

2021

Community Land Management Plan - LOCAL



Port Augusta
CITY COUNCIL

Introduction

Management Plan for **LOCAL** 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 **Local** 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*

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

A **Local** open space assumes space catering for the immediate community within walking distance (500m radius) from all residences. This is based on a principle that the whole community will have access to open space for relaxation and/or informal low key activities and should therefore include the aged, infirm; people without transport, parents with young children and people with disabilities etc all having equal access to green space within easy walking distance of their homes.

Local open space will have a predominant function of being passive and therefore designed accordingly. Such space may be used incidentally (e.g. walking through a park to the shops) or deliberately (e.g. to relax).

Key design elements could therefore include:

- Passive un-irrigated area
- Low key plantings
- Shade (natural)
- Seating (natural or bench)

Advanced elements could include:

- Minimal play equipment catering primarily for junior play opportunities (0-6_ noting that not all local playspaces require equipment but can be used for natural play for toddlers.
- Some minor irrigated areas.
- Some high profile locations include subsurface irrigation.

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

Management Objective Strategies

What are the Permitted Uses in this Management Plan?

Permitted Use:

This Management Plan for **Local** spaces provides for areas within easy walking distance from homes and used for relaxation and/or informal low key activities.

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

- 1) Relaxation areas for families and individuals.
- 2) Informal low key activities

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:

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.

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.

Permits, Licence and Leasing of Local spaces:

The granting of a Lease, Licence or Permit formalises the use of **Local** 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 **Local** 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 as 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 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:

- 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 sited by 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.
- 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 **Local** space for short term Permits is allowed only if:

- 1) The use or occupation does not involve the erection of any building or structure of a permanent nature.
- 2) In the case of any use or occupation that occurs only once, it does not continue for more than five (5) 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:

- Multi-use Path Networks
- Drainage
- Horticulture
- Landscaping
- Open Space maintenance
- Remediation works
- Temporary structures
- Community notice and advertising signs
- Vehicular access
- Enhancement of biodiversity
- Creation of easements for certain infrastructure
- 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).

Management Issues, Policies, Performance Targets and Measurements

The Community Land captured within the Open Space Catchment Category for **Local** spaces provide for the opportunity for easy access of areas within walking distance from homes that support relaxation and/or informal low key activities. Design should be flexible to encourage use of these open space areas for relaxation and well as for informal low key activities, and ensuring it minimises conflicts between users.

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

- 1) To provide a range of quality spaces to cater easy access by families within walking distance of their homes.

- 2) To promote and facilitate community involvement in the planning, development and management of quality open space areas and facilities.
- 3) To capitalise on the Council's water reuse program to ensure quality open spaces are available to the community at all times.
- 4) To enhance the landscaping and provision of public amenities for public use within Council's budgetary constraints.
- 5) To provide people with safe, equitable and dignified access to open space areas in accordance with the Council's Disability Action Plan.
- 6) 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.
- 7) To maintain **Local** spaces in line with Council's Parks Maintenance Contract.

Table C sets out the objectives for each of the **Local** 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.

Definition of Playspace

Local playspaces in a local setting will primarily be targeted at younger children (1-6) due to the proximity to the home and the understanding that older children (6-12) can and may travel greater distances either on foot or bike with their parents or carers. Not all local playspaces need to comprise formal play equipment areas and could include an imaginative (natural) play area to ensure provision is complemented and not duplicated within short distances of each playspace.

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 - LOCAL

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
L1	E5	Whiting Parade Reserve	CT2498/73 CT2498/74 CT5114/957	6616023005	1706	Part S140, S141 & S142 DP6111 33190m²	Whiting Parade	Port Augusta	3	Playspace Open Space	-	-	PACC	Site Plan and Title
L2	S2 S10	Sid Gill Memorial Park	CT5554/657 CT4144/808	6617072001 661704000*	2045 2046	S1237 1.712ha	Smoker Street	Stirling North	4	Playspace Open Space CFS Base	Country Fire Service (CFS) Base 5 year Lease 1/7/2018 - 30/6/2023 Stirling North Progress Association 1 year Lease 1/2/2020 - 31/1/2021	In TRUST to permit suffer and to be used at all times as a Reserve for Council purposes	PACC	Site Plan and Title
L3	E26	Arthur Spring Park	CT5473/837 CT4203/332	6613913002	582	A118 DP7111 1024m²	Francis Street	Port Augusta	3	Junior Playspace	-	In TRUST to permit and suffer and to be used at all times as a reserve	PACC	Site Plan and Title
L4	S5	Keith Davis Memorial Park	CT5751/483	6616428272	2935	A109 DP14582 749m²	Johnson Avenue	Stirling North	4	Junior Playspace Open Space	-	-	PACC	Site Plan and Title
L5	E4	Peterson Street Park	CT5509/205 CT363/99	6616234005	1876	A90 DP9538 1536m²	Peterson Street	Port Augusta	5	Playspace Open Space Easement	-	-	PACC	Site Plan and Title
L6	E13	Pastoral Lawns	CT5253/942 CT4157/769	6610008509	3693	A12 FP17627 3604m²	Stirling Road	Port Augusta	4	Open Space	-	Council declaration as Community Land 26/7/2010	PACC	Site Plan and Title
L7	E35	Nicholson Terrace Lawns	CT2305/118	-	-	- 23740m²	Nicholson Terrace	Port Augusta	4	Open Space	-	-	PACC	Site Plan and Title
L8	W7	Scharenberg Court Lawns	CT5696/317	6610875055	4485	A69 FP12032 3198m²	Knight Close	Port Augusta West	4	Open Space	-	Council declaration as Community Land 27/7/2010	PACC	Site Plan and Title
L9 BC15	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

