

Alexandrina Council



Community Land Management Plan

2023-2028



Chapter 1: Reserves



Chapter 1: Reserves

• *Undeveloped Reserves* • *Developed Reserves*

Land Identification

Reserves are identified as either:

- Undeveloped Reserves; or
- Developed Reserves

The Reserves are specifically identified in a schedule under each heading in this Plan.

Reason why a Management Plan is required

A Management Plan is required for Reserves to protect the community's interests to access the reserves, or derive an adequate benefit from an alternative utilisation of the reserve.

The granting of a tenure agreement for community activity on Community Land is conditional on the activity being consistent with the objectives of this Management Plan.

Proposals for the management of the Land

- To provide and maintain reserves that are safe, sustainable and useful.
- Provide for maintenance, renewal and upgrade of assets including (but not limited to) buildings, car parking, drainage, lighting, footpaths, furniture and landscaping.
- Recognise Reserves that hold specific historical, environmental, cultural and/or Native Title interests through annexed documentation which provide operational management practices for the Land.
- Support any business purpose that the Council has assessed as being consistent with the purpose for which the Land is held; and
- Grant an agreement (eg. Lease or Licence) where the Council is satisfied that the granting of an agreement will deliver a sporting, cultural, environmental, social or economic benefit for the Community.

UNDEVELOPED RESERVES

Overview

An 'Undeveloped Reserve' is defined as either a Level C or D maintenance profile reserve (in accordance with Alexandrina's Open Space classifications in Annexure B) or any other undeveloped reserve that has not been considerably modified for community benefit. The Land usually contains vegetation that may be deemed significant. There may be minor upgrades (eg. walking trails or parking bays to guide public access points through reserves), however majority of the land remains undeveloped. Awareness of cultural importance must be exercised in these areas. Usually fire prevention activities are undertaken on this Land to mitigate fire risk.

Council recognises that Undeveloped Reserves may have significance for Indigenous communities due to their relationship with the natural environment.

Purpose for which the Land is held

Reserves often consist of undisturbed or no vegetation with a mix of tree ages, native grasses, shrubs and a range of habitats for native fauna or can be bare ground. Some exist to preserve remnant native vegetation that is representative of the historical vegetation structure within the area and to provide opportunities for revegetation and rehabilitation of Land or are bare ground that aren't actively used or maintained for community benefit. Leases and licences may be granted where the permitted use thereunder is consistent with the objectives for this land.

Activities that are permitted on the Land may include social, community, education, recreational and cultural pursuits. Improvements to the reserve such as amenities, path networks, paving, irrigated and non-irrigated turfed areas, are maintained to an agreed standard under the Alexandrina Parks and Gardens Work Specifications and Open Space Maintenance Levels.

Objectives

- To provide sanctuary for native fauna and flora and preserve the natural heritage of the area
- To provide opportunities for residents and visitors to enjoy and appreciate the land, including by engaging in recreational activities on the land as considered appropriate by the Council.
- To encourage and support the activities of local community conservation groups, project partners, Government and non-Government agencies that will progress conservation outcomes of vegetated Reserve
- grant tenure agreements in respect of the land for:
 - uses which protect and enhance the environmental values of the land; or
 - provide management solutions for the land (eg. maintenance and/or fire mitigation strategies); or
 - promoting or enabling recreational uses of the land that the Council considers appropriate; or
 - a use considered by the Council to be of community and/or commercial benefit.
- To pursue heritage agreements pursuant to the Native Vegetation Act 1991 where this will promote long-term conservation of biodiversity values.
- To assist in stormwater management, flood and fire mitigation.

