

2021

Community Land Management
Plan - UNDEVELOPED



PortAugusta
CITY COUNCIL

Introduction

Management Plan for **Undeveloped** Open Space

A Management Plan is a document prepared in consultation with the community and relevant stakeholders that provides direction as to the use of Community Land. Management Plans assist Council to audit land stocks and in formalising the use of all Community Land parcels. The alienation of Community Land by lease or licence is also identified as part of the management structure.

A Management Plan covers all Community Land that is either owned or under the care, control and management of Council. This Management Plan provides for all Community Land that has been placed into the Open Space Catchment Category of a **Undeveloped** open space.

Legislative Requirements

When preparing a Management Plan there are various conditions to which local government must comply. Below is a list of the main legislation that influences the use and management of land included in this plan:

- *Local Government Act 1999*
- *Crown Land Management Act 2009*
- *Development Act 1993*
- *Heritage Act 1993*
- *Aboriginal Heritage Act 1988*
- *Native Title Act 1994*
- *Dog and Cat Management Act 1995*
- *Natural Resources Management Act 2004*
- *Disability Discrimination Act 1992*
- *Fire and Emergency Services Act 2005*

Council by-laws as listed below will also influence the use and management of land included in this plan:

- By-Law #1 - Local Government Land
- By-Law # 5 - Dogs

Open Space Catchment Category Description

Undeveloped open space is Community Land that is in a natural state and has had no improvements made to the land.

A register of Council owned or dedicated land that is classified as Community Land within the Open Space Catchment Category of an **Undeveloped** space is contained in **Table A**.

Management Objective Strategies

What are the Permitted Uses in this Management Plan?

Permitted Use:

This Management Plan for **Undeveloped** spaces provides limited to no activity on the land.

Based on the objectives of this plan, the uses permitted on any land covered by this Management Plan are:

- 1) Activities associated with annual fire protection and pest/weed control.
- 2) Circus and other amusement activities.
- 3) Construction and maintenance of footpaths/trails and signage.

It should be noted that as a custodian of some land, Council must liaise with the owner, and obtain approval, for any development or change of use of Community Land that is proposed, prior to commencement.

NOTE: The earliest possible contact with the owner will avoid any possible delay in processing.

Existing Use:

None of the community land captured within the **Undeveloped** spaces has any specific activity undertaken on the land. If a parcel of land within the **Undeveloped** spaces was to be developed for the benefit and enjoyment of the community, the details of this parcel would be removed from the undeveloped Management Plan and placed into the relevant Management Plan relating to the category of open space for which the parcel was to be improved.

Permits, Licence and Leasing of Undeveloped spaces:

The granting of a Lease, Licence or Permit formalises the use of **Undeveloped** spaces by groups such as sporting clubs, community groups, commercial organisations or individuals who are providing facilities or services for the community. Council will consider applications to enter into a lease, licence or permit over Undeveloped community land on a case by case basis.

Activities under a Lease, Licence or Permit should be compatible with any zoning or reservation, provide benefits, services or facilities for users of the land.

The terms and conditions of a Lease, Licence or Permit will ensure that proper management of the area is undertaken such that it is maintained in a safe and visually pleasing condition, and that the interest of Council and the public are protected.

All Leases, Licences or Permits to be issued over Crown Land under Council's care, control and management must be approved by the Minister prior to the issuing of the lease/licence and any statutory fees and charges payable to the State Government, will be borne by the lessee as part of the lease/licence fee structure.

New Leases, Licences, Permits and Renewal of Existing Leases and Licences

A Lease, Licence or Permit enables Council to formalise agreements with organisations and individuals who occupy or manage Community Land. These agreements allow clear legal definition of the rights and obligations that an organisation or individual has in regard to the land whilst ensuring public access is maintained. From time to time Leases, Licences and Permits will expire, require renewal and/or renegotiation, and new leasing proposals considered.

The establishment of new agreements or changes to existing agreements will not require public consultation where there is no change to the proposed use or activity on that particular parcel of Community Land. However, where a Lease, Licence or Permit would result in a change of use, or is for a period exceeding five years, Council is required to consult with the community, pursuant to Section 202(3) of the *Local Government Act 1999*.

Granting of a Lease, Licence or Permit for a commercial activity is conditional on the activity being consistent with the relevant Management Plan objectives. Council will only grant a Lease, Licence, or Permit for use of Community Land under this Management Plan if it is:

- 1) For activities appropriate to the current and future needs of the community.
- 2) Anticipated that no significant damage to the land is caused as a result of the proposed activity and any heritage issues are protected.

