Glenthorne Farm Community Vision

2015

Glenthorne Farm Community Vision

"Adelaide's parks and wide-open spaces are essential to our unique lifestyle and the ambience of our city.
The creation of The Greater Mount Lofty Parklands as the 'second generation' of parklands surrounding metropolitan Adelaide continues Colonel Light's founding vision of parklands surrounding the City of Adelaide.
The Greater Mount Lofty Parklands will protect the natural and cultural values of the Mount Lofty Ranges while providing areas of open space for public recreation, enjoyment and education." **Hon. John Olsen MP Premier of South Australia March 11, 2001**

"Parks and other areas of public open space provide local destinations for people to walk and cycle to and be active in; provide exposure to nature which can be restorative and provide positive mental health benefits; and places for social interaction which is critical for creating and maintaining community cohesion and building social capital.
For children and young families, parks provide a place to meet and for children to participate in physical and social play.
The provision of public open spaces is thus a key factor in promoting active living and providing important physical, psychological and social health benefits for individuals and the community." **Heart Foundation – Healthy by Design.**

The Community's Vision for Glenthorne Farm

The Community has a rich vision for Glenthorne Farm.

The Community has a vision of it being a popular public space to connect, a place of pride for Adelaide that has a range of uses and benefits to the Community.

There is the vision of it being an environmental exemplar where endangered woodlands and birds thrive, supported by science, contributing to research and achieved by, amongst other things, carefully planned woodland plantings.

The environmental benefits can be shared with the Community with an array of walking trails and cycling trails that are sought out not only by residents of Adelaide and South Australia but by visitors to the City and State.

The vision for the farm sees it continue to operate as a working farm with local visitors, in particular school children, seeing examples of the produce and activities of local farms. The site becomes a sought after place for school visitation from schools across Adelaide. Its educational opportunities are not limited to the environment and go beyond to include heritage, recreation and farm life.

The vision sees demand for the site from schools being so strong that is has warranted the construction of eco-friendly school camping on Majors Road that enable school groups to combine exposure to environmental and conservation initiatives, with overnights stays and camping.

AJ Burns

University of Adelaide

The very close proximity and accessibility of the farm to urban areas provides the opportunity for the precinct to become an open space that is well used by disabled people and their families and carers. It has the potential to become a leader in access to nature and open space for people with a disability.

The popularity of the farm could prove to be of economic benefit to the local Community. Traders on O'Halloran Hill experience constant traffic on weekends from visitors to the area. Other small businesses and hospitality providers begin to establish nearby, benefitting directly from the high visitation levels. The site's native plant nursery has become essential in the restoration of native flora in the local area and becomes a highly sought after provider of local plant species and advice with an emphasis on rare and difficult to propagate species.

The popularity of the precinct for visitors will expand the opportunities available for the farm. It could include community gardens, visitor centres and linkages with other surrounding open space. The Community is open to a range of different uses that are conducive to extracting maximum public value from open space. The range of potential uses is almost limitless.

The Community understands that realising this vision is a long-term undertaking. We point to the open space success stories from around the world. We also understand that maintaining this valuable open space will require the governance, support and cooperation of the current owner, the University of Adelaide, all three tiers of Government along with funding and support from the broader community.

Google

Context

What and where is Glenthorne Farm

Glenthorne is an historic site situated 18 km south of the CBD amidst Adelaide's heavily populated southern suburbs, bordered by Majors Road to the North, Main South Road to the East, the Southern Expressway to the West and houses to the South.

Glenthorne Farm falls within the City of Marion Council area and adjoins the City of Onkaparinga, and is surrounded by the suburbs of Seaview Downs, Trott Park, Reynella and O'Halloran Hill.

Glenthorne Farm is currently owned by the University of Adelaide and the property is subject to a deed of agreement between the University, the State Government of South Australia and The Winemaker's Federation of Australia. The transfer to the University was for the site to be used for viticulture development and related research. A major purpose of the deed is to ensure that Glenthorne Farm is preserved as open space.

The 208 hectares property has ancient remnant Grey Box gums, EPBC Act classified as endangered, ephemeral water course and dams with permanent water, making it an important and viable conservation location. It is almost 3kms long from north to south and is an important physical link and wildlife corridor from hills to sea along the Field River, to adjacent conservation parks and the Happy Valley Reservoir. The local area is home to a large number of species of birds and frogs including endangered woodland bird species Brown Treecreeper and Black-chinned Honeyeater.

