

2021

Community Land Management Plan - NEIGHBOURHOOD



PortAugusta
CITY COUNCIL

Introduction

Management Plan for **NEIGHBOURHOOD** 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 **Neighbourhood** 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 **Neighbourhood** open space caters for broader catchments and is distributed within 1km radius of every household. It is designed to meet the needs of the whole family. Such areas include additional play areas for senior play (6-12) and areas for informal sport and recreation such as kick-to-kick. These parks attract greater levels of use and encourage purpose visitation (longer stays) and can therefore include appropriate amenities such as toilets and areas for family picnics and social gatherings. Key elements include:

- Picnic Areas (bench and shade)
- Informal irrigated active areas with passive elements for family recreation
- Playspaces for junior and senior play 0-12
- Bins

Advances Elements may include:

- BBQ's
- Water fountains
- Community art of a special feature

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

Management Objective Strategies

What are the Permitted Uses in this Management Plan?

Permitted Use:

This Management Plan for **Neighbourhood** 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 family gatherings for picnics, birthdays and other similar events.
- 2) The casual playing of games and informal sporting activities and the construction of facilities to cater for these.
- 3) The provision of community facilities to provide individuals and groups an opportunity to come together to enjoy activities of a social, community, educational, cultural, leisure and welfare nature.
- 4) The granting of a permit or licence under Sections 200 and 202 of the *Local Government Act 1999*.

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 Neighbourhood spaces:

The granting of a Lease, Licence or Permit formalises the use of **Neighbourhood** 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 **Neighbourhood** 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 no Leases, Licences and Permits issued to various sporting and 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. 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.
 - 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.

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).

Furthermore, the use or occupation of a **Neighbourhood** 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

Management Issues, Policies, Performance Targets and Measurements

The Community Land captured within the Open Space Catchment Category for **Neighbourhood** spaces provide for the opportunity for community groups to gather for family gatherings and casual playing of games and informal sporting 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 **Neighbourhood** spaces are:

- 1) To provide a range of quality spaces to cater for the various types of family gatherings and casual playing of games and informal sporting activities.
- 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.
- 6) To provide people with safe, equitable and dignified access to open space areas 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 **Neighbourhood** spaces in line with Council's Parks Maintenance Contract.

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

Neighbourhood playspaces consider broader 'suburbs' and thus the need to provide for a more diverse range of opportunities. In such areas, people will tend to travel further to access the facility and will generally stay longer. Neighbourhood playspaces are therefore the level above the local classification and offer a wider range of opportunity for children primarily in the 4-12 age groups (juniors and seniors) but can include equipment for toddlers and specific designs for children with disabilities.

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 – NEIGHBOURHOOD

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
N1	W1	Sid Welk Reserve	CT5553/387	6611276003	6230	A272 DP10846 <u>468m²</u>	McSporran Crescent	Port Augusta West	3	Open Space Junior Playspace (Local Standard)	-	-	PACC	Site Plan and Title
			CT5553/388	6611257005	6251	A273 DP10847 <u>22950m²</u>								
			CT5553/384	6611144000	6389	A498 DP10851 <u>6558m²</u>								
			CT5552/978	6612200009	6131	A490 DP10849 <u>3727m²</u>								
			CT5798/141	6611169005	6349	A494 DP10850 <u>15230m²</u>								
N2	S1	Christopher Street Park	CT5517/640	6617154509	2580	A63 DP25093 <u>5364m²</u>	Christopher Street	Stirling North	4	Playspace Open Space	-	-	PACC	Site Plan and Title
N3	E11	Keith Jones Memorial Park	CT6204/360 CT5565/903	6614421018	147	A41 DP116669 <u>7984m²</u>	Elsie Street	Port Augusta	2	Playspace Open Space Public Facilities	-	In TRUST to permit suffer to be used at all times as a Reserve	PACC	Site Plan and Title
N4	W14	Northey Crescent Park	CT5553/551	6612206007	7166	A125 DP10574 <u>5377m²</u>	Northey Crescent	Port Augusta West	3	Playspace Open Space	-	-	PACC	Site Plan and Title
			CT5553/567	6612200000	4014	A287 DP10833 <u>1371m²</u>								
			CT5819/880	6612153507	9088	A294 DP11106 <u>2271m²</u>								
N5	E7	View Street Park & Road Reserves Median Areas	CT2498/73	6615756004	5931	A116 DP6111 <u>4998m²</u>	View Street	Port Augusta	4	Playspace Open Space Shelter Seating	-	-	PACC	Site Plan and Title
N6	E9	Williams Street Park	CT5467/392	6615230504	5284	L14 FP17809 <u>3.029ha</u>	Back Beach Moyes – Rupara Streets	Port Augusta	3	Playspace Walkway	-	Council declaration as Community Land 27/02/2017 Gazette 07/03/2017 AR17/10717	PACC	Site Plan and Title

