

Promote Community Health and Wellbeing

Access to quality green public space, in the form of an urban national park, supports the physical and mental health of our communities by providing welcoming, safe and educational settings for outdoor pursuits, relaxation and social interaction. A well designed public open space creates settings that respond and adapt to demands and aspirations as the community changes socially, culturally, physically or environmentally.

Objectives

- Enhance nature experiences that promote the mental health benefits of contact with nature.
- Encourage greater cycling, running, walking and other forms of physical activity through the site with well connected, inclusive path networks.
- Utilise existing and new infrastructure to create an accessible and inclusive network of open spaces within the precinct that connects to the adjoining areas of the Belair National Park.
- Design opportunities for people of all abilities, ages and cultural backgrounds to connect with and learn about nature.
- Encourage the site to be used by third parties to deliver meaningful connection to nature experiences for the community with minimal environmental impact.
- Promote inclusion and minimise conflicts between user groups and individuals.
- Promote design responses that support neighbourhood character and community values

BELAIR NATIONAL
PARK ENTRY GATE

The Valley Road

GUMS OVAL

Belair Precinct Master Plan

A renewed precinct within the Belair National Park, strengthening its conservation significance and service to deliver broader returns to the South Australian community.

Creek

ACCESS ROAD

Upper Sturt Road

INFORMAL
CARPARK

01

02

03

CARAVAN
PARK



CONSERVATION
REFER BELAIR NATI
MANAGEMENT

OVAL

04

05

EPBC

06

OPTIMAL PROPOSED
SOCCER CLUB FOOTPRINT

Upper Sturt Road

Proposed Entry

Feedback from the EOI process consistently highlighted that the community:

- value the site's natural setting
- enjoy access to the site, including the network of trails
- favour a range of activities on the site rather than a single use
- support commercial activities on the site, including accommodation, hospitality, tourism and recreational opportunities
- support the site becoming a hub for arts, events, cultural educational and recreational activities.

LEGEND

-  Existing Trail
-  Fire Tracks
-  Fence
Golf Course / Belair NP
-  Caravan Park
Lease Boundary
-  New Accessible Trail Link
-  Gate Access into Belair NP
-  Existing vegetation
-  Revegetate
-  Vegetation
Areas meet criteria for Environment Protection & Biodiversity Act (1999). For further information regarding vegetation please refer to the Greening Australia Vegetation Survey Report
-  Tourist Accommodation/
Development Zone
-  Heritage/recreation zone

STAGE 1 TRAILS

-  New Birdie Loop Trail
Utilising existing trail networks + tracks

STAGE 2 TRAILS

-  Flow and Jumps Trail
(bike only)
- 01 Function Centre
- 02 Clubhouse
Currently used by Escapegoat Adventures
- 03 Gazebo
- 04 Pavilion
- 05 Workshop & Sheds
Removed & revegetated
- 06 Toilets Removed & revegetated
- 07 Sheds Removed & revegetated

Note: All dimensions shown are approximate.

CONSERVATION ZONE
REFER BNP
MANAGEMENT PLAN



Key features of the master plan

The Belair Function Centre

Constructed in the early 1990's the building previously operated as a golf clubhouse and function centre, particularly for weddings and conferences. To date, the department have investigated a number of management options for the future operations of the function centre. The EOI process focused on finding management for the centre, however no suitable proposals were identified, which would warrant Government investing in an asset in such poor condition which is unlikely to yield a financial return.

Through the master plan process, it is proposed that the Belair Function Centre is removed and appropriate re-use of the site is an option for further investigation. A draft amendment to the Belair National Park Management Plan proposes that the land occupied by the function centre is re-zoned to Tourist Accommodation/Development Zone. This amendment allows for future tourism developments that have minimal environmental impact and keep with the natural bushland setting to be assessed under normal development approval processes.

Site access

The main entry point to the precinct is through the gates off Upper Stuart Road where car parking can be found at the front of the parks entry gates or within the park following Creek Road and turning right at the second sealed road going towards the tennis courts and accessible toilets.

To ensure the precinct is connected to the broader Belair National Park and its facilities, a new accessible shared use trail is proposed from Dianella Road, near the accessible toilets and parking, going around the Conservation 1 Zone and into the precinct.

Access to the precinct from the Adventure Loop, popular with mountain bikers, will be made available through a gate on the eastern boundary of the precinct.

Access Road, off Upper Stuart Road, provides access to the Belair Caravan Park.

Some car parking at the end of access road within the precinct will be retained.

Existing buildings and adaptive reuse

The precinct contains a number of built assets and visitor infrastructure, some of which is valuable and should be maintained and others that can be removed in accordance with heritage considerations.

Remove:

- workshop (5) and sheds (5)
- water tank and toilet block (6)

Refurbished:

- Clubhouse (2) in partnership with a private business as an outcome from the EOI.
- Pavillion, based on heritage status.

Trails

One of the key objectives of the transition of this precinct back into the broader Belair National Park is to create more opportunities for people to engage with nature. Shared use trails create a diverse array of experiences that are suitable for walking, running, bike riding and horse-riding. Stage 1 has commenced as a result of a trail audit as part of the master planning process. The audit concluded a network of existing trails on the precinct that are suitable for grade 2 classification with minimal upgrade. Stage 2 trails, which propose mountain bike only flow and jump trails, are presented for further consultation with the community.

Stage 1: The new Birdie Loop Trail

This consists of existing trail networks and tracks that begin at the Gazebo (3) looping around the entire precinct finishing near the Function Centre. It has compacted gravel surfacing, constructed on a shallow gradient providing a relatively smooth path of almost 3 km ready to access with the addition of an accessible shared use path that links the precinct into the broader Belair National Park and its facilities. The low gradient of the Birdie Loop encourages a diverse array of usages such as running, walking, bike riding and horse-riding, with scope to add further value to the trail, with the addition of training stations outlining exercises to include in a loop trail workout. Minimal assistance is required to make full use of this track ensuring that people of all ages and abilities can enjoy the grade 2 shared use trail.



Stage 2: Linking, Flow and Jump Trails

The second stage of trail construction will provide more mountain bike specific trail opportunities on the former fairways of the golf course. These may include a flow trail (where the trail is shaped with berms, crests, and troughs) down the main fairway and a jump trail towards the eastern end of the area (which would have options for easy, intermediate and advanced riders).