PERFORMANCE TARGETS AND MEASURES

Performance Targets	Performance Measure
Ensure appropriately managed Reserves that facilitates optimal shared use by the community	Leases and Licences are granted where deemed appropriate and in accordance with applicable legislation and Council's Lease and Licence Policy. Periodic inspection of all open spaces and facilities are undertaken to assess and ensure that they are suitably accessible by the community. Permission issued (for example, under a By-law), as appropriate to support suitable recreational, social or cultural activities. Public consultation has been undertaken as applicable and in accordance with the Council's Public Consultation Policy. Activities should to the extent that is practicable and desirable be compatible with any zoning or planning requirements.
Provide safe and appropriately designed and maintained Land	Routine asset maintenance and renewal undertaken in accordance with work schedules and the Council Asset Management Plans. Periodic inspection of the Land to be conducted with any obvious safety concerns being addressed as a matter of priority and as soon as practical. Any reported accidents or service requests will be investigated by Council and responded to in accordance with Council's customer service standards and work flow priorities. Signage is erected and maintained where appropriate, to provide guidance to the public regarding appropriate uses of the Land. Any new improvements are assessed by Council to be sympathetic/complementary to the surrounding environment.
Ensure uses and activities on the land align with the Crown Land dedication purpose.	The land parcel is managed consistent with the Crown Land dedication purpose (where a dedication purpose exists) or, Crown Land has approved an alternative use.

Performance Targets	Performance Measure
Ensure the Land is accessible and that accessibility is inclusive	Access to facilities on the Land will occur in accordance with the Council Disability Access and Inclusion Plan, the Building Code and other applicable legislation.
Protect areas of Cultural significance	Appropriate engagement with First Nations /Traditional Custodians will occur and Cultural Heritage Surveys undertaken.
Bushfire risks are considered while maintaining biodiversity values	Mitigation programs include the control of overgrown vegetation and fuel reduction on public transport corridors, either directly by Council or through management agreements with interested stakeholders.
To ensure remnant Native Vegetation is preserved and/or rehabilitated	Routine conservation inspections and documented evidence. Recreational activities and events do not result in a loss of biodiversity values.

DEVELOPED RESERVES

Overview

A 'Developed Reserve' is defined as a Level A or B maintenance profile reserve (in accordance with Alexandrina's Open Space classifications in Annexure B) and/or where appearance and infrastructure has been considerably modified and developed for the enjoyment or benefit of the community. These Reserves generally contain community amenities including but not limited to play equipment, car parks, seating, toilets, landscaped areas, paths, walkways, bike tracks, interpretive signage, plaques, public artwork, monuments and dedicated memorials.

Council recognises that Developed Reserves may hold significance for Indigenous communities due to their relationship with the natural environment.

Purpose for which the Land is held

To provide locations for community or commercial uses for both passive and active recreation and other activities and, provide a visually aesthetic and appealing area for community benefit. Leases and licences may be granted where the permitted use thereunder is consistent with the objectives for this land.

Activities that are permitted on the Land may include social, community, education and cultural pursuits. Improvements to the reserve such as amenities, path networks, paving, irrigated and non-irrigated turfed areas, are maintained to an agreed standard under the Alexandrina Parks and Gardens Work Specifications and Open Space Maintenance Levels.

Objectives

- To provide public open space to community across the area of Alexandrina
- To provide public toilets, picnic areas, playgrounds, car parks, play spaces and equipment that meet Australian Standards
- To provide opportunities for a wide range of formal and informal recreation activities, including passive activities and unstructured sport
- grant tenure agreements in respect of the land for:
 - uses which protect and enhance the environmental values of the land; or
 - provide management solutions for the land (eg. maintenance and/or fire mitigation strategies); or
 - promoting or enabling recreational uses of the land that the Council considers appropriate; or
 - a use considered by the Council to be of community and/or commercial benefit.
- To provide locations for Sustainable Resource management and storage (eg. Council's Community Wastewater Management ponds)
- provide appropriate spaces for the exercising of dogs in accordance with legislation and Council By Laws
- To support use of open space for short term activities, events and social gatherings.