OPEN SPACE CATCHMENT CATEGORY – NEIGHBOURHOOD

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
N7	S3	Maule Avenue Park	CT6043/554 CT6058/527 CT6058/528 CT6141/243	6616866037 6616866870 6616866934 6616867654	10068 10258 10259 10042	A103 DP81583 <u>4114m²</u> A39 DP83620 <u>2567m²</u> A107 DP83620 <u>1772m²</u> A111 DP83620 <u>6019m²</u>	Maule Avenue	Stirling North	3	Playspace Open Space Shade Structure	-	Declared as Community Land 27/4/2010	PACC	Site Plan and Title
N8	E1	Bird Lake Lookout Reserve	CT5227/915	6625027008	7567	S178 <u>15830m²</u>	Power Station Road	Port Augusta	3	Public Facilities Shelter Barbecue	-	-	PACC	Site Plan and Title
N9	-	Volunteer Park	CR6043/838			A71 DP76828 <u>2.9362ha</u>	Daniel Terrace	Port Augusta	4	Playspace Barbecue Shelter Tables Seating	-	Land under agreement for use as open space through Department of Planning, Transport and Infrastructure	DPTI	Site Plan and Title
N10	W6	Richardson Crescent (South) Park	CT6102/805	661088500*	4222	A101 DP10544 <u>1.393ha</u>	Richardson Crescent	Port Augusta West	4	Open Space	-	-	PACC	Site Plan and Title
N11	-	Westside Foreshore (opposite Boat Ramp)	CR5442/489	6610350005	6682	A335 <u>2706 m²</u>	La France Terrace	Port Augusta West	3	Open Space Gazebo Public Facilities Shelter	-	Land reserved for corporation purposes by Gazette 25/8/1977	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
Sid Welk Reserve	McSporran Crescent, Port Augusta West	Prepare Site Master Plan. Enhanced classification to include aspects of District level park (e.g. BBQ, picnic facilities, seating, shading, toilets Remove existing playspace when asset life reached and replace with new District level playspace in the main central area of the park	Works subject to budgetary and resource constraints
Christopher Street Park	Christopher Street, Stirling North	Develop minor Master Plan for the site Upgrade site to include new playspace and neighbourhood design elements.	Works subject to budgetary and resource constraints
Keith Jones Memorial Park	Elsie Street, Port Augusta	Possible relocation of Homestead to the Arid Lands – maintain remainder of Park. Minor Playspace equipment upgrade	Works subject to budgetary and resource constraints
Northey Crescent Park	Northey Crescent, Port Augusta West	Upgrade park features to enhance Neighbourhood Park standard. Remove fenced marble ring. Upgrade playspace to neighbourhood.	Works subject to budgetary and resource constraints

Common Name	Property Address	Description of Item(s)	Comments
View Street Park	View Street, Port Augusta	Establish further natural shade, assess night lighting. Develop unstructured area for playspace.	Works subject to budgetary and resource constraints
Maule Avenue Park	Maule Avenue, Stirling North	Maintain and improve landscape surrounds to make more appealing and protect from the elements Enhance natural shade.	Works subject to budgetary and resource constraints
Bird Lake Lookout	Power Station Road, Port Augusta	Proposed removal public toilets Features include sheltered picnic seating with BBQ.	Works subject to budgetary and resource constraints
Volunteer Park	Daniel Terrace, Port Augusta	Redesign and remove maze due to safety concerns	DPTI land to be leased to Council Works subject to budgetary and resource constraints
Richardson Crescent (South) Park	Richardson Crescent, Port Augusta West	Introduce benches, picnic area, shading and play equipment	Works subject to budgetary and resource constraints
Williams Street Park	Williams Street, Port Augusta	Minor upgrade of facilities and formalise linkages along the coastline – increase level of natural shade Upgrade playground to include neighbourhood design elements Proposed bollards/rock barriers for fencing and shade over play equipment	Works subject to budgetary and resource constraints
Westside Foreshore (opposite Boat Ramp)	La Frances Terrace, Port Augusta West	Upgrade to include picnic seating within rotunda, new playspace and rejuvenation of garden bed	Budget allocation 2016/2017

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	Site Inspections (hard & Soft landscape) Fertilising Program Irrigation Program Tree Maintenance Program Inspections of Contracts (Parks Maintenance Contract) Building Maintenance	Inspection Sheets and Actions Evidence of compliance with: Fertilising Program Irrigation Program Tree Maintenance Program through scheduled works and CRM requests Completion of Contractor monitoring Sheets Preventative Maintenance Program
Playground/Recreation	To provide public open space for social gatherings and play activities.	Quarterly inspections of all playground equipment to ensure it is safe and compliant. Bi-annual playground equipment replacement review	Quarterly Action Sheets CAPA Register Play ground Replacement Program and budget allocation
Infrastructure	To develop and maintain infrastructure to a safe and sustainable level to meet the community's needs Procurement Policy 1.1.09	Preparation of Asset Management Plans Weekly BBQ Cleaning Weekly Rubbish Collection Daily Toilet Cleaning Inspection of Shade Sails and shelters Lighting Inspections	Identified assets included in budget for replacement/upgrade as per Asset Management Plan Contracts monitored, reviewed and renewed in line with Council's Procurement Policy.

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
Dog Management	<p> Sid Welk Reserve – Off-Leash Christopher Street Park – On-Leash Keith Jones Memorial Park – On-Leash Northey Crescent Park – On-Leash View Street Park – On-Leash Back Beach Rupara Street to Moyes Street, Williams Street Park (Back Beach) – On-leash Maule Avenue Park – On-Leash Bird Lake Lookout – On-Leash Richardson Crescent Park (South) – On-Leash Volunteer Park – On-Leash Carpenters Landing Boat Ramp – On-Leash Westside Foreshore (LaFrance Tce) – On-Leash </p> <p>Animal Management Plans</p>	Signs erected to indicate Dog Management Control requirements for Community Land	Number of parks that have the relevant signs erected
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.

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
Asbestos Identification	To implement and maintain an Asbestos Register Asbestos Management Plan and Registers	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. Terms of Reference	Quarterly inspections on various sites and properties within Port Augusta	Committee appointed and Minutes of Meetings maintained
Climate Change	Undertake climate change risk management processes in line with the recommendations from the Climate Change Adaptation Report	Prepare a schedule for actioning the recommendations within the report	Number of projects completed.
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.