The transition of the precinct back into the Belair National Park will also see the Department undertake a trail evaluation across the entire park, to ensure the best experiences for cycling and mountain biking in Belair National Park are appropriately supported and promoted.

Building more opportunities for nature based tourism experiences in National Parks

An outcome from the Belair EOI process was the operation of a mountain bike hire and skills training business. Escapegoat Adventures is currently operating from the old Clubrooms, now named the Goatshed, providing services such as bike hire, bike maintenance, coffee and snacks. Future services include MTB skills training, bike sales and nature therapy sessions.



Healthy Parks Healthy People SA

Spending too much time indoors (even exercising) can become limiting. Outdoor workouts and activities are a great supplement and do not need to be strenuous. Low intensity exercises such as walking and strength training intervals can be a powerful tool for recovery from intense, structured gym workouts. They increase blood flow to trained muscles and help deliver oxygen and nutrients. Outdoor trail activities, like the new loop trail, utilise different muscle groups than structured indoor workouts. The uneven terrain requires more lateral movements and the activation of stabilizer muscles throughout our ankles, knees, and core.

Sturt Lions Football Club

An outcome from the EOI process is the proposal from the Sturt Lions Football Club to establish a new home ground, comprising of pitches and a clubroom on the southern boundary of the precinct. The footprint the SLFC is proposing to occupy is up to 10ha, which equates to approximately 7 pitches and a clubroom(Figure 1). This is to meet the growing demand for the sport in the local community and provide the necessary infrastructure to enable future growth for a broad range of participants.



The club has an ethos of inclusivity and supports a broad range of teams from MiniRoos (6-11 yr olds), Juniors and Seniors, as well as women's teams and a Bedford inclusive team. An alternative footprint is to construct fewer pitches over 5ha, with younger leagues sharing the space.

The development of this land aligns with the national park objectives and community expectations in the following ways:

1. There would be minimal vegetation removed with pitches placed upon existing cleared fairways where possible
2. The proposal is open to co-exist with other potential partners providing an inclusive community hub that can be enjoyed beyond the use of soccer
3. The proposal will promote further usage of the national park from SLFC members and visitors

It is expected that a proposal of this nature will be accompanied by some impacts, including traffic, noise and light spill with mitigation of these getting explored as part of the planning assessment process. The department is interested to test the concept of supporting a community club within a national park with the broader community. Proposals with complex leasing arrangements, like SLFC, need to progress through different portfolios of government, undergoing further assessment and development approvals . If the proposal is supported from the Environment portfolio, there will still be many opportunities for the community to add further feedback around concerns such as lighting, noise, traffic control etc. through the state government planning and development processes.

A further outline of the additional development approval processes SLFC would need to adhere to are outlined in the accompanying FAQ document.

Revegetation

Revegetation efforts will be focused along the fairways with an emphasis on ensuring plantings can be maintained both in the face of climate change, shorter term vegetation dynamics and respond to risks such as drought and fire. Additional priorities will also include allowing some of the remanet grey box areas within the western side of the precinct to regenerate naturally, improving the sites retention of *Environment Protected and Biodiversity Conservation (EPBC) Act* listed vegetation.

Existing vegetation

There are ten main vegetation types founds in the Belair precinct including species of Red Gum, Blue Gum, Grey Box and Aleppo Pine. There is a lot of variance in condition within and between vegetation patches, with the eastern end of the precinct, which abuts large areas of less disturbed native vegetation, in better condition than others.

Providing access for all using Mountain Trikes

The department is committed to ensuring that South Australia's natural environments are accessible and inclusive for all of the community, including those living with a disability. If funding can be secured, the purchase of Mountain Trikes will enable visitors that have a physical disability to have improved access to the Belair National Park, including the new 5km Loop trail. The Trike can be used across all ages and will contribute to a standard of excellence in access and inclusion in national parks across the state.



There is an opportunity to further progress discussions for education and community participation across the whole of Belair National Park. Outdoor education that involves students and the broader community participating in authentic learning experiences is of interest to the department.

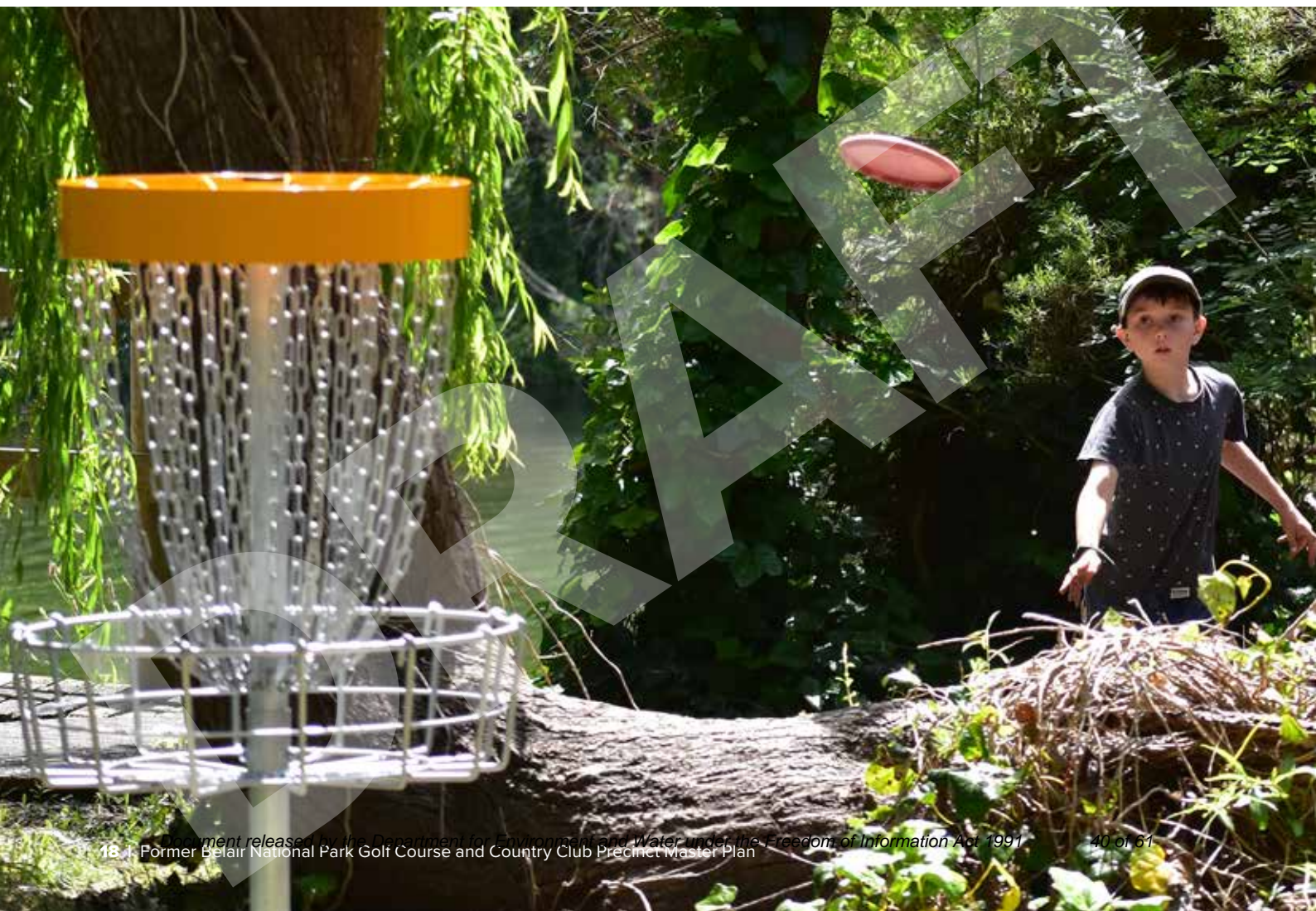
Trail heads, information and directional signs