3) That all suitable insurances have been provided to Council.

Furthermore, the use or occupation of an **Undeveloped** space for short term Permits is allowed only if:

- 1) The use or occupation does not negatively impact on the land (e.g. clearance of native scrub).
- 2) In the case of any use or occupation that occurs only once, it does not continue for more than ten (10) consecutive days.

Other Development or Activities that may be carried out on the Land:

Below is a list of additional activities (generally of an operational nature) that typically may be undertaken on the land in accordance with Management Plan objectives:

- Drainage
- Remediation works
- Temporary structures
- Community notice and advertising signs
- Vehicular access
- Enhancement of biodiversity
- Creation of easements for certain infrastructure
- Fire protection
- Statutory Easements
- Pest/Weed Control

Community Consultation

Develop partnerships with community groups and organisations to ensure participation, appropriateness and/or suitability during the planning, design and maintenance needs of open space and playspace areas, to achieve a sense of ownership by the wider community (children, parents, elderly, disabled and so on).

Management Issues, Policies, Performance Targets and Measurements

The Community Land captured within the Open Space Catchment Category for **Undeveloped** spaces have no specific use and have not been developed for the benefit and enjoyment of the community.

The core objectives for management of **Undeveloped** spaces are:

- 1) To ensure that all spaces of natural bushland/scrub are assessed annually for fire protection purposes.
- 2) To ensure that any lease, licence or permit issues, on a case by case basis, do not impact negatively on the land.

TABLE B outlines the management issues, policies, performance targets and measurements that will be undertaken to appropriately manage Undeveloped spaces.

Disclaimer

The Port Augusta City Council has made every reasonable attempt to ensure the accuracy of the information presented in the following Tables. However, it does not guarantee the information is complete, correct or up to date and the information is subject to change without notice.

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TABLE A

OPEN SPACE CATCHMENT CATEGORY – UNDEVELOPED LAND

Parcel ID	Precinct ID	Common Name	Title Ref	Valuation Number	Assessment	Lot/Section	Street	Suburb	Old Category	Functions	Lease, Licence or Permit	Trust Dedication Reservation	Owner	Title/Photo Link
U1	W11	Stokes Terrace land Adjoins Caritas College Oval	CR6089/335	6610491000	10162	A21 DP86795 4.320ha	Eyre Highway	Port Augusta West	9	Undeveloped	-	Land dedicated for parkland purposes pursuant to the Crown Lands Act 1929 by Gazette 20/4/1989 (portion removed by Gazette 23/2/1995)	CROWN	Site Plan and Title
U2	-	Chinnery Street Land (next to Nerrilda)	CR6089/337	6610846000	4199	S266 & S267 1.508ha	Chinnery Street	Port Augusta West	5	Undeveloped	-	Land dedicated for parkland purposes pursuant to the Crown Lands Act 1929 by Gazette 20/4/1989 (portion removed by Gazette 23/2/1995)	CROWN	Site Plan and Title
U3	-	Buffer between Golf Course and Residential Land *Proposed for removal from register	CR6195/405	6612576569	-	A1 DP115613 13.8ha	Stuart Highway	Port Augusta West	9	Undeveloped	-	Land dedicated pursuant to Section 18 of the Crown Land Management Act 2009 (portion removed by Gazette 22/08/2017)	CROWN	Site Plan and Title
U4	W3	Hurcombe Crescent (1)	CT5921/694 CT5412/593	6611102003 6611116501	6132	Piece 1 1.820ha Piece 2 4348m² DP55754	Hurcombe Cres McIntosh Cres	Port Augusta West	9	Undeveloped	-	-	PACC	Site Plan and Title
U5	-	Hurcombe Crescent (2)	CT5993/207 CT5993/208	6611095018	6130	A13 2487m² A14 2720m² DP74495	Hurcombe Cres	Port Augusta West	-	Undeveloped	-	-	PACC	Site Plan and Title
U6	W15	Warrenback Road Cliff top	CR5754/548	6611996502	6938	A441 & A442 2099m²	Warrenback Road	Port Augusta West	9	Undeveloped	-	Land dedicated for plantation purposes pursuant to the Crown Lands Act 1929 by Gazette 15/6/1989	CROWN	Site Plan and Title
U7	-	Edinburgh Terrace Cliff top	CT5438/507	6616249004	1898	A128 DP9948 6455m²	Edinburgh Terrace	Willsden	9	Undeveloped	-	-	PACC	Site Plan and Title