Nearby to Glenthorne Farm are a number of other major public spaces including the O'Halloran Hill Recreation Park (immediately nearby), Sturt Gorge Recreation Park, Hallett Cove Conservation Park, and the Marino Conservation Park.

University of Adelaide

University of Adelaide

A Brief History of the Farm

Glenthorne Farm was originally settled in 1839 by Major Thomas O'Halloran, the first Police Commissioner of South Australia. Major O'Halloran was subsequently immortalised by having the suburb of O'Halloran Hill and Majors Road named in his honour. Importantly, a number of buildings and structures from the 1850's still exist on the property to this day.

In 1878, the then owner of the O'Halloran estate, Thomas Porter, renamed the estate "Glenthorne".

The property changed hands a number of times until it was compulsorily acquired by the Commonwealth in 1913 and used by the Australian Army for training troops and horses for both world wars. Many of the 17,000 horses sent to WWI came from Glenthorne.

In 1947, the scientific research organisation CSIRO took control of the site and used it as a research station until 1998, when it considered sale options.

In 2001, the State Government provided a $7m grant so that Glenthorne could be purchased by the University of Adelaide from the CSIRO, subject to extensive Deed of Sale conditions.

Glenthorne Farm is currently owned and operated by the University of Adelaide as an agricultural property.

Over the years the University has considered a number of options for the property. One proposal was to develop a vineyard on the site, however extensive analysis revealed this not to be a viable option.

Today, with increasing government and community recognition of the potential impacts of climate change, the University of Adelaide has identified an opportunity to establish the Woodland Recovery Initiative at Glenthorne. The Friends of Glenthorne support this initiative.

University of Adelaide

Friends of Glenthorne Farm

The Friends of Glenthorne Inc. (www.friendsofglenthorne.org.au) is a group of passionate local individuals committed to the open space, environmental and community values of the Farm. They voluntarily provide on-ground works and conduct events to raise awareness of the site to ensure it is used to benefit the community. They serve as community representatives and advocates on behalf of the Farm.

The Friends view Glenthorne Farm as a valuable community asset that both needs to be protected as open space but that can also be better utilised for environmental, recreational, educational and economic outcomes if planned carefully.

Background and purpose of the day

Based on their sense of the many opportunities for Glenthorne Farm, in May 2015 the Friends of Glenthorne conducted a Glenthorne Community Vision Day to explore what could be possible for the Farm.

Input to the day was provided by the Hon Robert Hill (who as the Federal Enviornment Minister helped save the property from housing in the late 1990's) and The University of Adelaide's Associate Professor David Paton who outlined his Woodland Recovery Initiative as guest speaker.

Robert Hill encouraged the Community to continue to uphold the importance of maintaining open space but that such open space should become a truly valuable and well used community asset. He made comparisons with the use of public space in Homebush in Sydney where Olympic Park includes significant tracts of open space that had to be fought for against development and with the complexities of multiple tenures. His primary messages were not to underestimate the importance of legacies and that where there is a will there is a way to maintaining open space.

David Paton provided an overview of the Woodland Recovery Initiative. The Woodland Recovery Initiative is a world-class environmental project proposed to halt the loss of animal and plant species in the Mount Lofty Ranges and help combat the effects of climate change.

The University's property known as Glenthorne, south of Adelaide, is one of the proposed focal points for the initiative, providing research and teaching facilities for scientists, technicians, teachers and managers to drive habitat reconstruction across the Mt Lofty region and save the region's wildlife from imminent extinction.

Research at Glenthorne and elsewhere across the Mt Lofty Ranges will help scientists to produce habitats that support the regions wildlife. Glenthorne will also allow urban communities (including school groups and local residents) to be engaged in this work.

Species extinction in the near future is predicted to be severe in the Mt Lofty Ranges, with 50% of woodland bird species facing regional extinction because there is not enough native vegetation to support them.

Ten species are already extinct in the Mt Lofty Ranges and a further 60 species continue to decline in number. Climate change will exacerbate these losses. The initiative aims to provide long-term environmental and social gains for the local community, the State and the nation.

The Community was invited to share their ideas around 6 key topic areas (Environmental, Economic, Recreational , History and Education, Governance and 'Out There' opportunities).

The positive focus of the Community on a future vision did have strong reference to frustration at the current state and utilisation of Glenthorne. It is an underutilised asset in every regard – from an environmental perspective, a community and public access perspective, an economic perspective and an educational and heritage perspective.