Trailheads, information and directional signs in the precinct will assist with establishing the precincts identity and wayfinding for users. It is also proposed to install training stations with signage outlining exercises that can be incorporated at various intervals along the 5km path and built into a workout routine.

Open space

Retaining areas of open space, for formal and informal recreation, contributes to the parks history of building a sense of belonging and social connection for the community and abroad. A large oval is available for use, suitable for sports training and also a space that could be utilized by third parties for events or health/fitness business enterprises.

The Belair precinct also has scope to welcome sports, like Disc Golf, that can be played as a recreational activity by all ages and fitness levels. Unlike traditional golf, played with a ball and a club, disc golf is played with flying discs (like a frisbee). The aim is to get the frisbee into a chain and metal disc golf basket, which can be a removable structure in a park setting. Each time you throw a disc, you walk to the spot where your disc landed and take the next shot from there. The disc golf course would utilise the natural setting of the Belair precinct therefore having minimal environmental footprint and has been a recent successful inclusion in the Adelaide City parklands.



How you can contribute

There will be opportunities outlined on our website where you can provide feedback on the former Belair National Park Golf Course and Country Club precinct master plan.

DEW also has an email address for community questions and input regarding the master plan

DEWProtectedAreaManagement@sa.gov.au

For further information on this project please contact the project manager:

Rachel Pfitzner, rachel.pfitzner@sa.gov.au

Next Steps

Following adoption of the master plan and amendment to the Belair National Park Management Plan the precinct will be managed as part of the Belair National Park and hence subject to any of the legislation and policies that govern this site.

Implementation of any projects and initiatives outlined in the master plan are subject to available resources. Any private sector led proposals that secure in principle support by DEW will require further assessment and development approvals as per the Planning and Design Code.

Any future tourism proposals within the precinct are welcomed following outcomes of the master plan and will be considered on a case by case scenario. We have also recently released the Nature Based Tourism

Co-investment Fund that is designed to assist eligible businesses and organisations to partner with the South Australian Government to deliver sustainable, quality tourism experiences in South Australia. The fund applies to proposals located in national parks as well as crown lands, forestry, reservoirs and Aboriginal managed lands. For more information on the Fund please refer to coinvest.parks.sa.gov.au/



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**Government
of South Australia**

Department for
Environment and Water

Frequently asked questions

Former Belair National Park Golf Course and Country Club Precinct Master Plan

1. What happened to the former Belair Golf Course and Country Club?

The Belair Golf Course and Country Club was leased to a number of private businesses from the early 1980s. In early 2018, the businesses closed and management of the site returned to the Department for Environment and Water.

2. What were the outcomes of the EOI process and are they included in the master plan?

The EOI process resulted in thirteen proposals from private businesses and community organisations including a mix of hospitality, community, recreational, sporting and educational activities. The EOI outcomes confirmed that there isn't sufficient interest from the private sector to warrant the continued use of this precinct as a golf course and function centre, however identified several alternative ideas that could contribute to the goals of the park and meet the community's needs. These include:

1. a proposal to operate a mountain bike hire and skills training business and;
2. a proposal from the Sturt Lions Football Club to establish a new home ground and clubrooms noting this proposal requires further consultation, assessment and development approvals needing to take place following the master plan process.

Both proposals are reflected in the master plan.

3. Is the Function Centre fit for purpose for a new lessee?

Not at present, without further investment and approvals. The previous tenant removed all workable fixtures and the function centre does not currently meet the required fire safety and building code requirements. General building maintenance is also required before it could be leased. Therefore, through the master plan process it is proposed that the Belair Function Centre is removed and appropriate re-use of the site is an option for further investigation. This may provide further opportunities to existing or prospective partners.

4. Is there a community reference group involved in the master plan process?

A community reference group has been established, with members nominated by the Minister for Environment and Water to represent the local community's views and concerns and to assist the Department for Environment and Water in engaging the broader community.

Members include:

- Chair, Grant Pelton, Department for Environment and Water
- Andrew Aiken, CEO Adelaide Hills Council (proxy Peter Bice, Adelaide Hills Council)
- Matthew Pears, CEO City of Mitcham
- Geoff Bartlett, Secretary, Blackwood Action Group (proxy Tom Morrison, Blackwood Action Group)
- Bernie Morgan, President, Blackwood Rotary Club
- Rhys Roberts OAM, Blackwood Lions Club and Blackwood Memorial Hall
- Dr Robin Uppill OAM Hawthorndene resident
- Dale Thompson, Sturt Group Officer CFS
- Mark Pedlar, President Friends of Belair National Park
- Lynette Crocker, Kaurua Elder
- Danny Rohrlach, President, Sturt Upper Reaches Landcare Group
- Jack Holmes, local community member
- Rachel Pfitzner (ex officio, Department for Environment and Water)

5. How will the community be able to comment on the master plan?

There will be opportunities outlined on our website where you can provide feedback on the former Belair National Park Golf Course and Country Club precinct master plan. DEW also has an email address for community questions and input regarding the master plan process DEWProtectedAreaManagement@sa.gov.au.