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Parcel ID	Precinct ID	Common Name	Title Ref	Valuation Number	Assessment	Lot/Section	Street	Suburb	Old Category	Functions	Lease, Licence or Permit	Trust Dedication Reservation	Owner	Title/Photo Link
U8	-	Back Beach Foreshore Area McAuley Street to Power Station Road	CR5838/789	6625377681	2748	A10 DP43677 37.15ha	McAuley Street	Willsden	9	Undeveloped	-	Land dedicated for conservation purposes pursuant to the Crown Lands Act 1929 by Gazette 22/2/1990	CROWN	Site Plan and Title
U9	E29	Forster Street land	CT5308/521	661347795*	9044	A102 DP43677 702m²	Forster Street	Port Augusta	9	Undeveloped	-	-	PACC	Site Plan and Title
U10	W8	Richardson Crescent Reserve	CT5735/845	6610891004	4224	A42 DP10542 1760m²	Richardson Crescent	Port Augusta West	9	Undeveloped	-	-	PACC	Site Plan and Title
U11	E20	Sylvia Avenue Cliff top	CT5553/729	6612679007	965	A57 DP10242 1.151ha	Sylvia Avenue	Port Augusta	9	Undeveloped	-	-	PACC	Site Plan and Title
U12	E21	Prosser Street Land (1)	CR5754/530	6625094307	1975	S504 & S505 4.047ha	Prosser Street (end)	Port Augusta	9	Undeveloped	-	Land dedicated for rubble purposes pursuant to the Crown Lands Act 1929 by Gazette 4/7/1901	CROWN	Site Plan and Title
U13	-	Prosser Street Land (2)	CT6091/956 CT602/19	6625093005	1974	S502 & S503 4.046ha	End of Prosser Street	Port Augusta	9	Undeveloped	-	In TRUST to permit suffer and to be used at all times as a Gravel Reserve vide Land Grant Volume 602 Folio 19	PACC	Site Plan and Title
U14	-	Faith Close Buffer Reserve	CT5956/419 CT5956/420	6612362026	6989	A15 & A16 DP69980 9m²	Faith Close	Port Augusta	9	Undeveloped	-	-	PACC	Site Plan and Title
U15	S7	Drysdale Street Reserve	CR5746/440 CR5767/248	6616542008 6616518008	2417 2312	S1215 1012m² S1216 1012m²	Drysdale Street Francis Street	Stirling North	9	Undeveloped	-	Land dedicated for parkland purposes pursuant to the Crown Lands Act 1929 by Gazette 21/12/2006	CROWN	Site Plan and Title
U16	-	Salt Lake adjacent Clontarf Street	CR5870/655 CR5550/686	6614105007	1323	A7 DP50346 31.63ha	Clontarf Street	Port Augusta	9	Undeveloped Salt Lake Area	-	Land dedicated for parkland purposes pursuant to the Crown Lands Act 1929 by Gazette 2/11/2000	CROWN	Site Plan and Title
U17	S6	Old Flinders Ranges Pony Club	CT5492/722 CT4214/958	6616460002	2608	S929 2.401ha	Brooks Street	Stirling North	9	Undeveloped	-	In TRUST to permit suffer and be used at all times for recreational purposes	PACC	Site Plan and Title

