

2021

Community Land Management Plan - REGIONAL



Port Augusta

CITY COUNCIL

Introduction

Management Plan for REGIONAL 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 Regional 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
- By-Law #8 - Australian Arid Lands Botanic Garden

Open Space Catchment Category Description

A Regional open space considers the community and potentially areas where people will travel between 30 and 90 minutes (in SA) to visit. A Regional space assumes areas where the following elements will apply:

- Cultural: Areas that have a unique historical or cultural significance
- Conservation/Environmental: Foreshore, Beaches and areas of natural significance
- Venues and Arenas: Areas of open space for specific events (sporting or other) that attract local and regional tourism

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

Management Objective Strategies

What are the Permitted Uses in this Management Plan?

Permitted Use:

This Management Plan for **Regional** spaces provides for a range of quality, leisure, recreation and sporting 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 playing of organised and informal sporting games and the construction of facilities to cater for these activities.
- 2) 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) The conservation, protection and enhancement of areas of natural significance for future use and enjoyment by the community.
- 6) The provision of public facilities.
- 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 Regional spaces:

The granting of a Lease, Licence or Permit formalises the use of **Regional** 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 **Regional** 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 groups and individuals 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:
 - Casual playing of games or informal sporting activities.
 - The playing of a musical instrument or singing, for fee or reward.
 - A public performance (that is theatrical, musical or other entertainment for the amusement of the public).
 - Engaging in a trade or business.
 - Commercial photographic sessions.
 - Picnics and private celebrations such as weddings and family gatherings.
 - Filming for cinema or television.
 - Amusement/Sideshow activities and events.
 - Access requirements for special circumstances.
 - Artists and cultural events for the enjoyment of the community.

Furthermore, the use or occupation of a **Regional** 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
- 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 **Regional** spaces provide important focal points for community identity, social interaction and culture. Good design and maintenance of these spaces also provide an appealing image of the City.

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

- 1) To provide a range of quality leisure and recreational services and programs which contribute to the well-being of the local community.
- 2) To promote and facilitate community involvement in the planning, development and management of leisure and recreational opportunities.
- 3) To minimise the environmental impacts associated with sporting and open spaces through water re-use management.
- 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 **Regional** spaces in line with Council's Parks/Oval Maintenance Contract

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

Regional playspaces are similar to the District classification but with additional components that would attract both local and statewide visitors. This may be in the form of an adventure playground, water park, or unique aspect such as additional space for larger community events such as carnivals and concerts.

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 - REGIONAL

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
R1 BC17	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 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. Adopted Council 19/12/2016 AR16/52671 Government Gazette 09/02/2017 AR17/8430	CROWN	Site Plan and Title
R2 BC16	W26	Australian Arid Lands Botanic Garden	CT5435/337 CT4401/598	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 Adopted Council 19/12/2016 AR16/52671 Government Gazette 09/02/2017 AR17/8430	PACC	Site Plan and Title

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R3	E19	Eastside Foreshore	CR6017/643 CR5944/958	6610114758	3265	L1 DP77239 6338m²	Wharflands Esplanade	Port Augusta	1	Open Space Playspace Public Facilities Service Facilities		Dedicated for Reserve for Parkland, Recreation and Car Parking and Road purposes pursuant to the Crown Lands Act 1929 by Gazette 23/4/2009 and 3/12/2009	CROWN	Site Plans and Titles		
			CR6017/646 CR6003/913			L4 DP77239 6835m²										
			CR6017/645 CR5944/958			L3 DP77239 7236m²										
			CR5992/312	6610114504	9409	L303 & 402 DP66419 3.65ha				Waves Skatepark Public Facilities						
			CT6105/285 CT5909/772	6610114707	3042	L318 DP186020 887m²									Council declared as Community Land 27/4/2010 Adopted Council 19/12/2016 AR16/52671 Government Gazette 09/02/2017 AR17/8430	PACC
			CT6196/245 CT5471/266 CT4232/562 CT5462/761	6610132112 6610132200	9108 9109	L20 L14 L13 & L14 8898m²									Council declared as Community Land 27/02/2017 Adopted Council 27/02/2017 AR17/8908 Government Gazette 07/03/2017 AR17/10717	PACC

TABLE B

Plans for Proposed Developments or Changes to Community Land

Common Name	Property Address	Description of Item(s)	Comments
Central Oval Precinct	Augusta Terrace, Port Augusta	New toilet facility Storage facility Landscaping and Retaining Walls Continuing of power reticulation to underground water storage tanks Media/Time Keepers Room Scoreboard Seating and Rubbish Bins Upgrade to Hancock Stadium Future enhancement of Arboretum Parkland	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 Port Augusta Tennis Association Central Augusta Football Club Port Augusta Colts League
Australian Arid Lands Botanic Garden	Stuart Highway, Port Augusta West	Upgrade works in line with Master Plan	Works subject to budgetary constraints
Eastside Foreshore	Wharflands Esplanade, Port Augusta	Construction of Wharf Café on allocated allotment Landscaping works with rejuvenation of garden beds and irrigation	Attract developer for the project Works subject to budgetary and resource constraints

TABLE C

Performance Targets and Measures in Managing Community Land

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
Landscape Character	<p>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> <p>Australian Arid Lands Botanic Garden – Environmental Protection Policy 2.11.02 (Internal Policy)</p> <p>Australian Arid Lands Botanic Garden – Living Collections Policy 2.11.03 (Internal Policy)</p>	<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>AALBG displays maintained to a high standard</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>Plant displays healthy and irrigation monitored</p>
Playground/Recreation Facilities	To provide a public recreation facility to the community.	<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 CAPA Register</p> <p>Playground Replacement Program and budget allocation Asset Management Plans</p>

TABLE C

Management Issues	Objectives and Policies	Performance Targets	Performance Measures
<p>Infrastructure</p>	<p>To develop and maintain infrastructure to a safe and sustainable level to meet the communities 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>
<p>Dog Management</p>	<p>Central Oval - Dogs prohibited to ensure safety of the community while undertaking sporting activities.</p> <p>Eastside Foreshore – On-Leash</p> <p>AALBG – On-Leash in Dog Area only Refer to signage on site</p> <p>Animal Management Plan</p>	<p>Signs erected to indicate Dog Management Control requirements for Community Land</p>	<p>Eastside Foreshore - Doggie 'do' bags available in dispensers onsite</p> <p>Contract for cleaning of Foreshore Area to include refilling of Doggie 'do' dispensers.</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 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</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> <p>Terms of Reference</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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