6. When will the master plan be finalised and how will outcomes be communicated?

It is expected that the master plan process will be completed by May 2021 and outcomes communicated on our website.

7. How will bushfire risk be managed on the golf course precinct?

The Belair National Park golf course precinct falls under the Hills Face Zone Mount Lofty Ranges Fire Management Plan, which uses science and national best practice to guide activities to help reduce fuel hazards. You can find a copy of the plan here: <https://www.environment.sa.gov.au/topics/fire-management/bushfire-risk-and-recovery/fire-management-plans>.

The precinct is in what's called a fire management 'Bushfire buffer zone'. An area where we manage fuel load to reduce the speed and intensity of bushfires, in order to reduce bushfire risk to nearby assets.

To do this within the precinct, the fuel along the boundary and internal tracks will be slashed up to four times per year, noting this will change over time.

Planning and being prepared for a bushfire is a shared responsibility, and it is also important for community members to have a Bushfire Survival Plan, prepare their properties well prior to the fire danger season, and have a plan in place for total fire ban days. If you have any queries please contact: DEWFireManagement@sa.gov.au

The National Parks and Wildlife Service's fire management team letter drops immediate neighbours in the lead up to a prescribed burn. If you would like to be kept informed, you can sign up for email notifications right to your inbox at: <https://www.environment.sa.gov.au/topics/fire-management/stay-informed>.

8. How will the natural features of the precinct, including areas of intact native vegetation and local fauna, be protected and enhanced?

Conservation of the natural environment, habitat restoration and revegetation are key roles in ensuring the precinct reflects the standards upheld by the Belair National Park. Any future activities in the precinct will reflect the objectives in the Belair National Park Management Plan and the National Parks and Wildlife Act 1972. Revegetation along the fairways will restore and enhance the local fauna and flora and act as a biodiversity corridor to the broader Belair National Park and Mount Lofty region.

9. Will public access be limited or altered in any way to the precinct?

The department is committed to ensuring that South Australia's natural environments are accessible and inclusive for all of the community, including those living with a disability. To ensure the precinct is connected to the broader Belair National Park and its facilities, a new accessible trail is proposed. This will enable visitors in vehicles to park along Creek Road and access the precinct on foot or bike via a short path around the conservation zone of the Belair National Park. Access to the precinct from the Adventure Loop, popular with mountain bikers, will be made available through a gate on the eastern boundary of the precinct. Access Road, off Upper Stuart Road, provides access to the Belair Caravan Park.

10. Why is an amendment to the Belair National Park Management Plan proposed to occur?

The Belair National Park Management Plan recognises the former golf course and current caravan park site in a zone for 'Caravan/golf'. An amendment to this zone is proposed in order to facilitate a range of alternate land uses within the precinct- transitioning this piece of land to future users. The proposed amendments replace the Golf Course/Caravan Park Zone with a smaller Tourist Accommodation / Development Zone that incorporates the existing caravan park and function centre land and a zone that incorporates the majority of the precinct back into the parks existing Heritage/Recreation zone.

The draft amendment for the Belair National Park is open for 3 months consultation and can be found on the departments website.

11. What if I have a business proposal for the precinct, can I still submit this whilst the master plan process is progressing?

The master planning process and amendment to the Belair Park Management Plan will need to be finalised before applications that are proposing to use the precinct can be considered by the agency, most likely to be early 2021.

12. Will the master plan be the final process to allow the Sturt Lions Soccer Club (SLSC) proposal to proceed?

No. The Belair master plan process is only testing the concept and scale of a sporting venue, such as SLFC, to be positioned in the Belair National Park precinct, ensuring that it is consistent with community environmental values and the objectives of the *Belair National Park Management Plan and National Parks and Wildlife Act 1972*.

It should be noted that should any private sector led proposals, such as the SLSC, secure in principle support approval by DEW as the land manager, further assessment and approvals will be required under the *Planning, Development and Infrastructure Act 2016* (the Act) and possibly other Acts (e.g. *Native Vegetation Act 1991*, *Landscape South Australia Act 2019*, (Cwlth) *Environment Protection and Biodiversity Conservation Act 1999*).

For example, specific aspects of the SLFC proposal (e.g. the clubrooms, car parks, lighting, hours of operation) would constitute 'development' under the Act and therefore would require development (planning and building consent, as necessary) approval. The Sturt Lions Football Club would need to lodge a development application (DA) via the Development Application Processing System or direct to the City of Mitcham. The DA would likely be performance assessed (i.e. on its merits). This means the relevant planning authority and relevant building authority would assess the DA against the relevant rules in the Planning and Design Code and the National Construction Code. In addition, the relevant planning authority must refer the DA to State agencies for direction as required (e.g. Native Vegetation Council if any clearance proposed, Minister for Heritage if impacting State Heritage Area); notify adjacent land owners (and place a notice on the land); and third parties cannot appeal their decision.

DEW could recommend to the applicant that further community consultation is undertaken whilst the proposal is assessed through the planning and development portfolio.

13. What is the size of the soccer club proposal?

The optimal size of land the soccer club would be requiring to build a clubroom and supporting pitches would be 10ha. An alternative option would be to downsize to 5ha reducing the number of pitches with younger leagues sharing the space.



Belair National Park Management Plan

Draft Amendment 2020

Your views are important

In accordance with the National Parks and Wildlife Act 1972, the Minister for Environment and Water may amend a management plan to facilitate a change in management to that which is set out in an existing park management plan.

An amendment to the Belair National Park Management Plan is proposed in order to facilitate greater use and enjoyment of the former Belair Golf Course precinct. This draft amendment has been prepared to outline this proposal and to seek the community's views.

Feedback received will assist in the development of a final amendment which will be submitted to the Minister for Environment and Water for adoption.

I encourage you to make a submission on the draft amendments.

Signature

Mike Williams

Director of National Parks and Wildlife

Management Plan Amendments

The Belair Caravan Park, former Belair Golf Course, and former Golf Course Country Club function centre are situated in Belair National Park near the main park entrance on Upper Sturt Road. These areas have been privately managed through a lease under the *National Parks and Wildlife Act 1972*.

