

Alexandrina Council



Strategic Land Program

Information Pack

**Lot 9 Rankine Street,
Strathalbyn**



1. Introduction

Alexandrina Council (**Council**) recognises the benefits of considering alternative revenue streams to meet community demand for improved services, assets and infrastructure without additional costs to the community.

Council is committed to identifying operational cost savings and alternative revenue sources that build Council's financial capacity to invest in core activities and projects of community benefit.

The potential disposal of 'underutilised' or 'surplus' land parcels or road reserves, provides an income stream for reinvestment in acquisitions, upgrades, infrastructure, improvements and projects identified as a community priority.

Council's 'Strategic Land Program' (**Program**) was launched in March 2023. The Program provides opportunity for Council Members to assess and determine, on a case-by-case basis, and on its own merits, whether particular land parcels or road reserves should be considered for acquisition or disposal, in order to provide an alternative community benefit.

To support the decision-making process, the Program requires an assessment of each land parcel or road reserve. The assessment process is supported by the 'Strategic Land Program Information Pack' (**Pack**).

This Pack provides Council Members, the applicable Minister/s, Governing bodies and the broader community with the information required to consider the proposal. The information in the Pack is guided by the criteria within Council's;

- Acquisition and Disposal of Land Policy; or
- Acquisition and Disposal of Road Policy

The Policies aim to;

- Provide community benefits that outweigh the disadvantages.
- Resolve land and road anomalies that provide community benefit.
- Ensure adequate, accessible and useable public space is retained or created and managed appropriately within townships and rural areas; and
- Manage the acquisition or disposal of land or road in a consistent and transparent manner.

1. Program Type

Tick	Type	Description
	Strategic	Land or road deliberately identified as providing operational cost savings or providing community benefits that outweigh the disadvantages through the potential disposal or acquisition
✓	Domestic	Land or Road identified as containing outstanding anomalies which affect a small portion of the community but which may result in long-term community benefit for all parties.
	Anomaly	An outstanding Council property matter that needs to be resolved (tidied up) and which requires Council consent.

2. The Property



Common Name	Rotary Park Strathalbyn
Common Address	Lot 9 Rankine Street Strathalbyn (portion of)
Property Number	A13124
FP / Lot	Filed Plan 10659 Allotment 9
Certificate of Title	Volume 6218 Folio 62 (Annexure A)

Owner	Alexandrina Council
Total affected area	440 m ²
Zoning	Open Space
Current Use	Storage and workshop by private property owner
Utilisation	Private use of public land
Site Improvements	Private infrastructure (sheds under Permit with Council)
Value of Improvements	Unknown
Easements	Nil
Subdivision potential	There is no subdivision potential. The land would be merged with three (3) separate parcels of adjoining land, which are all owned by the same entity.

3. The Proposal

The Council is proposing the sale by merger with adjoining land of approximately 440 square metres of the subject land.

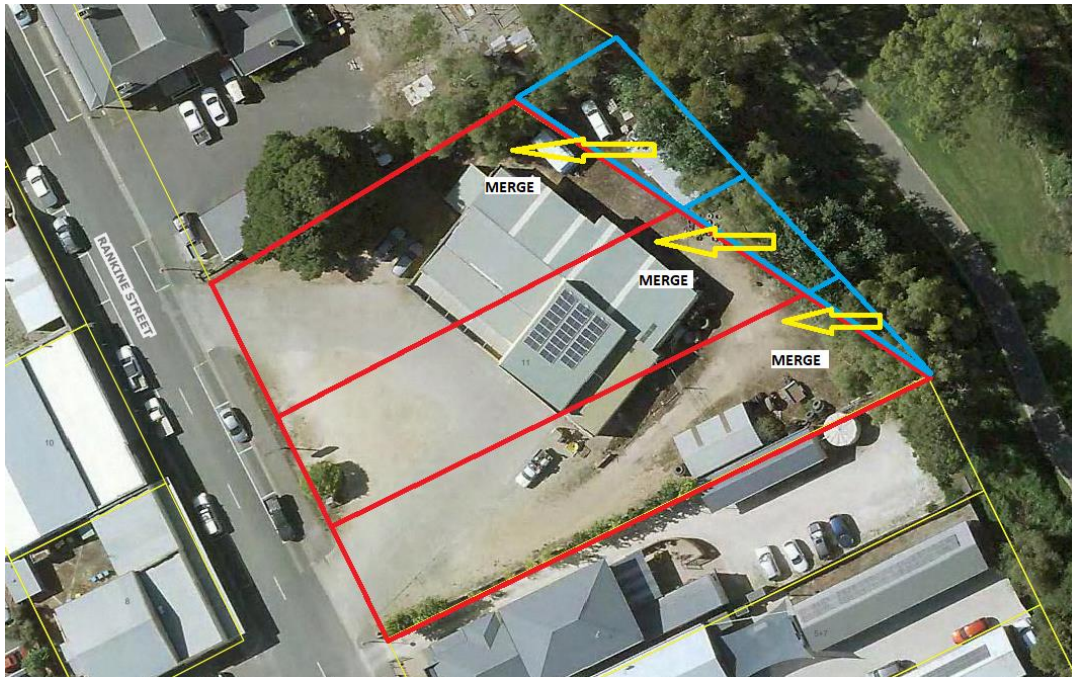
The land forms part of the Rotary Park reserve. The area of land the subject of this report is located on the top of a steep slope, which is inaccessible by the public and is not maintained or considered to form part of the formed reserve.

