



Port Augusta
CITY COUNCIL

COMMUNITY LAND MANAGEMENT PLAN: BUSINESS & COMMUNITY GROUPS



Updated January 2026

Business and Community Groups

Introduction

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 that has been developed for the benefit and enjoyment of the community. This Management Plan provides for all Community Land that has been placed into the category of **Business and Community Groups**.

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*
- *Planning Development and Infrastructure Act 2016*
- *Heritage Act 1993*
- *Aboriginal Heritage Act 1988*
- *Native Title Act 1994*
- *Dog and Cat Management Act 1995*
- *Landscape South Australia Act 2019*
- *Disability Discrimination Act 1992*

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

Purpose

The land is held by Council as community land and classified for the purpose of supporting local businesses, community organisations and not for profit groups that provide services and benefits to the community. The land is leased, licensed or otherwise occupied by businesses or community groups and is therefore required to have a management plan.

A register of Council owned or dedicated land that is classified as Community Land within the category of **Business and Community Groups** is contained in the Schedule.

Management Objectives

Objectives

In no particular order of precedence:

- To provide quality spaces and management of such, to cater for community groups and/or business activities.
- To ensure land and facilities are used and maintained in a manner that supports community wellbeing, social inclusion and/or local economic development.
- To achieve a balance between community benefit and financial sustainability, including appropriate cost recovery and return where applicable.
- To provide people with safe, equitable and dignified access to buildings in accordance with the Council's Disability Action Plan.

- To provide the appropriate level of maintenance within Council's budgetary constraints and community expectations to ensure the land is safe for use.
- To maintain spaces in line with Council's Asset Management Plans.

Proposals

In no particular order of precedence:

- Multi-use Path Networks, vehicular access
- Landscaping, maintenance, remediation works, drainage, horticulture, enhancement of biodiversity
- Temporary structures
- Community notice and advertising signs
- Statutory easements, creation of easements for certain infrastructure
- Disability Action Plan works

Policies

- Animal Management Plan
- Asset Management Plans
- Disability Access and Inclusion Policy
- Disability Action and Inclusion Plan
- Leases and Licences Policy
- Permits and Authorisations Policy
- Sport and Recreational Facilities Blueprint

Table 1 sets out the objectives for the **Business and Community Groups** spaces and identifies the performance targets and measurements that Council strives to achieve.

While it is the intention of Council to meet its objectives, the commencement and completion of the performance targets are dependent on available Council resources and funding assessed against the other organisational priorities, during budget deliberations, on an annual basis.

Permits, Licence and Leasing

The granting of a Lease, Licence or Permit formalises the use of **Business and Community Groups** spaces by groups such as sporting clubs, community groups, commercial organisations or individuals who are providing facilities or services for public use or are seeking use of a **Business and Community Groups** space that is consistent with the intent and function of the land.

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, and be consistent with the Management Plan.

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.

There are Leases, Licences and Permits issued to various community groups over land captured within this Management Plan, however, any application will be assessed on a case-by-case basis and would be included in the Community Land Management Land Register and the Schedule.

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 Management Plan objectives.

Council will only grant a Lease, Licence, or Permit for use of Community Land under this Management Plan if it is:

- Consistent with the current use and purpose of the land.
- For activities appropriate to the current and future needs of the community.
- Relating to community or commercial purposes such as public recreation and cultural development.
- Anticipated that no significant damage to the land is caused as a result of the proposed activity.
- That all suitable insurances have been sighted by Council.
- For short term casual Permits as listed below:
 - Participation in formal and informal sporting activities.
 - The playing of a musical instrument or singing, for fee or reward.
 - A community group activity.
 - Engaging in a trade or business.
 - Picnics and private celebrations such as weddings and family gatherings.
 - Filming for cinema or television.
 - Access requirements for special circumstances.
 - Artists and cultural events for the enjoyment of the community.
- Furthermore, the use or occupation of a **Business and Community Groups** space for short term Permits is allowed only if the use or occupation does not involve the erection of any building or structure of a permanent nature.

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.

Port Augusta City Council will not be liable to any third party who obtains access to the information contained in the Tables under any law for any loss or damage (including, but not limited to, direct, indirect, economic and consequential damage) in respect of any matter whatsoever related to any information contained in the Tables.

TABLE 1 - Performance Targets and Measures

Objectives	Performance Targets	Performance Measures
To provide quality spaces and management of such, to cater for community groups and/or business activities. To ensure land and facilities are used and maintained in a manner that supports community wellbeing, social inclusion and/or local economic development.	Provide safe, high quality, and appropriately maintained facilities.	Completion of periodic maintenance and asset renewal in accordance with work schedules and Asset Management Plans.
To achieve a balance between community benefit and financial sustainability, including appropriate cost recovery and return where applicable.	Achieve equitable financial return on tenanted properties.	Rental and rate revenue benchmarks achieved in accordance with Council's Long Term Financial Plan.
To provide people with safe, equitable and dignified access to buildings in accordance with the Council's Disability Action Plan.	Buildings are safely accessible, where practicable, in accordance with the recommendations and actions listed within the Council's Disability Action Plan.	Compliance with Disability Action Plan in accordance with relevant timeframes set within the Plan.
To provide the appropriate level of maintenance within Council's budgetary constraints and community expectations to ensure the land is safe for use.	Land is monitored and maintained to a suitable condition for the community to use.	Relevant budget allocations made and utilised maintenance.

