



COMMUNITY LAND MANAGEMENT PLAN **BUSINESS & COMMUNITY GROUPS**



Introduction

Management Plan for **BUSINESS & COMMUNITY GROUPS** 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 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 Open Space Catchment Category of a **Business & Community Group** 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*
- *Planning, Development and Infrastructure Act 2016*
- *Heritage Act 1993*
- *Aboriginal Heritage Act 1988*
- *Native Title Act 1994*
- *Dog and Cat Management Act 1995*
- *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

Land Description and Planning

A **Business & Community Group** may be defined as a Community Land parcel that is either owned or under Council's care and control that generally provides for a business or community group activity.

For the purpose of this Management Plan, each parcel of Community Land has been categorised based on its core usage. Therefore if a parcel of land's core role for Council purposes were to support Community Group activities, it would be placed under the Leisure category. The categories of Business/Community Group Community Land are:

- Leisure/Recreational
- Council Operational Centres
- Rental Dwelling

Leisure/Recreational Facilities

A *Leisure/Recreational Facility* is defined as a community accessible facility that provides for the enjoyment of passive and active leisure and recreational pursuits. The operation of these facilities is usually through an out source lease/licence/permit agreement.

Council Operational Facilities

A *Council Operational Centre* is defined as a Council business purpose facility that provides services to the community and is a site from which Council operates its business activities.

Rental - Accommodation Dwelling

A *Rental Dwelling* is defined as a residential property set aside for housing type accommodation to meet the needs of the community.

A register of Council owned or dedicated land that is classified as Community Land within the Land Description and Planning of a **Business & Community Group** space is contained in **Table A**.

Management Objective Strategies

What are the Permitted Uses in this Management Plan?

Permitted Use:

This Management Plan for **Business & Community Group** spaces provides for a range of business, sporting, accommodation and community group pursuits as well as works of an operational nature.

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

- 1) The construction of community facilities and use of those facilities to allow individuals and groups to come together for social, community, educational, cultural, arts and crafts, leisure and welfare activities.
- 2) The granting of Leases for community facilities for such purposes.
- 3) Formal and passive recreational activities and pastimes and the construction of facilities to cater for these activities.
- 4) The granting of leases, licences, permits under Sections 200 and 202 of the *Local Government Act 1999* for activities appropriate to the objectives for the Business Area category.

Although Council may lease/licence a parcel of community Land, Council still has powers under a number of Acts to police a range of activities and behaviour in public places irrespective of whether Council has formal control over the land.

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: Lease/Licence/Permit Holders must comply with all Agreement Conditions.

Existing Use:

Table B outlines the current function of the land and proposed improvements to the land covered within this Management Plan. Any proposed improvements to the land including the timing and scope of the work are subject to available funding, as approved by Council. These proposals may still be required to go through the normal council approval process where public input can be gained.

Any changes to existing uses will, where significant, require public consultation and amendment of the Management Plan. The level of significance of a change is determined by the extent or type of proposal, by the importance the land has to be public, current users and future generations and its proximity to other uses.

Permits, Licence and Leasing of Business & Community Group spaces:

The granting of a Lease, Licence or Permit formalises the use of **Business & Community Group** 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 & Community Group** 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 a number of Leases, Licences and Permits issued to various sporting and community groups over land captured within this Management Plan – details of these agreements are outlined within **Table A**.

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/permit 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. Council must resolve to seek Ministerial approval to enter into a lease/Licence/permit over Crown Land.

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:

- 1) Consistent with the current use and purpose of the land.
- 2) For activities appropriate to the current and future needs of the community.
- 3) Relating to wide community purposes such as public recreation and cultural development.
- 4) Anticipated that no significant damage to the land is caused as a result of the proposed activity.
- 5) That all suitable insurances have been provided to Council.
- 6) 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.
 - Access requirements for special circumstances.
 - Artists and cultural events for the enjoyment of the community.

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:

- Multi-use Path Networks
- Drainage
- Horticulture
- Landscaping
- Sportsground maintenance
- Remediation works
- Temporary structures
- Community notice and advertising signs
- Vehicular access
- Enhancement of biodiversity
- Creation of easements for certain infrastructure
- Climate Protection works
- Disability Action Plan works
- Statutory Easements

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).

Community Objectives, Policies and Proposals for Business Areas

Land categorised as Business & Community Group Areas provide important spaces for community identity, social interaction and culture. Good design and maintenance of land categorised as Business Areas also project an appealing image for community and visitors to the area.