This portion of the reserve has been occupied by one (1) adjoining land owner by annual permit from Council for approximately 30 years.

As the subject land provides no benefit to the community or Council it is proposed to sell it by merger with the adjoining land. As it is community land, this classification must be revoked as the first step in a disposal process.

Should Council proceed with the proposal to consider disposal of a portion of Lot 9 Rankine Street Strathalbyn, the intention is to retain the remainder of the land as public parkland. The proposed area of reserve for sale is 440m² of the 9338m² land parcel. The portion to be sold comprises of approximately 4.5% of the total reserve area, with the remainder of the parklands to be retained as open space (reserve) should the sale occur.

An overview of the proposed merger of the land is provided below:



4.1 Summary of the reasons for the proposal

The subject land has been alienated from the park for 30 years and is not of value to the community, being at the top of a steep embankment at the rear of light industrial premises. The disposal of the subject area by direct sale, will result in a more logical and manageable boundary to the park. The revocation of the subject land will enable sale and residential development to occur.

4.2 Statement of any dedication, reservation or trust

The land is not subject to any dedication, reservation or trust. The Council is the long-term owner of the property. The Certificate of Title held in fee simple by the Alexandrina Council is as follows:

Allotment 9 Filed Plan F10659 in Certificate of Title Volume 6218 Folio 62.

4.3 Statement of whether revocation of the classification is proposed with a view to sale or disposal

The Council is proposing to dispose of the land by merger into the adjacent private property owners land. In accordance with Council's Acquisition and Disposal of Land Policy, two (2) independent market valuations will be obtained to determine the square metre value of the land proposed for disposal.

4.4 Details of any government assistance given, if it is proposed to sell

There was no government assistance provided to the Council at the time it originally acquired the land.

4.5 Statement of how the Council proposes to use the proceeds if it is proposed to sell

Any surplus funds are applied to repaying borrowings. Proceeds from the sale of the land will reduce borrowings and provide capacity for Council to reinvest the revenue in alternative project initiatives.

4.6 Assessment of how implementation of the proposal would affect the area and local community

The proposal would have no effect on the local community. The subject area is on top of a steep embankment which physically separates it from the remainder of the park along the Angas River. It has been rented to the same adjoining owner for 30 years and it would be logical for it to be merged with their land.

4.7 Ownership

Alexandrina Council is the owner of the land, and therefore there are no requirements made as a condition of approving the proposed revocation.

4.8 Capacity to dispose

Until 1949 the land was legally a public road, although it was never developed or used as such. In that year the road was formally closed and the then Corporation of the Town of Strathalbyn was issued with an unencumbered title to the land. This means that there are no impediments to Council disposing of the land once community land classification is revoked.

4.9 Potential Alternative Uses

No other potential uses have been identified. The location of the land limits Council's capacity to activate it for community benefit in any form.