PERFORMANCE TARGETS AND MEASURES

Performance Target	Performance Measures
Ensure appropriately managed open space that facilitates optimal shared use by the community	Leases and Licences are granted to third parties where deemed appropriate and in accordance with applicable legislation and Council's Lease and Licence Policy. Periodic inspection of all open spaces and facilities are undertaken in accordance with the Councils asset management practices to assess and ensure that they are suitably accessible by the community. Permissions issued, including under a Council By-law, as appropriate to support suitable recreational, social or cultural activities. Public consultation has been undertaken as applicable and in accordance with Council's Public Consultation Policy. Activities should be compatible with any zoning or planning requirements.
Provide safe and appropriately designed and maintained Land	Routine asset maintenance and renewal undertaken in accordance with work schedules and the Council Asset Management Plans. Periodic inspection of the Land to be conducted in accordance with the Councils asset management practices with any obvious safety concerns being addressed as a matter of priority and as soon as practical. Any reported accidents or service requests will be investigated by Council and responded to in accordance with Council's customer service standards and work flow priorities. Signage is erected and maintained where appropriate, to provide guidance to the public regarding appropriate uses of the Land. Any new improvements are assessed by Council to be sympathetic/complementary to the surrounding environment.

Performance Target	Performance Measures
Improvements that are fit for purpose	Any new infrastructure that is installed on the Land complies with applicable Australian Standards and is compatible with any zoning or planning requirements Periodic inspection of all open spaces and facilities are undertaken in accordance with Councils asset management practices to assess and ensure fitness for purpose.
Ensure uses and activities on the land align with the Crown Land dedication purpose.	The land parcel is managed consistent with the Crown Land dedication purpose (where a dedication purpose exists) or, Crown Land has approved an alternative use.
Ensure the Land is accessible and that accessibility is inclusive	In accordance with Disability Access and Inclusion Plan (DAIP), Disability Inclusion Act 2018 , the Building Code and other applicable legislation.
Protect areas of Cultural significance	Appropriate engagement with First Nations /Traditional Custodians will occur when and Cultural Heritage Surveys undertaken.
Bushfire risks are managed while maintaining biodiversity values	Mitigation programs include the control of overgrown vegetation and fuel reduction on public transport corridors either directly by Council, or through management agreements with interested stakeholders.
To ensure remnant Native Vegetation is preserved and/or rehabilitated	Routine conservation inspections are undertaken periodically with the outcomes documented. Recreational activities and events do not result in a loss of biodiversity values.

EMERGENCY SERVICES

Overview

Emergency Services Facilities are designated operational bases for Agencies such as the Country Fire Services, Surf Life Saving Australia and South Australian Ambulance Services. Emergency Services are vital for the protection of residents, visitors and property in the Alexandrina region. It is envisioned that Emergency Services have suitable locations for their operational activities and services.

Purpose for which the Land is held

To provide Land suitable for development by Agencies to assist and protect the local community. Leases and licences may be granted where desirable to achieve the objectives for the land.

Objectives

To support the activities of emergency services by providing suitable locations for their operational bases through the region

PERFORMANCE TARGETS AND MEASURES

Performance Target	Performance Measures
Support critical Emergency Services	Provide access to facilities and infrastructure that assist in improving service delivery.
Provide available land for Emergency Services	Leases are current and in accordance with applicable legislation and Council's Lease and Licence Policy. Signage is erected and maintained where appropriate. New improvements are assessed to be sympathetic/complementary to the surrounding environment. Access remains clear and unrestricted.
Protect areas of Cultural significance	Engagement with First Nations /Traditional Custodians will occur and Cultural Heritage Surveys undertaken.
Ensure uses and activities on the land align with the Crown Land dedication purpose	The land parcel is managed consistent with the Crown Land dedication purpose (where a dedication purpose exists) or, Crown Land has approved an alternative use

Chapter 3: Business Services



Chapter 3: Business Services

• Commercial Property • Marinas • Holiday Parks and Camping Grounds

Land Identification

Business Services are categorised as:

- Commercial Property;
- Marinas; or
- Holiday Parks and Camping Grounds.

Business Services are specifically identified in a schedule under the relevant heading in this Plan.