The golf course and function centre supported golf, weddings and other events for many years until business operations ceased in 2017. It is essential the former golf course precinct continues to contribute to the goals of Belair National Park and meet the community’s needs. To this end, the Department for Environment and Water (DEW) began engaging with the community about future uses for this site in 2018.

This engagement process generated over two thousand comments and ideas. DEW also initiated an expression of interest process that resulted in 13 proposals from private businesses and community organisations. These processes

confirmed that there is not sufficient interest from the private sector to warrant the continued use of this precinct as a golf course and function centre. However, several alternative land uses were identified that could contribute to the goals of the park and meet the community’s needs.

Belair National Park is managed in accordance with the *National Parks and Wildlife Act 1972* and the Belair National Park Management Plan. The management plan sets out objectives and strategies for the management of five zones within the park, including a Golf Course/Caravan Park Zone which encompasses the former golf course and function centre.

Several amendments to the park management plan are proposed in order to facilitate those alternate land uses that will contribute to the goals of the park and meet the community’s needs. Each of these are outlined below.

| Amendment 1 – Zoning | |
|--|--|
| This amendment clarifies the alteration to zones that are proposed (See Amendments 2 and 3 below) | |
| Current plan content (Page 11, 4.1 Zoning) | Replaced with the following: |
| The following pages describe the purpose as well as objectives and strategies for the proposed zones shown in Figure 2 – Zoning Plan | The following pages describe the purpose as well as objectives and strategies for the proposed zones shown in Figure 2A – Belair National Park Zoning Plan |
| Current plan content (Page 16, Figure 2 - Belair National Park Zoning Plan) | Replaced with the following: |
| Figure 2 – Belair National Park Zoning Plan (see attached) | Figure 2A – Belair National Park Zoning Plan (See attached) |

Amendment 2 – Heritage/Recreation Zone

This amendment will facilitate a broader range of recreation and community uses within the former golf course precinct by incorporating most of this area into the park's existing Heritage/ Recreation zone

Current plan content (Page 12, Heritage/Recreation Zone)

Heritage/Recreation Zone

The Heritage/Recreation Zone encompasses a significant portion of the western and central area of the park and extends, finger like, along Minno Creek and Saddle Hill Road to the east. The zone incorporates an extensive network of good quality recreational, sport and picnic opportunities for people to enjoy in natural settings. In particular, it contains:

- formal recreation ovals such as Karka, Willows, Long Gully, Gums and Main;
- the adventure playground;
- Gold Escort Ground;
- the Visitor/Administration and Volunteers centers;
- many of the park's tennis courts; and
- the park's maintenance facilities.

Replaced with the following:

Heritage/Recreation Zone

The Heritage/Recreation Zone is depicted in Figure 2A. The zone incorporates an extensive network of good quality recreational, sport and picnic opportunities for people to enjoy in natural settings. In particular, it contains:

- Most of the former Belair Golf Course site (393,814.59 m2)
- formal recreation ovals such as Karka, Willows, Long Gully, Gums and Main;
- the adventure playground;
- Gold Escort Ground;
- the Visitor/Administration and Volunteers centre;
- many of the park's tennis courts; and
- the park's maintenance facilities.

Amendment 3 – Golf Course/Caravan Park Zone

This amendment will replace the Golf Course/Caravan Park Zone with a smaller Accommodation Development Zone that incorporates the existing caravan park and function centre.

Current plan content (Page 13 Golf Course/Caravan Park Zone)

Golf Course/Caravan Park Zone

This zone contains the Golf Course and Caravan Park, both of which are leased by Department for Environment and Heritage to a private operator. The golf course was originally constructed as a 9-hole course in 1934 and extended to 18 holes in 1941. In 1977 the golf course was redeveloped and in 1982 the lease of the golf course was tendered out to the private sector as a result of a State Government Public Accounts Inquiry. Murtfam Pty Ltd has a lease on the Caravan Park to the year 2017 and on the Golf Course to the year 2036. The Belair Park Country Club has an area of 50 hectares with 18 holes and a par 72 rating. Over 50,000 rounds of golf are played annually and participants range from beginners to tournament professionals. The Management Plan recognises that the two facilities have long-term leases and also have a long history of tenure within the park.

Strategies

- Recognise the continued operation of the Golf Course and Caravan Park.
- Retain the golf course within its current lease area as an 18 hole public facility and ensure that its management and operations are consistent with the park's objectives and current best practice.
- Encourage a sensitive upgrade of the Caravan Park using principles of ecologically sustainable development within the current leased area.

Replaced with the following:

Tourist Accommodation/Development Zone

This zone is 78090.1 m² and encompasses a caravan park which is privately managed through a lease under the *National Parks and Wildlife Act 1972*.