Insights from the day

The vision for Glenthorne demands a long-term approach be taken to the site and that it be secured as open-space permanently. Maintaining Glenthorne Farm as open space and advancing the use of the site will require broad community commitment for many years to come. Access to the site for education is a means of engaging communities (teachers, students and parents) across generations.

Public access is seen as a fundamental requirement for the site. Community engagement will require ongoing public access and involvement with the site to ensure it becomes a highly valued community icon in Southern Adelaide.

Environmental outcomes remain a primary purpose of the site. Public access and use of the site must occur in a way that complements the site's environmental outcomes.

We must learn from understanding the ingredients of success from highly used, popular open space precincts around Australia (National Arboretum, Olympic Park, the Domain, Centennial Parklands) and the world (Central Park, Golden Gate Park, One Tree Hill Domain, Cornwall Park) to identify critical success factors for Glenthorne.

Many such popular parks started with public open space, with environmental conservation as a primary purpose and with a range of other attractions and initiatives spinning off from this primary purpose.

As current custodian of the site, the relationship with the University of Adelaide is vital. Its cooperation in advancing these long-term aspirations for the Farm is essential. It is understood that it is not reasonable to expect the University to unilaterally devote the resources necessary to achieving these long-term goals, but it needs to share and actively participate in their achievement.

It is the hope of the local community that it can work constructively with the University to progress a number of initiatives and to work with the University to seek to involve other parties that share the community's visions and that can contribute to bringing it to life.

This is expressed in considering alternate approaches to the governance of the site with increased involvement from the community and from parties that could contribute resources to support developments.

Priority areas to progress

In the short term (next 6 months before the end of 2015)

Find ways to work with the University to immediately progress:

- Environmental outcomes through increased space devoted to new plantings (coordinated David Paton)
- Permission for increased access for local school groups
- Permission for increased public access to raise awareness and explore opportunities for increased community involvement in the site.

In the medium term (next 12-18 month before the end of 2016)

- Look for opportunities to add walking trails and cycling trails without interfering with the current working farm and while protecting environmentally sensitive areas
- Explore partnerships with a view to undertaking long-term master-planning for Glenthorne that provides a detailed and compelling vision, along with the option of considering nearby open space sites.

More details on each of the six focus areas follows.

Environment

Outcomes sought	What would this look like?	Key ingredients	Action/Change required
The restoration and conservation of native woodlands and bird species, particularly endangered species, that provide opportunities for research and is a demonstration site for excellence in the environmental management of urban open space	Glenthorne as part of a range of woodlands across Southern Adelaide Extensive revegetation of native species Site used for environmental research Stormwater harvesting and capture Interpretative education regarding environmental initiatives A range of sustainable gardens including community gardens Wildlife recovery area	Landscape design setting aside areas dedicated to environmental outcomes, demonstration sites and public access Research Plan and Strategy for the site and related spaces Requires a long-term view to enable landscape development Linkage with nearby open space Focusing on the characteristics of each region within the site and planning to maximise environmental outcomes specific to each. Incorporating existing plans such as the City of Marion's "Great Southern Urban Forest" plan.	Enabled by the current deed **Short term:** Permission for increased acreage to be set aside for environment purposes Explore ways of getting a master-plan developed for site (and if possible, for other nearby open space areas) **Medium Term** Partnership between the University and other parties (City Council, DEWNR) to explore opportunities for landscape design or master-planning for Glenthorne and for nearby open space **Long term**: May require different governance arrangements

Recreation

Outcomes sought	What would this look like?	Key ingredients	Action/Change required
Community recreational areas that are a showcase for high quality design of walking and bike trails and nature play that complement environmental outcomes and that is regularly used by local residents and sought out by visitors to Adelaide Focus on incorporating disabled access and activities	Extensive walking trails Separate bike paths that link with the Southern Expressway veloway Sporting fields Horse riding trails Picnic and playground areas Dog park Nature play areas specifically designed for children Areas for birdwatching including platforms and bird hides Camping areas or 'glamping' facilities	Master planning and landscape design setting aside areas for recreational use that are integrated with environmental sites Multiple access points and related car parking Linkages with nearby bike, walking and horse riding trails	Enabled by the current deed **Short term:** Permission for Increased opportunities for public access Explore opportunities for bike and walking trails with DEWNR and City of Marion **Medium Term** Partnership between the University and other parties (City Council, DEWNR, NRM) to explore opportunities for landscape design or master-planning for Glenthorne and for nearby open space