Reason why a Management Plan is required

A Management Plan is required for Business Services to protect the communities' interests, to derive adequate community benefit and/or appropriate financial return in circumstances where general public access is excluded.

The granting of a tenure agreement for a commercial activity on Community Land is conditional on the activity being consistent with the objectives of this Management Plan.

Proposals for the management of the Land

- Derive an appropriate return (whether financial or community) from the business activities for reinvestment in the community;
- To formalise commercial uses of the Land;
- Recognise Business Services that hold specific historical, environmental, cultural and/or Native Title interests through annexed documentation which provide operational management practices for the Land; and
- Grant an agreement (eg. Lease or Licence) where the Council is satisfied that the grant of an agreement will deliver a sporting, environmental, cultural, social or economic benefit for the Community.

COMMERCIAL PROPERTY

Overview

Commercial Property is Land or buildings intended to be operated for retail or service delivery. These may include restaurants, café's, business development and tourism operations.

Purpose for which the Land is held

To generate an economic and/or commercial return through rental income or site development. Leases and licences may be granted where their operation will assist to achieve the objectives for the land.

Objectives

- To generate revenue and investment that supports the sustainability of Council's assets, services and functions
- To contribute to the economic vitality and prosperity of the Council

PERFORMANCE TARGETS AND MEASURES

Performance Target	Performance Measures
Ensure appropriately managed Land and buildings	Leases and Licences are granted to third parties where deemed appropriate and in accordance with applicable legislation and Council's Lease and Licence Policy. Periodic inspections to be conducted in accordance with the Councils asset management practices with any obvious safety concerns being addressed as a matter of priority and in line with any Lease/Licence obligations. Permissions issued, as appropriate to support commercial activities. Public consultation has been undertaken as applicable and in accordance with Council's Public Consultation Policy. Activities should be compatible with any zoning or planning requirements.
Provide safe, appropriately designed and maintained Land	Routine asset maintenance and renewal undertaken in accordance with any obligations under a Tenure Agreement. Any reported accidents or service requests will be investigated by Council and responded to in accordance with Council's

Performance Target	Performance Measures
	customer service standards and work flow priorities. Signage is erected and maintained where appropriate. New improvements are assessed to be sympathetic/complementary to the surrounding environment.
Improvements that are fit for purpose	Any new infrastructure that is installed on the Land complies with applicable Australian Standards. Periodic inspections are undertaken to assess and ensure fitness for purpose.
Ensure uses and activities on the land align with the Crown Land dedication purpose.	The land parcel is managed consistent with the Crown Land dedication purpose (where a dedication purpose exists) or, Crown Land has approved an alternative use.
Commercial properties contribute to long term economic development and tourism strategies	Tenure Agreements are negotiated to optimise trading availability, business diversity and service models.
Ensure Commercial Properties generate optimal economic returns to Council	Independent Market Rental Valuations are undertaken by licensed Valuers.
Ensure the Land is accessible and that accessibility is inclusive	In accordance with Disability Access and Inclusion Plan (DAIP), <i>Disability Inclusion Act 2018</i> , the Building Code of Australia and any other relevant legislation.
Protect areas of Cultural significance	Engagement with First Nations /Traditional Custodians will occur and Cultural Heritage Surveys undertaken.

Schedule of Land – Commercial Properties

Land identified as “Commercial Property” that are subject to this Management Plan are outlined below.

Annexure A – Multi Use Land: Some areas of Council’s Community Land have a wide range of infrastructure or activities occurring on the same parcel of land. These sites do not fit exclusively into any one of the categories of Community Land because of the diverse uses on the site. These parcels of Land have been identified as “Multi-Use” with them being identified in Annexure A of this plan with maps delineating which part of the land parcel sits under which category.

The tenure of this Land and details of any trusts, reservations, dedications or other restrictions can be found in the separate Community Land Register found on Council’s website.

Title Reference	Address
CT 5413/824	249 Boettcher Road, Middleton
CT 5413/625	249 Boettcher Road, Middleton