Council is required within Management Plans for Community Land to set out its vision for the land through objectives.

The core objectives for management of **Business & Community Groups** areas are:

- 1) To provide a range of quality spaces and management of such, to cater for various sporting, social, ceremonial, event and business activities.
- 5) To enhance the landscaping and provision of public amenities and facilities for public use within Council's budgetary constraints.
- 6) To provide people with safe, equitable and dignified access to buildings in accordance with the Council's Disability Action Plan.
- 7) To provide the appropriate level of maintenance within Council's budgetary constraints and community expectations to ensure the land is safe for the general public.
- 8) To maintain **Business & Community Group** spaces in line with Council's Asset Management Plans.

Table C sets out the objectives for each of the **Business & Community Group** 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.

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 – BUSINESS & COMMUNITY GROUP

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
BC1	W21	Naval Cadets, Ski Club and Coast Guard Precinct	CR6089/337 GP 9/1997	6610558500	3940	S267 4810m²	Burgoyne Street	Port Augusta West	3	Community Groups Clubrooms	Naval Cadets 5 year lease (Lease in Holdover) 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
BC2 U21	W23	Westside Community Clubrooms	CR6077/318 CR5754/545	661063805*	9041	A2 DP41790 6561m²	Gardiner Avenue	Port Augusta West	5	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 – 30/06/2024	Land dedicated for parkland purposes pursuant to the Crown Lands Act 1929 by Gazette 23/02/1995 (Total Area 2.967HA)	CROWN	Site Plan and Title
BC3	-	Port Augusta Bowling Club	CR5754/542	6610248203	3126	A112 3487m²	Jervois Street	Port Augusta	6	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 07/07/1983	CROWN	Site Plan and Title
BC4	-	Quilters Guild	CT5655/279	6610948007	4226	A56 DP11374 4790m²	Richardson Crescent	Port Augusta	6	Community Group Clubrooms	Port Augusta Quilters Guild 1 year lease 01/08/2023 – 31/07/2028	-	PACC	Site Plan and Title
BC5 L11	E12	Cook Street Park Garden Club	CT5644/489	6615544001/1 661554401/2	5626 5627	A76 DP9002 2869m²	Elizabeth Terrace	Port Augusta	5	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
BC6	-	Parks/Works Depot	CT521/101	6614933005	4834	S8 8311m²	Stirling Road	Port Augusta	8	Council Business	-	In TRUST to permit and suffer the said piece of land to be used at all times for Corporation purposes	PACC	Site Plan and Title

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OPEN SPACE CATCHMENT CATEGORY – BUSINESS & COMMUNITY GROUP

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
BC7	-	Port Augusta Aquatic Centre (Old Yacht Club)	CT5946/26	661011300*	3224	A105 DP66419 <u>1041m²</u>	El Alamein Road	Port Augusta	8	Council Business	Minister for Education 5 year lease <i>(Lease in Holdover)</i>	In TRUST to permit suffer and to be used at all times as a Reserve for Corporation purposes.	PACC	Site Plan and Title

TABLE A

OPEN SPACE CATCHMENT CATEGORY – BUSINESS & COMMUNITY GROUP														
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
BC9	-	Civic Centre	CR5754/543	6610271104	3123	A116 3675m²	Mackay Street	Port Augusta	8	Council Business	-	Land dedicated for Civic Centre purposes pursuant to the Crown Lands Act 1929 by Gazette 7/7/1983	CROWN	Site Plan and Title
BC10	-	Port Augusta Homing Club	CR6195/404 CR6153/672 CR5752/730	6612576219	10950	A3 DP115613 5889m²	Stuart Highway	Port Augusta West	-	Pigeon Flying Clubrooms	Port Augusta Homing Club 1 Year Lease 01/08/2023 – 31/07/2024	Land dedicated pursuant to Section 18 of the Crown Land Management Act 2009	CROWN	Site Plan and Title
BC11	-	Port Augusta Cultural Centre – Yarta Purtli	CR6016/183 CR5761/146	6610244253	9928	L51 DP77257 1507m²	Beauchamp Lane	Port Augusta	8	Council Business	-	Land dedicated for Cultural purposes pursuant to the Crown Lands Act 1929 by Gazette 5/6/2008	CROWN	Site Plan and Title
BC12	-	Institute Theatre Building	CT6054/625	6610162004	3078	A115 706m²	Commercial Road	Port Augusta	8	Council Business	Uni Hub Spencer Gulf 5 Year Lease 01/01/2021 – 31/12/2025	In TRUST to permit suffer and to be used at all times as a site for an Institute	PACC	Site Plan and Title
BC13	E25	Animal Pound	CT5904/337	6613870508	1339	S1151, S1152 and S1153 6069m²	Prosser Street	Port Augusta	8	Council Business	-	-	PACC	Site Plan and Title
BC15 L9	E15	Apex Park CWA Hall (Lawns)	CR6043/217 CR5693/752	6610002107/1 6610002107/2	3529 10078	A100 DP80753 5602m²	Stirling Road	Port Augusta	4	Department for Education Community Centre and Engagement Program	Port Augusta Secondary School 5 Year Lease (And 1 year renewal period) 01/01/2021 – 31/12/2025	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
BC16 R2	W26	Australian Arid Lands Botanic Garden	CT5435/337	6612588500	7551	L85 DP36449 L184 FP 37165 163ha	Stuart Highway	Port Augusta	7	Nursery Visitor Centre Botanic Garden		In TRUST to permit, suffer and to be used at all times as an Arid Lands Botanic Park	PACC	Site Plan and Title