Education and History

Outcomes sought	What would this look like?	Key ingredients	Action/Change required
Glenthorne Farm is a sought after site for schools and universities integrating nature education with history, science and recreation. Glenthorne Farm is recognised and protected for its heritage value.	Regular school excursion visits Part of a History trail Opportunity for school camp grounds on site or nearby (like Arbury Park) Working farm available for education purposes Opportunity for the University(s) to make links with future students Showcase gardens and food production	Public access Engagement with local schools Consult with children to understand their vision of the site	**Short term**: Seek permission for increased access by local schools If schools had access tomorrow the Farm could be used to augment local history programs, science and water studies as well as combine nature play and outdoor activities. **Long term:** Larger scale school program that can also serve as a promotional program for the University of Adelaide and other universities.

Economic

Outcomes sought	What would this look like?	Key ingredients	Action/Change required
Glenthorne contributes to the local and state economy by attracting visitors and activity to the Southern Suburbs Glenthorne is increasingly self funding to the point that its ongoing improvement requires limited external funding The property should become a major tourist destination.	A precinct for festivals and events (outdoor opera, Womad, Tour Down Under village area) Nursery and Wildlife Recovery centre aligned with environmental outcomes Recreational attractions and education provide opportunities for additional economic activities such as visitor centres, camping nearby Opportunity for closer linkages with business on the Eastern side of Main South Road Natural burial ground Use of road side areas for billboards to generate continuous, long term revenue. A working farm as a demonstration/ education and visitor attraction as well as continuous revenue generation from farm activities Regular outdoor farmer's or produce market A venue for wedding ceremonies.	Expanding the use of the property through advancing environment outcomes, recreation outcomes and education outcomes. Expansion of the uses of the property is a pre-requisite to most economic opportunities.	Economic benefits will likely follow from other changes, in particular from the space becoming publicly accessible, driving increased visitation. Increased visitation will generate economic opportunity.

Governance

Outcomes sought	What would this look like?	Key ingredients	Action/Change required
Glenthorne is governed in a way that reflects broad community interest in the development of a valuable, long-term community asset	Involvement of all three tiers of government Creation of a Trust to manage on behalf of the owners Long-term arrangements that enshrines the farm as open public space	Involvement from community leaders that represent a range of community interests: • Ex politicians • Industry & Commerce • Community • University/Research • Schools • Indigenous groups • Heart Foundation • Disability sector • Friends	**Short Term:** Discuss opportunities for alternate governance models with the University and State Government Canvas for leaders in Adelaide with an interest in developing and maintaining Glenthorne as a community asset.

Other Community Uses

Outcomes sought	What would this look like?	Key ingredients	Action/Change required
Glenthorne becomes recognised for its appeal to a wide range of community interests and needs – a true asset of the community	Glenthorne is an exemplar for disability access to open space Area for scout and guide groups Areas for natural burials (both people and pets) and outdoor chapels Area available for use by the RSPCA, Animal Welfare League and others for animal recovery and husbandry Rent-a-patch and sponsored gardens spaces	Improved Public access Involvement of community groups in governance Advancement of the primary purposes will be a pre-requisite for most other initiatives Involvement of a broader range of community groups	**Short Term** Discussions with representatives from the disability sector on opportunities related to use and development of open space **Medium Term:** Incorporate opportunities for disability access into master-planning Include the range of possible uses into master-planning.

Comment: The Heritage of Glenthorne Farm.

There is very good potential for Glenthorne to be developed as a tourist destination. It is a unique feature in the Adelaide region and the heritage listed structures built by Major O'Halloran provide a magnificent opportunity to develop a tourism hub to interpret a complex part of settler history and the story of colonisation in South Australia.

The Major O'Halloran Period:

Major Thomas Shuldham O'Halloran was a man of considerable influence during the founding of the colony in South Australia. He and his family arrived at Port Adelaide in 1838 and by early 1839 Major O'Halloran had been gazetted as both a Justice of Peace and sworn in as a Magistrate. In 1840 he was appointed the first Police Commissioner under Governor Gawler and from this time he also held various positions on the South Australian Legislative Council. See Walshe and Smith 2006, pp. 187; http://www.flinders.edu.au/ehl/fms/archaeology_files/research/HFZCHP/PDF/VoS%20Ch%2011%20Glenthorne.pdf for more historical detail or see the"Glenthorne Estate by the Field River" report referenced at http://www.friendsofglenthorne.org.au/visionday

By 1840 Major O'Halloran and his family had taken up residence in their new home, 'Lizard Lodge' at O'Halloran Hill. Within the first year he 'established wells and a lime kiln, mown and stacked the 'kangaroo hay', ploughed the first acre and fenced in two acres' (O'Halloran Family Papers PRG 2060 PRG 206) and by 1852 O'Halloran was exporting bottled wine to England. The structures remaining on the property to this day are highly significant remnants of this historical period.