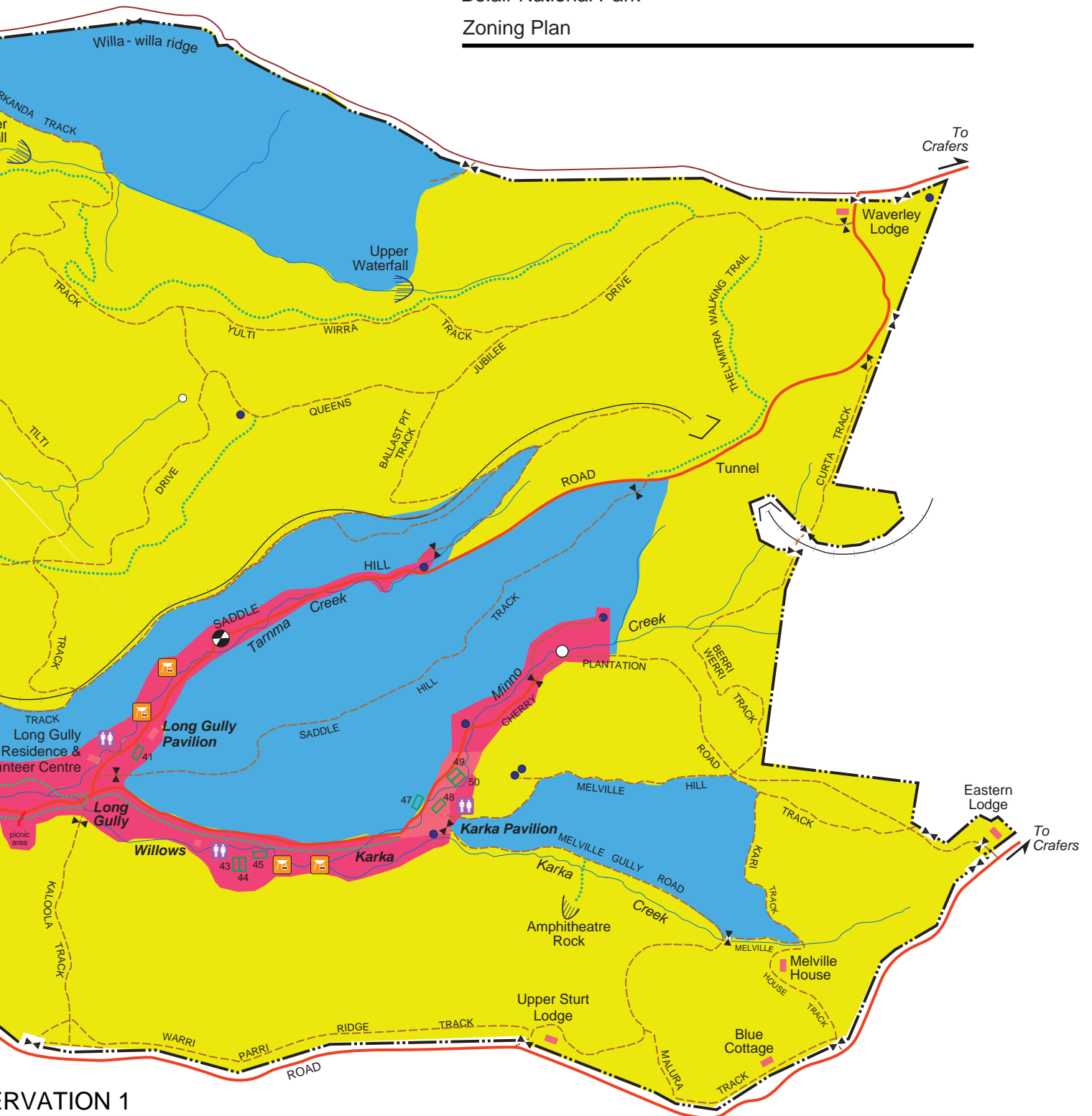
This zone provides scope for the continuation of this enterprise as well as additional accommodation or community use developments that complement goals for the conservation, public use and enjoyment of the park.

Any future tourism developments must utilise best practice technology and design principles for the minimization of environmental impacts, be keeping with the natural bushland setting, and will be subject to the normal development approval processes.

