

2021

Community Land Management Plan - DISTRICT



PortAugusta
CITY COUNCIL

Introduction

Management Plan for **DISTRICT** 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 **District** 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 **District** open space considers the wider community and areas that people deliberately choose to visit, beyond walking distance and may require a bicycle or car, for the purpose of a specific activity.

- Significant open space developed for community gatherings.
- Community Groups access facilities
- Council Business Operation Centres
- Sporting facilities

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

Management Objective Strategies

What are the Permitted Uses in this Management Plan?

Permitted Use:

This Management Plan for **District** spaces provides for a range of business, informal and formal gathering spaces, sporting 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 holding of social functions, ceremonies and pastimes, meetings, gatherings, educational instruction, arts & crafts, club pursuits and aged care activities.
- 2) Formal and passive recreational activities and pastimes and the construction of facilities to cater for these activities.
- 3) The construction of community facilities and use of those facilities to allow individuals and groups to come together for social, community, educational, cultural, leisure and welfare activities.
- 4) The construction of playspaces to cater for children's play and recreation to support their physical, social, cognitive, creative and emotional development.
- 5) Quality community gathering spaces to celebrate community events.
- 6) The provision of public facilities and service facilities (e.g. BBQ's, seating etc).
- 7) The generating of leases, licences, permits for community facilities and 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 District spaces:

The granting of a Lease, Licence or Permit formalises the use of **District** 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 **District** 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 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 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 **District** 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.

Any application for the use of Council's Open Space areas must comply with the provisions of the 'Use of Council Open Space Areas Policy 2.8.01 and Events Bookings on Council Land Policy 2.16.02.

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).

Management Issues, Policies, Performance Targets and Measurements

The Community Land captured within the Open Space Catchment Category for **District** spaces provide for the opportunity for community groups to gather for sporting, social, ceremonial and community activities. Design should be flexible to encourage as many multi use activities as possible whilst minimising conflicts between users.

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

- 1) To provide a range of quality spaces to cater for the various sporting, social, ceremonial and event activities.
- 2) To promote and facilitate community involvement in the planning, development and management of quality open space areas and facilities.
- 3) To capitalise of the Council's water reuse program to ensure quality sporting and open spaces are available to the community at all times.
- 4) To ensure management structures and partnerships are entered into to reduce the level of vandalism and property damage within our city.
- 5) To enhance the landscaping and provision of public amenities 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 **District** spaces in line with Council's Parks/Oval Maintenance Contract.

Table C sets out the objectives for each of the **District** 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

District parks serve a wider catchment and sited where special features (natural or manmade) such as a water body, a cluster of sporting facilities, civic areas, or historic sites are located. It is assumed that visitors are offered greater recreation opportunities and therefore stay longer at the 'park'. As such, amenities such as car parking, toilets, barbeques and rubbish bins would be found within the park.

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 - DISTRICT

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
D1	E18	Gladstone Square	CR5754/541	6610275105	3124	L111 7140sq m	Marryatt Street	Port Augusta	1	Public Facilities Rotunda War Memorial Open Space Playspace	-	Land dedicated for parkland purposes pursuant to the Crown Lands Act, 1929 by Gazette 7/7/1983	CROWN	Site Plan and Title
D2	W16	Rotary Park	CR6089/336 CR5754/545	6610490200	6889	A22 5.78ha	Mitchell Terrace	Port Augusta	1	Public Facilities Open Space Playspace Service Facilities Skate Bowl	-	Land dedicated for parkland purposes pursuant to the Crown Lands Act, 1929 by Gazette 20/4/1989	CROWN	Site Plan and Title
D3	W20	Westside Foreshore adjacent Old Western Bridge	CR5956/235 CT5956/237 CR5762/188 <small>(not community land – Crown Land)</small>	6625008501/1	9444	L1 DP67521 1.37ha L3 DP67521 3656m² <small>Section 1221 3.440ha</small>	Adjacent Western Beach Estate Road	Port Augusta West	1	Public Facilities Service Facilities	Note: DPTI acquired a portion of CT5956/237 for Joy Baluch AM Bridge duplication.	L1 - Land dedicated for Community Purposes pursuant to the Crown Lands Act 1929 by Gazette 29/9/2005	CROWN PACC	Site Plan and Title
D4	W22	Chinnery Oval	CR6089/334 CR5754/545	6610635000	4073	S243 L2 DP 41790 2.411ha	Donaldson Terrace	Port Augusta West	2	Service Facilities	Senior League Football Clubs & Port Augusta Colts League Oval Licences in accordance with schedule for Football Season	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
D5	S4	Robert 'Bert' McKenzie Memorial Park	CR5952/838	6616752005	2279	A329 DP10 1.93ha	Progress Avenue	Stirling North	2	Playspace Open Space Public Facilities Service Facilities Horse Exercise	-	Land dedicated for Recreation Park purposes pursuant to the Crown Lands Act 1929 by Gazette 15/12/2005	CROWN	Site Plan and Title
D6	-	Westside War Memorial Park Car Park Area	CR6083/28 CR5754/549 CR6083/29 CR5754/550	6610419252	6691	A105 DP87437 721m² A106 DP87437 846m²	Loudon Road	Port Augusta West	4	War Memorial Park and Carparking Tables Seating	-	Land dedicated for Memorial Park and Car Park purposes pursuant to the Crown Lands Act, 1929 by Gazette 2/9/1982	CROWN	Site Plan and Title
D7	E10	Lions Jubilee Park	CR5754/535 CT3846/39	6614895002	4904	S1174 1.177ha	Tottenham Road	Port Augusta	2	Playspace Open Space Public Facilities Shelter Barbecue	-	Land dedicated for Corporation Purposes pursuant to Crown Lands Act 1929 by Gazette 20/8/1987	CROWN	Site Plan and Title