The War Years:

During World War 1 and to 1947, Glenthorne was one of several remount depots across Australia training horses and riders for warfare. Recent research has deepened our understanding of the history of this period and the Glenthorne property provides a very appropriate setting to celebrate the enormous contribution made by horses in the Great War. It is suggested that this could be undertaken in association with the Australian Army's Museum at Keswick.

The CSIRO Period:

After 1948, Glenthorne became a CSIRO Field Station for experimental work for their Division of Biochemistry and General Nutrition. The scientific research undertaken during this period made significant contributions to scientific knowledge and to the economy of South Australia and is included in the SA Heritage Statement of Significance.

Heritage Status:

Glenthorne is listed on the South Australian Heritage Places Database (register ID 16899). Although not defined as a State Heritage Area, the entire property is referred to in the site listing on the South Australian Heritage Places Database. The Statement of Significance refers to a number of historic and heritage listed structures built by Major O'Halloran adjacent to Lizard Lodge during the 1840s and 1850s. Also included on the Statement of Significance are the two Munition Magazines, the only tangible evidence of the important period 1913-1947 when Glenthorne was purchased by the Commonwealth Government and used by the Australian Army as a remount depot.

Owners of heritage properties and structures should be aware of their responsibilities under the South Australian Heritage Places Act 1993, especially Part 7.

Recommendations for the future of Glenthorne – tourism and conservation:

At a time when the South Australian Government is seeking to develop new business ventures and to stimulate the local economy, the potential for Glenthorne to become a major tourism hub must be seriously considered. As stated in Walshe et al. (2005) 'Glenthorne continues to be under threat from ongoing environmental deterioration and lack of effective and consistent conservation and management'. In the absence of a meaningful management strategy, time is running out for the significant heritage listed structures at Glenthorne.

It is recommended that a 'Heritage Precinct' be recognised within the heritage listed property and that, ideally, a revegetation area should be developed as a buffer zone around the 'Heritage Precinct'. The 'Heritage Precinct' should include all of the heritage listed structures, the munitions buildings and the area to the north of the property where the officers' quarters were built during World War 1. The laboratories at Glenthorne provide an excellent opportunity to develop a science museum with a focus on the achievements of CSIRO in South Australia over many years.

Glenthorne does not exist in isolation. It is linked to the adjoining parks and reserves. The property forms a continuous corridor of open space from South Road (and possibly the Sturt Gorge Recreation Park) to the sea. There is great potential for a heritage walk across the Hills Face Zone to the several historic sites within the O'Halloran Hill Recreation Park, through Glenthorne and along the Field River. An important colonial past and potentially a unique and very special tourist destination of the future.

Reference: 'Glenthorne Heritage' report - http://www.flinders.edu.au/ehl/archaeology/research-profile/current-projects/adelaide-hills-face-zone/news.cfm

See the report "Glenthorne About Time Summary" at http://www.friendsofglenthorne.org.au/visionday
http://www.flinders.edu.au/ehl/fms/archaeology_files/research/HFZCHP/PDF/Glenthorne%20Heritage%20Proposal.pdf

Acknowledgements

The Friends of Glenthorne Inc. would like to thank the following for their continued support especially those involved in the Community Vision Day (24th May 2015).

All the members of the public that attended our Vision Day

Mark Priadko (Master of Cermonies for the Vision Day and Principle writer of this report)

Hon. Robert Hill and Assoc. Prof. David C. Paton - Guest Speakers at the Vision Day

City of Marion and Natural Resources Management Board (AMLR)
for their continued support over a long period, both financial and logistical

The University of Adelaide for allowing continued access to Glenthorn Farm
and permission to use the photos in this report