OPEN SPACE CATCHMENT CATEGORY – UNDEVELOPED LAND

Parcel ID	Precinct ID	Common Name	Title Ref	Valuation Number	Assessment	Lot/Section	Street	Suburb	Old Category	Functions	Lease, Licence or Permit	Trust Dedication Reservation	Owner	Title/Photo Link
U18	-	Davies Crescent Reserve	CT5632/637	66114315009	6338	A390 3386m ²	McSporran Crescent	Port Augusta West	9	Undeveloped Drainage Reserve	-	-	PACC	Site Plan and Title
U19	-	Miranda Open Space	CR5752/731	662570921	2869 2876	A146 1020m ² A157 103m ² DP22929	Pool Crescent Whelan Court	Miranda	9	Undeveloped	-	Land dedicated for public purposes pursuant to the Crown Lands Act 1929 by Gazette 26/10/1989	CROWN	Site Plan and Title
U20	S11	Old Refuse Reserve Stirling North	CT6027/828	6625285306	9400	A2 DP17232 84.28ha	Morgan Road	Stirling North	9	Undeveloped	-	-	PACC	Site Plan and Title
U21	-	Bailey/Barry Street Block	CT2250/23	6614068007	327	Reserve C DP7353 1049m ²	Bailey Street	Port Augusta	5	Open Space	-	-	PACC	Site Plan and Title
U22 BC2	W23	Westside Community Clubrooms (Undeveloped Open Space)	CR6077/318 CR5754/545	661063805*	9041	A2 DP41790 6561m ²	Gardiner Avenue	Port Augusta West	5	Undeveloped open space plus Community Groups Clubrooms and Dog Obedience Arena – Use of enclosed court area and clubroom only	Port Augusta Dog Club – 5 year licence 1/7/2018 - 30/6/2023	Land dedicated for parkland purposes pursuant to the Crown Lands Act 1929 by Gazette 23/2/1995	CROWN	Site Plan and Title
U23	W25	Gardiner Avenue (adjacent Caravan Park) Redbanks Area	CR5772/87	6610637305	4446	A862 25.0ha	Gardiner Avenue	Port Augusta West	9	Walkway/Trail	-	Land dedicated for conservation and recreation purposes pursuant to the Crown lands Act 1929 by Gazette 9/10/1986	CROWN	Site Plan and Title
U24	-	Bird Lake Area *Proposed for removal from register	CT5189/290 CT5189/562 CT5189/561 CT5189/560	662503200*	2627	S196 S199 S187 S194	Power Station Road	Port Augusta	-	Bird Lake area	-	Council resolution 27/02/2017	PACC	Site Plan and Title
U25	-	Vacant Land	CT5698/693 CT4104/207 CT5840/329 CT357/125	6610372001	7569	A15,16,17 18,19,20, 21,22,23 DP1011 L5 DP1011	Tiver Street Pycroft Street area	Port Augusta West	-	Vacant Land	-	Council resolution 27/02/2017	PACC	Site Plan and Title

OPEN SPACE CATCHMENT CATEGORY – UNDEVELOPED LAND

Parcel ID	Precinct ID	Common Name	Title Ref	Valuation Number	Assessment	Lot/Section	Street	Suburb	Old Category	Functions	Lease, Licence or Permit	Trust Dedication Reservation	Owner	Title/Photo Link
U26	-	Vacant Land (next to Nerrilda Nursing home)	CR6199/997 CR5754/546 Sub -divided for Sale of Aged Care	6610775505	11151	L101 DP116328 1.517ha	Chinnery Street	Port Augusta West	-	Vacant Land	Custodian subject to conditions Dealing Number 12823491 Refer TRIM F16/380 AR17/50006 Resolution AR17/42394	Dedicated pursuant to Section 18 of Crown Lands Management Act 2009 – Dealing Number 12823489	Crown	Site Plan and Title
U27	-	Closed Road (Off Racecourse Road within Port Augusta Gun Club Grounds)	CT6100/44	6625055500	1965	Closed Road (Road Plan 6437)	Closed section of road within the Port Augusta Gun Club Grounds	Port Augusta	-	Closed Road	Authorisation/Permit for Activity on a Public Road to Port Augusta Gun Club 5 years 1/10/2018 - 8/1/2023	-	PACC	Site Plan and Title

TABLE B

Plans for Proposed Developments or Changes to Community Land

Common Name	Property Address	Description of Item(s)	Comments
Stokes Terrace land adjoining Caritas College Oval	Eyre Highway, Port Augusta West	No proposed upgrade works	Continue to maintain at current standard
Chinnery Street Land (next to Nerrilda)	Chinnery Street, Port Augusta West	No proposed upgrade works	Continue to maintain at current standard
Buffer between Golf Course and Residential Land	Stuart Highway, Port Augusta West	Proposal to remove 'Community Land' status	
Hurcombe Crescent (1)	Hurcombe Crescent, Port Augusta West	No proposed upgrade works	Continue to maintain at current standard
Hurcombe Crescent (2)	Hurcombe Crescent, Port Augusta West	No proposed upgrade works	Continue to maintain at current standard
Warrenback Road Clifftop	Warrenback Road, Port Augusta West	No proposed upgrade works	Continue to maintain at current standard
Edinburgh Terrace Clifftop	Edinburgh Terrace, Port Augusta	Interpretative natural history walking trail established by Council in collaboration with Friends of the Backbeach.	Continue to maintain at current standard
Back Beach Foreshore Area McAuley Street to Power Station Road	McAuley Street, Port Augusta	Interpretative natural history walking trail established by Council in collaboration with Friends of the Backbeach.	Continue to maintain at current standard
Forster Street Land	Forster Street, Port Augusta	No proposed upgrade works	Continue to maintain at current standard
Richardson Crescent Reserve	Richardson Crescent, Port Augusta West	No proposed upgrade works	Continue to maintain at current standard
Sylvia Avenue Clifftop	Sylvia Avenue, Port Augusta	No proposed upgrade works	Continue to maintain at current standard
Prosser Street Land (1)	Prosser Street, Port Augusta	No proposed upgrade works	Continue to maintain at current standard
Prosser Street Land (2)	Prosser Street, Port Augusta	No proposed upgrade works	Continue to maintain at current standard