OPEN SPACE CATCHMENT CATEGORY - LOCAL

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
L10	-	Flinders Place Reserve	CT6144/200	-	-	A43 DP94260 2804m²	Flinders Place Reserve	Port Augusta	4	Open Space Playspace Shade Table Stormwater catchment	-	-	PACC	Site Plan and Title
L11 BC5	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 2 Year Licence 1/2/2020 – 30/6/2021	-	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
Whiting Parade Reserve	Whiting Parade, Port Augusta	Introduce shade and formalise links via signage	Works subject to budgetary and resource constraints
Sid Gill Memorial Park	Smoker Street, Stirling North	Introduce natural shade and new seating to replace metal benches	Works subject to budgetary and resource constraints Under Lease to CFS (Portion Only)
Arthur Spring Park	Francis Street, Port Augusta	No proposed upgrade works	Continue to maintain at current standard
Keith Davies Memorial Park	Johnson Avenue, Stirling North	No proposed upgrade works	Continue to maintain at current standard
Peterson Street Park	Peterson Street, Port Augusta	Minor landscape, table, seating, new paving and shade upgrade	Works subject to budgetary and resource constraints
Pastoral Lawns	Pastoral Lawns, Port Augusta	Introduce seating within the Park	Works subject to budgetary and resource constraints
Nicholson Terrace Lawns	Nicholson Terrace, Port Augusta	Formalise desire lines and introduce seating; site identified as potential Future Dog Park.	Works subject to budgetary and resource constraints
Scharenberg Court Lawns	Scharenberg Court, Port Augusta West	Minor development to include planting, seating and natural shade. Revitalise garden beds with Arid Smart plantings	Works subject to budgetary and resource constraints
Apex Park CWA Hall and Lawns	Stirling Road, Port Augusta	Used as thoroughfare, replace benches	Works subject to budgetary and resource constraints Under Lease to Port Augusta Secondary School
Flinders Place Reserve	Flinders Terrace, Port Augusta	No proposed upgrade works	Continue to maintain at current standard

Common Name	Property Address	Description of Item(s)	Comments
Cook Street Park and Garden Club	Elizabeth Terrace, Port Augusta	Passive/Network/liaise with Port Augusta Garden Club for any proposed works to formalise desire lines since area currently used for car parking	Garden Club Clubrooms Under Licence to Garden Club

TABLE C

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
Landscape Character	To develop and maintain landscape forms (hard and soft) to ensure an aesthetically pleasing area to enhance and encourage public use of the park	<p>Site Inspections (hard & Soft landscape)</p> <p>Fertilising Program</p> <p>Irrigation Program</p> <p>Tree Maintenance Program</p> <p>Inspections of Contracts (Parks Maintenance Contract)</p>	<p>Inspection Sheets and Actions</p> <p>Evidence of compliance with: Fertilising Program Irrigation Program Tree Maintenance Program through scheduled works and CRM requests</p> <p>Completion of Contractor monitoring Sheets</p>
Playground/Natural Playspaces	To provide public open space for relaxation and informal low key activities.	<p>Quarterly inspections of all playground equipment to ensure it is safe and compliant.</p> <p>Bi-annual playground equipment replacement review</p>	<p>Quarterly Action Sheets</p> <p>CAPA Register</p> <p>Play Equipment Replacement Program and budget allocation</p>
Infrastructure	<p>To develop and maintain infrastructure to a safe and sustainable level to meet the community's needs</p> <p>Procurement Policy 1.1.09</p>	<p>Preparation of Asset Management Plans</p> <p>Weekly Rubbish Collection</p>	<p>Identified assets included in budget for replacement/upgrade as per Asset Management Plan</p> <p>Contracts monitored, reviewed and renewed in line with Council's Procurement Policy.</p>

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
Dog Management	<p>Whiting Parade Reserve – On-Leash Sid Gill Memorial Park – On-Leash Arthur Spring Park – On-Leash Keith Davies Memorial Park – Prohibited Peterson Street Park – On-Leash Pastoral Lawns – On-Leash Nicholson Terrace Lawns – On-Leash Scharenberg Court Lawns – On-Leash Apex Park – On-Leash Flinders Place Reserve - On-Leash Cook Street Park and Garden Club – On Leash</p> <p>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>
Asbestos Identification	<p>To implement and maintain an Asbestos Register</p> <p>Asbestos Management Plan and Registers</p>	<p>Liaise with Managers, Contractors and other stakeholders regarding maintaining and adhering to the provisions of Asbestos Registers for relevant site.</p>	<p>Asbestos Register Reviews and training.</p>

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>	<p>Liaise with appropriate stakeholders when proposing to undertake any work on heritage places or areas with environmental significance.</p>	<p>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.</p>
Fire Safety	<p>Establish Building Fire Safety Committee in accordance with the Development Act 1993.</p> <p>Terms of Reference</p>	<p>Quarterly inspections on various sites and properties within Port Augusta</p>	<p>Committee appointed and Minutes of Meetings maintained</p>
Climate Change	<p>Undertake climate change risk management processes in line with the recommendations from the Climate Change Adaptation Report</p>	<p>Prepare a schedule for actioning the recommendations within the report</p>	<p>Number of projects completed.</p>
Disabled Access	<p>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</p>	<p>Prepare a schedule for actioning the recommendations within the report</p>	<p>Number of projects completed.</p>