OPEN SPACE CATCHMENT CATEGORY - DISTRICT

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
D8	W17	Water Tower Lookout Park	CR5754/547	6610458008	4015	A432 2150m²	Mitchell Terrace	Port Augusta West	3	Open Space	-	Land dedicated for Corporation purposes pursuant to the Crown Lands Act, 1929 by Gazette 22.9.1960	CROWN	Site Plan and Title

TABLE B

Plans for Proposed Developments or Changes to Community Land

Common Name	Property Address	Description of Item(s)	Comments
Gladstone Square	Marryatt Street, Port Augusta	Tree Plantings to replace trees removed along Marryatt Street as part of Road upgrade	To be programmed as a matter of priority
Rotary Park	Bond Street, Port Augusta West	Create a master plan for the park Upgrade playspace to District classification Proposed fencing around playground/family area	Works subject to budgetary and resource constraints
Westside Foreshore	Old Crocker Street, Port Augusta West (between the two bridges)	Maintain as foreshore open space. Proposed future installation of adult park fitness equipment	Works subject to budgetary and resource constraints
Chinnery Oval	Donaldson Terrace, Port Augusta West	Access Restricted Site specific master plan to include closer ties to the West Augusta Football Club and other potential users Future Neighbourhood Playspace	Works subject to budgetary and resource constraints
Robert "Bert" McKenzie Memorial Park	Progress Avenue, Stirling North	Maintain and upgrade as necessary	Works identified during maintenance program schedule and subject to budgetary and resource constraints
Lions Park	Tottenham Road, Port Augusta	Renewal of BBQ facilities with disability compliant footpath access Future upgrade to expand age range of play equipment	Works subject to budgetary and resource constraints

TABLE B

Common Name	Property Address	Description of Item(s)	Comments
Water Tower Lookout Park	Mitchell Terrace, Port Augusta West	New bench seating, rejuvenate tiered irrigated garden beds and tree plantings	Works subject to budgetary and resource constraints
Westside War Memorial Park and Car Park	Loudon Road, Port Augusta West	No identified upgrades required	Rotary completed upgrade to plantings and car park under Lease to Foodland.

TABLE C

Performance Targets and Measures in Managing Community Land

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>Oval Maintenance Program</p> <p>Fertilising Program</p> <p>Irrigation Program</p> <p>Tree Maintenance Program</p> <p>Inspections of Contracts (Parks Maintenance Contract)</p> <p>Building Maintenance</p>	<p>Inspection Sheets and Actions</p> <p>Evidence of compliance with: Oval Maintenance Program Fertilising Program Irrigation Program Tree Maintenance Program through scheduled works and CRM requests</p> <p>Completion of Contractor monitoring Sheets</p> <p>Preventative Maintenance Program</p>
Playground/Recreation/Event Facilities	To provide public open space for social gatherings, ceremonial, educational and play 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 ground Replacement Program and budget allocation</p>

TABLE C

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
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 BBQ Cleaning</p> <p>Weekly Rubbish Collection</p> <p>Daily Toilet Cleaning</p> <p>Inspection of Shade Sails and shelters</p> <p>Lighting Inspections</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>
Dog Management	<p>Gladstone Square – On Leash</p> <p>Rotary Park – On Leash</p> <p>Westside Foreshore – On-Leash</p> <p>Chinnery Oval – Prohibited plus special conditions (Greyhound Track)</p> <p>Robert 'Bert' McKenzie Memorial Park – On Leash</p> <p>Westside War Memorial Park and Car Park Area – On Leash</p> <p>Water Tower Lookout Park – On-Leash</p> <p>Lions Park – 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>

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 Barnjarla 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</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	<p>Establish Building Fire Safety Committee in accordance with the Development Act 1993.</p>	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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