Schedule of land

BUSINESS AND COMMUNITY GROUPS											
Common Name	Title Ref	Valuation Number	Assessment	Lot/Section	Street	Suburb	Functions	Lease, Licence or Permit	Trust Dedication Reservation	Owner	Title/Photo Link
Quilters Guild	CT5655/279	6610948007	4226	L56 DP11374 4790m²	Richardson Crescent	Port Augusta	Community Group Clubrooms	Port Augusta Quilters Guild 5 year licence 01/08/2023 – 31/07/2028	-	PACC	Site Plan and Title
Cook Street Park Garden Club	CT5644/489	6615544001 6615545004	5626 5627	L76 DP9002 2869m²	Elizabeth Terrace	Port Augusta	Community Group Clubrooms and Carparking	Port Augusta Garden Club 5 year licence 01/02/2023 – 31/01/2028 The Port Augusta Bird Society 5 year licence 01/02/2023 – 31/01/2028	-	PACC	Site Plan and Title
Port Augusta Aquatic Centre (Old Yacht Club)	CT5946/26	6610114600	3224	L105 DP66419 1041m²	El Alamein Road	Port Augusta	Council Business	Minister for Education, Training and Skills 5 year lease 01/12/2022 – 30/11/2027	In TRUST to permit suffer and to be used at all times as a Reserve for Corporation purposes.	PACC	Site Plan and Title
Institute Theatre Building	CT6054/625	6610162004	3078	L115 T330601 706m²	Commercial Road	Port Augusta	Council Business	Uni Hub Spencer Gulf 3 year lease 01/07/2023 – 30/06/2026	In TRUST to permit suffer and to be used at all times as a site for an Institute	PACC	Site Plan and Title
Port Augusta Bowling Club	CR5754/542	6610248203	3126	L112 T330601 3487m²	Jervois Street	Port Augusta	Lawn Bowls Clubroom and Playing Arena	Port Augusta Bowling Club 5 year lease 01/07/2023 – 30/06/2028	Land dedicated for bowling club purposes pursuant to the Crown Lands Act 1929 by Gazette 7/7/1983	CROWN	Site Plan and Title
Apex Park CWA Hall Lawns	CR6246/874	6610002107	10078	L100 DP80753 5602m²	Stirling Road	Port Augusta	Department for Education Community Centre and Engagement Program	Minister for Education, Training and Skills (Port Augusta Secondary School) 5 year lease Lease extended until 31/12/2026	Land dedicated for community centre and education purposes pursuant to the Crown Lands Act 1929 by Gazette 16/7/2009 and by Instrument of Dedication 13/11/2020.	CROWN	Site Plan and Title

BUSINESS AND COMMUNITY GROUPS

Common Name	Title Ref	Valuation Number	Assessment	Lot/Section	Street	Suburb	Functions	Lease, Licence or Permit	Trust Dedication Reservation	Owner	Title/Photo Link
Bailey Street Reserve	CR6010/433	6614099006 6614100003 6614101006 6614102017 6614102201		L55 DP75624 33.5ha	Bailey Street	Port Augusta	Pony Club Old Soccer Club Balance of land	Port Augusta Pony Club – 5 year lease 01/07/2023 – 30/06/2028	Land dedicated for Parkland purposes pursuant to the Crown Lands Act 1929 by Gazette 9/12/1954 (portion removed by Gazette 12/9/1968) Native Title applicable to portion of land refer File document 130854	CROWN	Site Plan and Title
Water Ski Club and Coast Guard Precinct	CR6089/337 GP 9/1997	6610558500	11347	S267 H540200 4810m²	Burgoyne Street	Port Augusta West	Community Groups Clubrooms	Port Augusta Power Boat & Water Ski Club – 5 year Lease 01/07/2023 – 30/06/2028 Port Augusta Coast Guard 5 year lease 01/04/2023 – 31/03/2028	Land dedicated for parkland purposes pursuant to the Crown Lands Act, 1929 by Gazette 20/04/1989 (portion removed by Gazette 23/2/1995)	CROWN	Site Plan and Title
Westside Community Clubrooms	CR6077/318 CR5754/545	661063805*	9041	L2 DP41790 6561m²	Gardiner Avenue	Port Augusta West	Community Groups Clubrooms and Dog Obedience Arena – Use of enclosed court area and clubroom only	Port Augusta Dog Club – 5 year licence 01/07/2023 – 30/06/2028	Land dedicated for parkland purposes pursuant to the Crown Lands Act 1929 by Gazette 20/04/1989 (portion removed by Gazette 23/2/1995)	CROWN	Site Plan and Title
Port Augusta Homing Club	CR6195/404 CR6153/672 CR5752/730	6612576219	10950	L3 DP115613 5889m²	Stuart Highway	Port Augusta West	Pigeon Flying Clubrooms	Port Augusta Homing Club 1 year lease (Lease in Holdover)	Land dedicated pursuant to Section 18 of the Crown Land Management Act 2009	CROWN	Site Plan and Title
Sid Gill Memorial Park	CT5554/657 CT4144/808	6617072001 661704000*	2045 10091	S1237 H330600 1.712ha	Smoker Street Quorn Road	Stirling North	Playspace Open Space CFS Base	Country Fire Service (CFS) Base 5 year Lease (Lease in Holdover) Stirling North Progress Association 5 year lease 01/07/2023 – 30/06/2028	In TRUST to permit suffer and to be used at all times as a Reserve for Council purposes	PACC	Site Plan and Title