TABLE B

Faith Close Buffer Reserve	Faith Close, Port Augusta West	No Proposed upgrade works	Continue to maintain at current standard
Drysdale Street Reserve	Drysdale Street, Stirling North	Formalise area into a local park to cater for gaps in provision for Stirling North Potential for development as local playspace	Works subject to budgetary and resource constraints
Old Flinders Ranges Pony Club	Brook Street, Stirling North	Implement findings from the master plan to develop into a sporting precinct for the community. Potential development site for District Level recreational precinct with playspace/youth recreation park (Master Plan required)	Works subject to budgetary and resource constraints
Davies Crescent Land	McSporran Crescent, Port Augusta West	Potential for future establishment as a Local Park with seating, tree planting for natural shade	Works subject to budgetary and resource constraints
Miranda Open Space	Pool Crescent, Miranda	No proposed upgrade works	Continue to maintain at current standard
Old Refuse Reserve Stirling North	Morgan Road, Stirling North	Monitor growth and develop accordingly	Continue to maintain at current standard
Bailey/Barry Street Block	Bailey Street, Port Augusta	No proposed upgrade works	Continue to maintain at current standard
Westside Community Clubrooms and undeveloped open space	Gardiner Avenue, Port Augusta West	Formalise network link/paths from caravan park (and beyond) to public footbridge across the gulf. Master Plan to be developed (potential for a future Neighbourhood Playspace adjacent to clubrooms/alternatively a Dog Park)	Works subject to budgetary and resource constraints
Gardiner Avenue (adjacent Caravan Park) Redbanks Area	Gardiner Avenue, Port Augusta West	Beach/Network – OPAL funded footpath links – further design with signage and wayfinding	Works subject to budgetary and resource constraints
Bird Lake Area	Power Station Road, Port Augusta	Proposal to remove 'Community Land' status	

TABLE C

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
Landscape Character	To ensure that natural bushland/scrub is assessed to ascertain if fire protection activities are required.	Site Inspections (hard & Soft landscape)	Fire Protection Activities completed
Heritage Places	To maintain heritage places that are valued for either their important ecosystems and landscapes, Aboriginal archaeological sites, spiritual significance or interesting historic features Local Heritage Survey Barngarla Heritage Survey Nukunu Heritage Survey Kokatha Heritage Survey	Liaise with appropriate stakeholders when proposing to undertake any work on heritage places or areas with environmental significance.	All work undertaken is in accordance with the appropriate 'Act' that determines how Heritage places are to be protected, upgraded and that respect is shown to stakeholders throughout the process.
Dog Management	Stokes Terrace land adjoins Caritas College Oval – On-Leash Buffer between Golf Course and Residential Land – On-Leash Hurcombe Crescent (1,2) – On-Leash Warrenback Road Cliff Top – On-Leash Edinburgh Terrace Cliff Top – On-Leash Back Beach Foreshore area McAuley Street to Power Station Road – Off-Leash Forster Street land – On-Leash Richardson Crescent Reserve – On-Leash Sylvia Avenue Cliff Top – On-Leash Prosser Street Land (1,2) – On-Leash Buffer Reserve Faith Close – On-Leash Drysdale Street Reserve – On-Leash Salt Lake Adjacent Clontarf Street – On-Leash	Signs erected to indicate Dog Management Control requirements for Community Land	Number of parks that have the relevant signs erected

TABLE C

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
	<p> Old Flinders Ranges Pony Club – On-Leash Davies Crescent Land – On-Leash Miranda Open Space – On-Leash Closed Stirling North Refuse Reserve – Prohibited Bailey/Barry Street Block – On-Leash Westside Community Clubrooms - Dog Club operates from this club so will be a mixed on-leash and off-leash arrangements in line with Club’s operating structure General public – on-leash Gardiners Avenue land (adjacent Caravan Park) Redbanks Area – On-Leash between 9:00am to 8:00 pm Off-Leash at all other times Animal Management Plans </p>	<p>Signs erected to indicate Dog Management Control requirements for Community Land</p>	<p>Number of parks that have the relevant signs erected</p>