4. Policy Criteria Assessment

This proposal aligns with the following Policies (Annexure C)

- Acquisition and Disposal of Land Policy
- Public Consultation Policy
- Local Government Guidance Paper - Revocation of Community Land Classification
- 2023 – 2028 Community Land Management Plan

Acquisition and Disposal of Land - Criteria

Criteria – Social / Environmental	Considerations
Any alternative future use of the land that may have priority social benefits	Nil identified
The usefulness of the land	Practically wise, the land is only useful to the adjoining owner
The original intention for the use of the land	Parkland
Cultural / historical significance of the land	Nil identified

Any impact the disposal of the Land may have on the community	Nil identified. The land is not currently accessible to the public, nor suitable to reclaim as an open public space.
Ecological values of the land, including future re-wilding / revegetation opportunities	Nil
Any known contamination of the land	None known, but if any contamination exists, it will be as a result of the occupation for the past 30 years who the land is proposed to be sold to.
The results of any community consultation processes	To be determined in future report to Council.
Any values related to the <i>Aboriginal Heritage Act 1988</i> that have been identified on the land	Nil identified. Native Title does not exist over this land parcel.
The need to retain the Land for future operational or community benefit or, any duplication of the service provided on or at the Land	No future requirement for the land identified at this stage, with the remainder of the land parcel proposed to be retained long term as open public parkland (subject to Open Space Review in 2024)
Criteria - Financial / legislative	
The estimated net proceeds if the land is disposed of	\$60,000
The opportunity to promote local economic growth and development	Providing the permit holder with certainty of tenure provides ancillary support to economic growth
Any trust or encumbrance that may act as a barrier to the disposal of the land	Nil
The current market value of the land	To be determined by two (2) Independent Market Valuations

How the net revenue from disposal may be used for the benefit of the community	Any surplus funds are applied to repaying borrowings. Proceeds from the sale of the land will reduce borrowings and provide capacity for Council to reinvest the revenue in alternative project initiatives.
The annual cost of maintenance	Not maintained by Council
Any Government or other contribution to the acquisition of the land	Nil
Any other relevant guidelines and policies of the Council including the Council's Community Land Management Plan (CLMP).	Revocation of the Community Land Status is required in order to further a proposal to dispose of a portion of the land
The positive or negative impacts the disposal of the Land may have on Council operations	No effect on current Council operations
The long-term plans and strategic direction of the Council	Subject to future Open Space Audit which can be applied to the remaining portion of the reserve as applicable
Compliance with statutory and other obligations	As required

5. Community Land

All local government land (except roads) owned by a council or under a council's care, control and management is classified as community land unless excluded by determination.

Section 194 (2) (b) of the Local Government Act requires the Council to consult with the community on any proposal to revoke the classification of community land in accordance with Council's public consultation policy.

This land parcel is classified as Community Land. Alexandrina Council is the instigator for this request to revoke the classification of community land over a portion of the land parcel, pursuant to Section 194 of the Act for the purposes of sale by amalgamation into three (3) adjoining and privately owned land parcels.

Community Land Status			
	NO	N/A	Proceed to Schedule 7

✓	YES	The land is classified in the Community Land Management Plan as 'Developed Reserve'	See below
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This land parcel is identified in Council's 2023 – 2028 Community Land Management Plan (CLMP) as Developed Reserve which received significant maintenance as a high profile reserve, however the portion of the reserve to which this Information Pack applies is not managed as part of the greater reserve due to its confinement within fenced private land.

The remainder of the Reserve is not affected by this proposed disposal and will continue to be managed in accordance with the purpose, objectives, performance targets and performance measures CLMP.

Council is responsible and accountable to the community in its decision making process. Council seeks to ensure the community are involved in this process and provided with the appropriate opportunity to make submissions on this matter, which Council will consider.

Although the proposal is to revoke the community land classification over a portion of the reserve only, the same process and principals of the Local Government Act 1999 are to be administered, as if the proposal was to revoke the community land classification over the entire land parcel.

The legislative processes for revoking a classification of community land is provided within Section 194 of the Local Government Act 1999. Section 194(2) of the Act requires the Council to consider a report on the proposal.

In order to revoke the classification of community land, Section 194 (2) of the Act requires the Council to prepare and make publicly available, a report on the proposal addressing the following points:

- Summary of the reasons for the proposal;
- Statement of any dedication, reservation or trust to which the land is subject;
- Statement of whether revocation of the classification is proposed with a view to sale or disposal;
- Details of any government assistance given to acquire the land if it is proposed to sell the land;
- Statement of how the Council proposes to use the proceeds if it is proposed to sell the land;
- Assessment of how implementation of the proposal would affect the area and local community; and
- Land ownership issues. if the council is not the owner of the land—a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification.