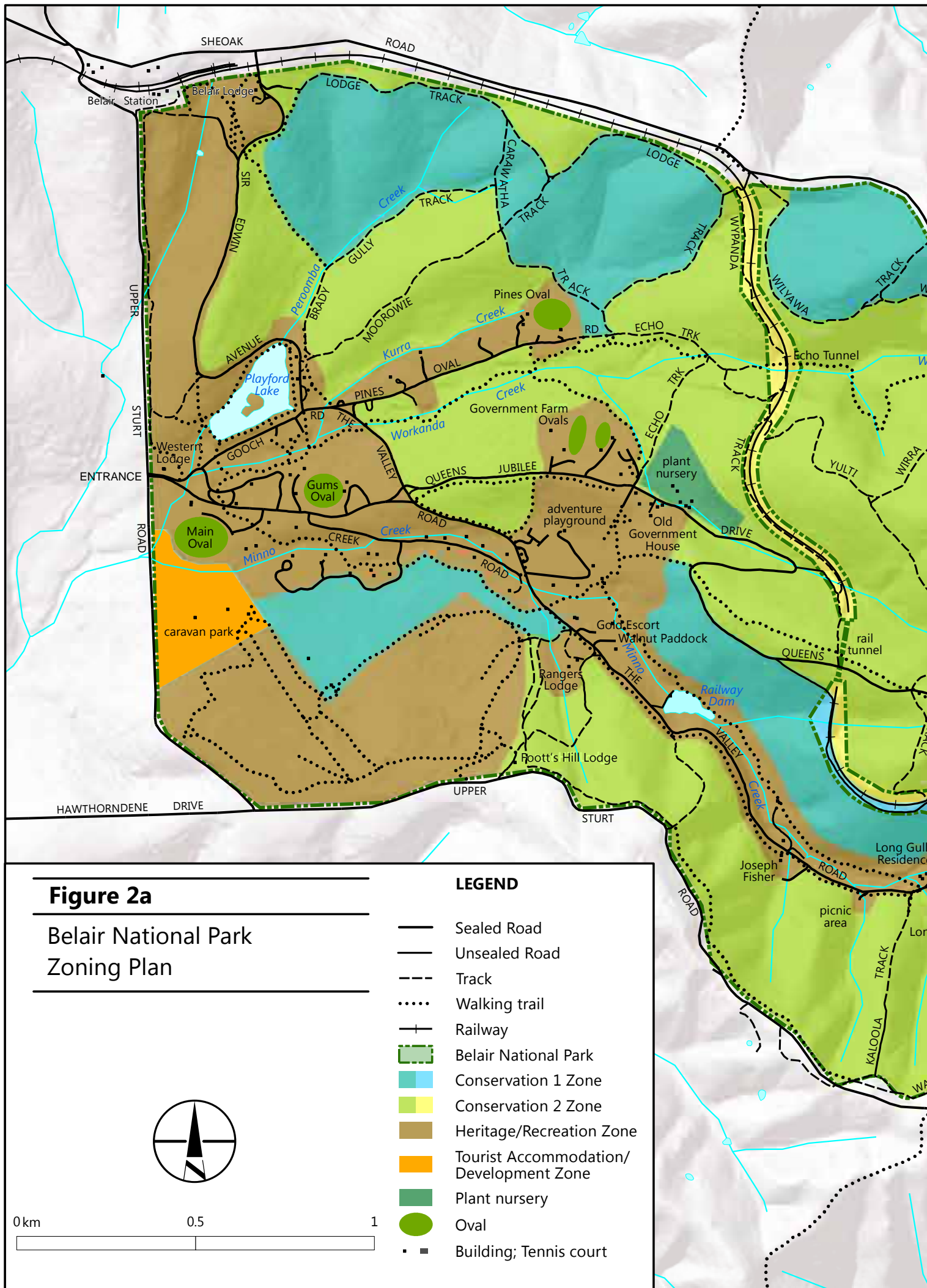
Figure 2

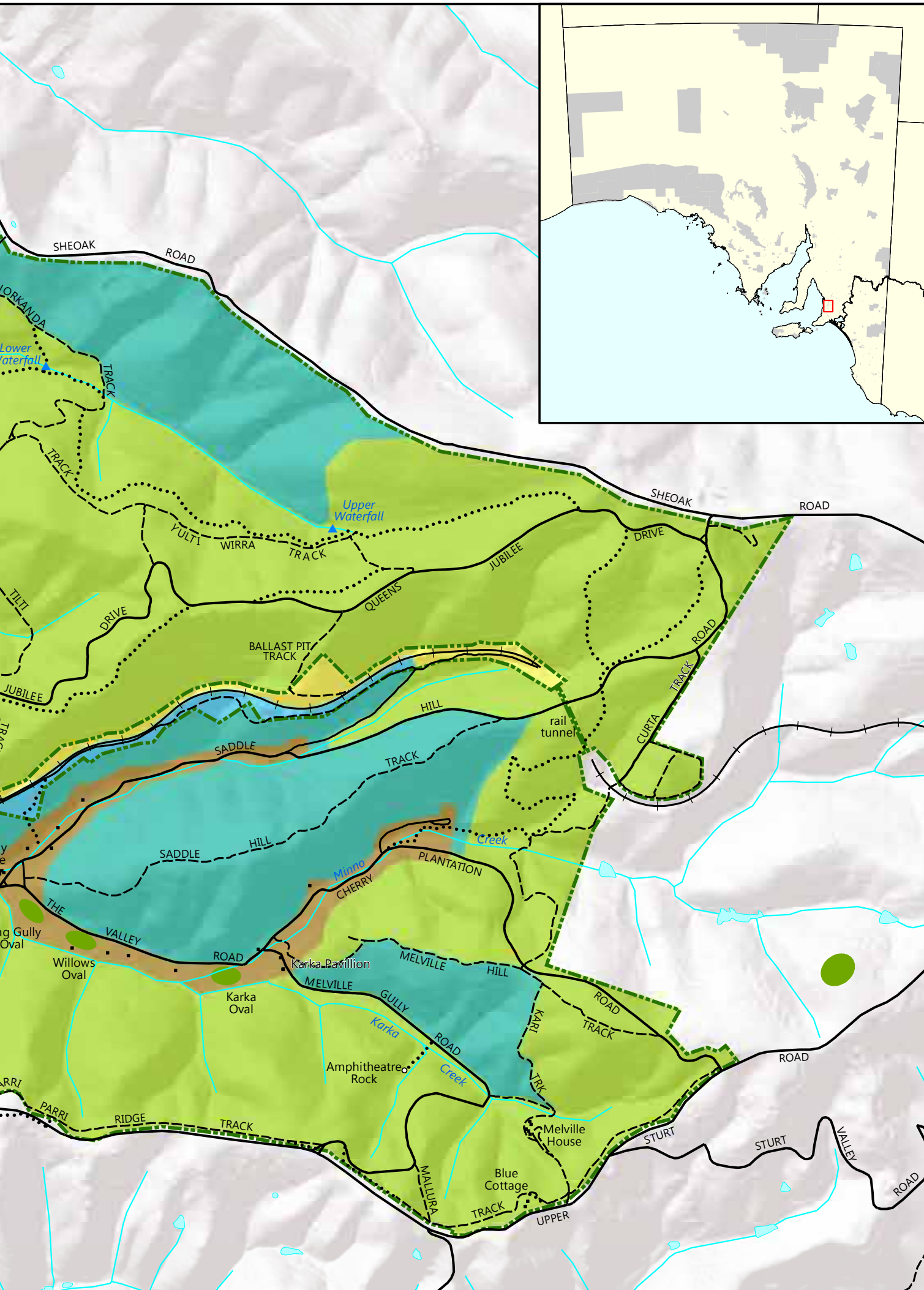
Belair National Park

Zoning Plan



RESERVATION 1
RESERVATION 2
RANGE/RECREATION
COURSE/CARAVAN PARK
NURSERY





Invitation to contribute

This document has been released for public consultation to facilitate community input into proposed amendments to the Belair National Park Management Plan.

Guidelines for making a submission.

To ensure that your submission is effective:

- ensure that your submission relates specifically to this draft amendment document
- make sure that your submission is clear and concise
- If you disagree with the proposed amendment, explain why you disagree and outline what you would like to see as an alternative
- If you agree with the proposed amendment, explain why you agree.

Please note that your submission will become part of the public record and will be available to anyone who requests a copy unless you specifically request otherwise.

Submissions close at 5pm on XX 2020

Written submissions:

Department for Environment and Water
National Parks and Crown Lands Program
Attn: Rachel Pfitzner
GPO Box 1047 ADELAIDE SA 5001

Email submissions:

DEWProtectedAreaManagement@sa.gov.au

Online submissions:

yoursay.sa.gov.au



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Minister for Environment and Water
GPO Box 1047
Adelaide
South Australia
5001

Dear Minister

In alignment with the Belair Community Reference Groups (CRG) Terms of Reference (Attachment 1) we would like to present the following advice (Attachment 2) to you in response to the *draft Former Belair National Park Golf Course and Country Club Precinct master plan*.

This advice has been developed following the departments presentation of the draft master plan on 4 August 2020 to the Belair CRG. Since then, the group have met a further three times on 28 August, 16 October and 27 October 2020 to prepare this advice for you.

We look forward to the department presenting the final Belair master plan to the Belair CRG prior to seeking the Minister's endorsement. We welcome the opportunity to be further involved in the master plan process, post public consultation, when your department reviews community feedback.

Kind Regards,

**Belair Community Reference Group
4 November 2020**

Terms of Reference

Belair Community Reference Group - Former Belair Golf Course Precinct Master Plan

Role

The Belair Community Reference Group will assist the Department for Environment and Water (DEW) to identify new opportunities for conservation, nature-based tourism and enjoyment of the former Golf Course Precinct within Belair National Park. Interest in commercial use of the former golf course club house will be managed by the department through the Nature-based Tourism Co-investment Fund. The Community Reference Group is not a decision making body. It will act in a purely advisory capacity

Scope

The Community Reference Group will:

- Seek to understand and communicate the views, concerns and aspirations of the local community and stakeholders for the precinct.
- Provide input into a master plan for the precinct.
- Provide advice about the most effective ways to consult with the local community and stakeholders.
- Help to keep the local community informed.
- Provide input into an amendment of the Belair National Park Management Plan.