Special thank you the following facilitators

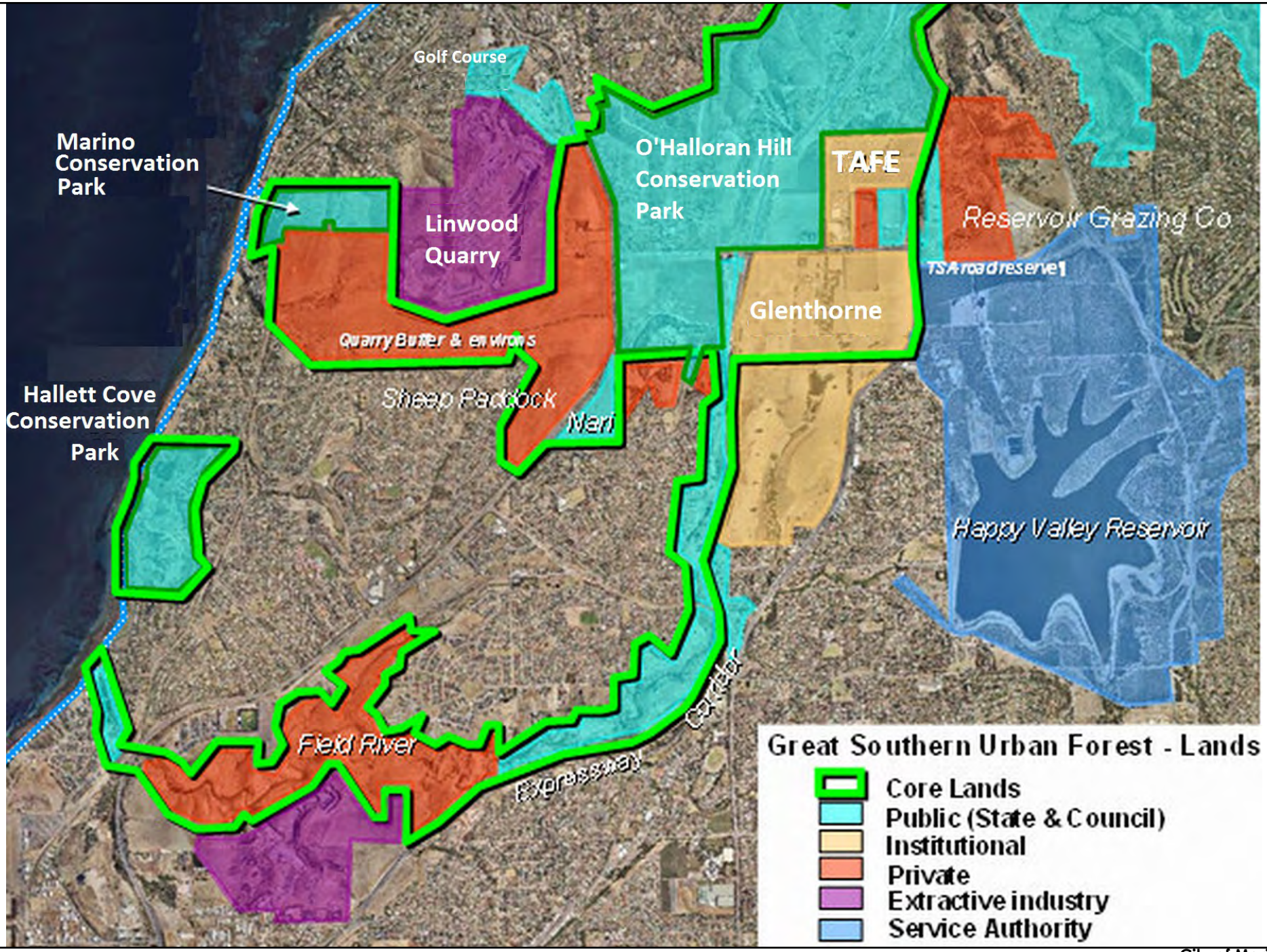
- Councilor Nick Westwood
- Councillor Janet Bryam
- SPS teacher Mel Prowse
- SPS teacher Heather Grealy
- Andy Raymond (NRMB)
- David Speirs MP
- Emma Andrew (Adviser to Corey Wingard MP)

Photos sourced from University of Adelaide website (David Paton), Google Maps
and Friends of Glenthorne (Gary Goland, Stephen Brooke, Alan Burns).

Graphic Design by Lyn Francis

This report was proudly organised and prepared by the Friends of Glenthorne Inc.
www.FriendsOfGlenthorne.org.au

Selected images copyright University of Adelaide
Use of the images does not imply support of the vision by the University of Adelaide.
This report has not been prepared with the involvement or approval of the University of Adelaide



City of Marion