TABLE A

OPEN SPACE CATCHMENT CATEGORY – BUSINESS & COMMUNITY GROUP														
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
BC17 R1	E14	Central Oval Precinct	CR6184/327	6614764002 6614760001 6614758008 6614759000 6614761004 6614762007 661476300*	776 & 777 3726 3664 3665 3666	L501 DP45798 10.1ha	Augusta Tce	Port Augusta	1	Sporting Facilities Playing field Arboretum Playspace	South Augusta Football Club – A football Club Clubrooms Port Augusta Basketball Assoc – Office Use and Courts Port Augusta Netball Assoc - Office Use and Courts All of the above 21 year leases October 2015 to October 2036 Senior League Football Clubs & Port Augusta Colts League Oval Licences in accordance with schedule for Football Season Spencer Gulf League Inc – Office Use Licence or permit negotiated as per Football Season game schedule Central Augusta Football Club – Oval Café 2 year lease with one year extension (plus right of renewal) Expires 11/10/2021 (Lease in Holdover) Port Augusta Tennis Assoc – Clubrooms and Courts 21 year lease May 2015 – April 2036	Dedicated for community, recreation and conference facility purposes pursuant to the Crown Land Management Act 2009 09/11/2016.	CROWN	Site Plan and Title
BC18		Footner Road Council Depot Site	CT5962/693	6625034056	10040	L102 DP68504	Footner Road	Stirling North	-	Works Depot Site	-	-	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
Naval Cadets, Ski Club and Coast Guard Precinct	Burgoyne Street, Port Augusta West	Site specific master plan required for development into a public marine/aquatic park	Works subject to budgetary and resource constraints. Under Lease to Naval Cadets, Ski Club and Coast Guard
Westside Community Clubrooms	Gardiner Avenue, Port Augusta	No identified upgrades at this time	Community clubrooms Under licence to Dog Club
Port Augusta Bowling Club	Jervois Street, Port Augusta	No identified upgrades at this time	Port Augusta Bowling Club Under lease to the Bowling Club
Quilters Guild	Richardson Crescent, Port Augusta West	No identified upgrades at this time	Quilters Guild Clubrooms Under licence to Quilters Guild
Cook Street Park and Garden Club	Elizabeth Terrace, Port Augusta	No identified upgrades at this time	Garden Club Clubrooms Under Licence to Garden Club and The Bird Society
Parks/Works Depot	Stirling Road, Port Augusta		
Port Augusta Aquatic Centre (Old Yacht Club)	El Alamein Road, Port Augusta	Major upgrades required to enable facility to remain open	Works subject to Budgetary constraints