Amendments to the management plan will need to be considered by the Parks and Wilderness Council and approved by the Director, National Parks and Wildlife.

Governance

- Members will be nominated by the Minister for Environment and Water.
- The Chair will chair meetings and facilitate the participation of members.
- The Chair will communicate the advice formed by the community reference group to DEW.

Membership

- Chair, Grant Pelton, DEW
- Andrew Aiken, CEO Adelaide Hills Council
- Matthew Pears, CEO City of Mitcham, proxy Peter Bice
- Geoff Bartlett, Secretary, Blackwood Action Group, proxy Tom Morrison
- Bernie Morgan, President, Blackwood Rotary Club
- Rhys Roberts OAM, Blackwood Lions Club and Blackwood Memorial Hall
- Dr Robin Uppill OAM Hawthorndene resident
- Dale Thompson, Sturt Group Officer CFS
- Mark Pedler, President Friends of Belair National Park
- Lynette Crocker, Kaurana Elder
- Danny Rohrlach, President, Sturt Upper Reaches Landcare Group
- Jack Holmes, Local Representative
- Rachel Pfitzner (ex officio)

Meetings

- The community reference group is expected to meet as necessary between June 2020 and October 2020 (or until the master plan is complete).
- Meeting agendas will be developed by the Chair.
- DEW will provide logistical and executive officer support for each meeting.
- Meeting agendas, minutes and supporting documentation will be provided and distributed by the Executive Officer in a timely fashion.

| Topic | Recommendation |
|-----------------------|--|
| 1.General | <p>1.1 It is recommended that the protection and enhancement of the environmental values in the Belair National Park precinct remain a clear priority. However, the Belair CRG also sees value in creating opportunities for the community to have further contact with nature for physical, mental and social health benefits. The group values activities that promote inclusivity and minimise conflicts between user groups and individuals.</p> <p>1.2 It is recommended that any activities presented in the precinct are compatible with the Belair National Park Management objectives and are reflective of the broader community interests.</p> <p>1.3 It is recommended that any future developments aim to minimise altering the natural environment in a way that leaves a permanent impact on the natural landscape of the park. The intention is that should those development activities cease to exist in the future, areas can be returned to the natural environment of the park with minimal cost.</p> |
| 2. Visitor experience | <p>2.1 It is recommended that facilities, such as the informal car park, trail and park signage are upgraded to encourage increased visitor use. Park promotion should further support the new activities that will be available within the precinct.</p> <p>2.2 It is recommended that infrastructure, such as the toilet block and water tank, that are in a state of disrepair, are demolished.</p> |
| 3.Function Centre | <p>3.1 It is recommended that the master plan measures public acceptance of the removal of the Belair Function Centre and re-use of the site, noting that the Expression of Interest process didn't yield viable business options for its continued use.</p> |
| 4. Trails | <p>4.1 It is recommended that the shared use loop trail around the boundary of the precinct is opened for shared use with further consultation needed on a stage 2 trail design that would incorporate bike only flow and jump trails.</p> |

| | |
|--------------------------|--|
| | <p>4.2 It is recommended that further detail is provided in the master plan about the processes and outcomes to be achieved through the development of stage 2 trails. This would highlight that stage 2 will aim to achieve trail rationalisation as well as a 'best experience' network of cycling and shared use trails, in the precinct in addition to further development in the broader Belair National Park.</p> <p>4.3 It is recommended that the lines depicting trails in the master plan are reviewed to ensure that they accurately describe the use and stage at which they are to be developed (i.e. stage 1 or stage 2).</p> <p>4.4 It is recommended that the department further supports trails that are accessible to those with a disability. The use of mountain trikes for those with physical disabilities is an innovative initiative and could be expanded to provide a range of accessible activities for those with disabilities wanting a full visitor experience of the Belair National Park.</p> <p>4.5 It is recommended that the master plan includes a trail alignment for the proposed trail linking Dianella Rd and the Function centre that avoids Grey Box woodland.</p> |
| 5. Management zones | <p>5.1 It is recommended that further information is outlined in the master plan or FAQ document to communicate what the change in management zones will entail, acknowledging that this will be consulted on in a parallel process to the master plan.</p> |
| 6. Fire Management | <p>6.1 It is recommended that fuel breaks are retained along Upper Sturt Road, regardless of if SLSC proposal proceeds.</p> |
| 7. Open Space | <p>7.1 It is recommended that the Belair precinct retains areas of open space that can accommodate informal and formal recreational activities, such as Disc Golf, that promote inclusivity and social connectedness. It is recommended that revegetation efforts be focussed along the fairways in the precinct</p> |
| 8. Escapegoat Adventures | <p>8.1 It is recommended that Escapegoat Adventures' business concept in the Belair precinct is promoted, focusing on its inclusivity and services that are available to a broad range of demographics and abilities. The</p> |

| | |
|---|---|
| | business can also play an educational role by demonstrating and promoting responsible mountain bike usage in the Belair National park. The benefits of the additional services to the park are noted i.e. café which supports community and social connectivity. |
| 9. Sturt Lions Football Club (SLFC) | <p>9.1 It is recommended that the master plan and/or FAQ document includes an outline of the opportunities and risks anticipated from the SLFC proposal. In addition, any further information that specifies the frequency and type of usage required to support the operations of the club i.e. training, lighting usage etc be included. Providing this information will enable the community to express support or concerns before the proposal is considered for merit through the state government planning and development processes.</p> <p>9.2 It is recommended that the SLFC proposal be presented as scaled options in the master plan. One option showing the optimum ground size of seven pitches and another showing the minimum ground size to accommodate three pitches. This will test the community's acceptance of the scale of the proposal.</p> <p>9.3 It is recommended that the SLFC reconsider the use of synthetic turf pitches, and consider alternative methods, looking at some of the hybrid pitch models on the market that reduce the heat island effect in addition to having other environmental benefits.</p> |
| 10. Interface between park management planning and development approval | 10.1 It is recommended that the FAQ document outlines the interface between park management planning processes and development approval processes to assist the community in understanding how complex leasing arrangements, like the SLFC proposal, progress through different portfolios of government and where the decisions are made. This will enable the community to foresee the numerous interceptions where consultation will happen in such a proposal. |