TABLE B

Common Name	Property Address	Description of Item(s)	Comments
Civic Centre	Mackay Street, Port Augusta	Consider Solar Panels for roof	Works subject to budgetary constraints
Port Augusta Homing Club	Stuart Highway, Port Augusta	No identified upgrades at this time	Port Augusta Homing Club for pigeon club purposes Under licence to Homing Club
Port Augusta Cultural Centre – Yarta Purtli	Beauchamp Lane, Port Augusta	No identified upgrades at this time	Continue to maintain facility to a high standard
Institute Theatre Building	Commercial Road, Port Augusta	Salt damp remediation	Undertake salt damp remediation – subject to budget constraints Under lease to Uni Hub
Animal Pound	Prosser Street, Port Augusta	No identified upgrades at this time	Continue to maintain facility to a high standard
Apex Park CWA Hall	Stirling Road, Port Augusta	No identified upgrades at this time	Continue to maintain facility to current standard Under lease to Minister for Education
Australian Arid Land Botanic Garden	Stuart Highway, Port Augusta	Upgrade works in line with Master Plan	Works subject to budgetary constraints
Central Oval Precinct	Augusta Terrace, Port Augusta	New Toilet Facility Storage Facilities Landscaping and retaining walls Continuing of power reticulation to underground water storage tanks Media/Time Keepers Room Seating and Rubbish Bins Upgrade to Hancock Stadium	Works subject to annual budget allocations until completed Leases issued to: Port Augusta South Football Club Port Augusta Netball Association Port Augusta Basketball Association Spencer Gulf League Inc Port Augusta Tennis Association Central Augusta Football Club Port Augusta Colts League

TABLE C

Performance Targets and Measures in Managing Community Land

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
Management and Administration – Leisure – Recreational Facilities	Develop and maintain to a high standard Leisure – Recreational Facilities in key locations that reflect the characteristics of the City and provide a safe and functional facility for the use by Community Groups.	Develop asset management plans for leisure – recreational facilities. Ensure that facilities are safe by complying to all statutory requirements.	Monitor planning maintenance regimes to ensure that building standards are maintained. Review Lease/Licence provisions to ensure lessee manage site as described within the lease/licence.
		Perform periodic Asset Management Inspections and submit strategies to maintain high standards of asset control ensuring the continuous improvement increases patronage.	Perform periodic Asset Management Inspections and submit strategies to maintain properties within planning budgets.
Council Operational Facilities	Develop and maintain to a high standard Council Operational Facilities	Develop asset management plans for Council Operational Facilities. Ensure facilities are maintained to a high standard.	Perform periodic Asset Management Inspections and submit strategies to maintain properties within planned budgets.

TABLE C

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
Dog Management	<p>Naval Cadets & Ski Club – On Leash</p> <p>Westside Community Clubrooms – Dog Club operates from this club so will be a mixed on on-leash and off-leash arrangements in line with Club’s operating structure</p> <p>General public – on-leash</p> <p>Port Augusta Bowling Club – Prohibited</p> <p>Quilters Guild Clubrooms – Prohibited</p> <p>Cook Street Park and Garden Club – On Leash</p> <p>Parks/Works Depot – Prohibited</p> <p>Port Augusta Aquatic Centre (Old Yacht Club) – Prohibited</p> <p>Civic Centre – On Leash</p> <p>Nerrilda Nursing Home – On-leash</p> <p>Port Augusta Homing Club – Prohibited</p> <p>Port Augusta Cultural Centre – Yarta Purtli - Prohibited</p> <p>Institute Theatre Building – Prohibited</p> <p>Animal Pound – On Leash</p> <p>Apex Park – On-Leash</p> <p>Central Oval – Dogs prohibited to ensure safety of the community while undertaking sporting activities</p> <p>AALBG – On-leash in Dog Area Only Refer to signage on site.</p> <p>Animal Management Plans</p>	Signs erected to indicate Dog Management Control requirements for Community Land	Number of facilities that have the relevant signs erected

TABLE C

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
Heritage Places	<p>To maintain heritage places that are valued for either their important ecosystems and landscapes, Aboriginal archaeological sites, spiritual significance or interesting historic features</p> <p>Local Heritage Survey Barngarla Heritage Survey Nukunu Heritage Survey Kokatha Heritage Survey</p>	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.
Asbestos Identification	<p>To implement and maintain an Asbestos Register for all facilities</p> <p>Asbestos Management Plan and Registers</p>	Liaise with Managers, Contractors and other stakeholders regarding maintaining and adhering to the provisions of Asbestos Registers for relevant site.	Asbestos Register Reviews and training.
Fire Safety	Establish Building Fire Safety Committee in accordance with the Development Act 1993.	Quarterly inspections on various sites and properties within Port Augusta	Committee appointed and Minutes of Meetings maintained
Climate Change	<p>Undertake climate change risk management processes in line with the recommendations from the Climate Change Adaptation Report</p>	Prepare a schedule for actioning the recommendations within the report	Number of projects completed.

TABLE C

Disabled Access	To meet the needs and improve access of people with a disability who live, work and visit Port Augusta in line with the recommendations from the Disability Discrimination Act – Access and Inclusion Plan . Ageing Strategy	Prepare a schedule for actioning the recommendations within the report	Number of projects completed.
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