This Information Pack has been prepared for that purpose.

Before the council can resolve to exclude land or a portion of land from classification as community land, it must follow the relevant steps set out in its public consultation policy. After complying with the above, the council;

- must submit the proposal with a report on all submissions made on it as part of the public consultation process to the Minister; and

- if the Minister approves the proposal—may make a resolution revoking the classification of the land as community land.
- The Minister must consult with the relevant council before a regulation is made under subsection (1) in relation to a specific piece of land.

Councils Community Engagement Plan is provided within this Information Pack.

Statement of whether revocation of the classification is proposed with a view to sale or disposal

As the land parcel is classified as community land, Council is now proposing to revoke the portion of the land defined within this Report from the classification of community land pursuant to Section 194 of the Act for the purposes of sale.

The Council is proposing to sell the subject portion of the reserve by direct disposal. The proposal is in accordance with the Acquisition and Disposal of Land Policy, being disposal by merger with adjoining land, where the size and shape of the Council land precludes any development potential on its own.

Community Land revocation is required in order to proceed with the sale of the subject portion of the land parcels at Lot 9 Rankine Street, Strathalbyn to the adjoining owner.

6. Proposed Sale Method

Purchase Status	
Original Site Value	Unknown
Current Site Valuation	Approximately \$68,000 for subject portion of land parcel
Proposed Sale Method	Direct – the current permit holder is the only adjoining owner and the subject land would have no legal access or development potential on its own
Proposed Sale Value	2 x Market valuations (to determine the square metre of the land with which it will be merged multiplied by the area to be sold in square metres).
Proposed consultancies	Independent Valuer services x 2 assessments as per Acquisition and Disposal of Land Policy position. A surveyor will be required to prepare a plan of division. A conveyancer will be required for certification.

7. Financial implications

8.1 Cost of process

This information is put forward as preliminary advice only.

Descriptor of process	Cost (ex GST)	Recovery (ex GST)
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Administration	\$1,000	-
Lodgement	\$180	\$180
Boundary Realignment / Survey Costs	\$2,000	\$2,000
Statement of Requirements	\$204	\$204
Development Consent	\$255	-
Public Notifications	\$1,200	-
Independent Valuer	\$2,000 (x 2)	\$4,000
Legal Advice	Not expected	-
Application to Minister	\$300	-
Sale of land	-	>\$68,000
Conveyancing & Statutory Fees	\$3,500	\$3,500
Sub - total	- \$12,639	\$77,884
Total Revenue		>\$65,245

8.2 Financial Risk

The financial implication is considered low, as the sale of the land will provide a return to Council consistent with the lands value and current usage.

8.3 Long Term Financial Plan

Council's key financial indicator performance targets assist in ensuring the long-term financial sustainability of the Council. Council, on adoption of the 2023/24 budget, projected an operating deficit of \$271,000 and operating deficit ratio of 0% and a Net Financial Liabilities ratio of 75%.

8.4 Annual Business Plan and Budget

The ancillary costs of progressing this proposal are estimated at approximately \$12,600 (ex GST). There will be some costs during the consultation phase that will not be recoverable, however if Council proceeds to sell the land to the permit holder, all costs other than Council's conveyancing costs will be recoverable significantly reducing the \$12,600 initial cost to Council to undertake the process.

Council's key financial indicator performance targets assist in ensuring the long-term financial sustainability of the Council. Council, on adoption of the 2023/24 budget, projected an operating deficit of \$271,000 and operating deficit ratio of 0% and a Net Financial Liabilities ratio of 75%.

The disposal of a portion of a land asset for \$68,000 is based on an estimation of the current market value. The return for the property following the two (2) independent valuation assessments could be lower or higher.

In accordance with financing the Long Term Financial Plan, any surplus funds are applied to repaying borrowings. Proceeds from the sale of the land will reduce borrowings and provide capacity for Council to reinvest the revenue in alternative project initiatives.

There is no impact on depreciation cost as land assets generally do not depreciate in value.

The total of Infrastructure, Property, Plant & Equipment assets is a projected \$546.3million. The disposal of a land asset valued at \$68,000, has minor impact on the total value of Council assets.

8.5 Revenue Strategy

Council will consider its property portfolio to optimise both Council objectives and property rental yields.

8. Relevant Legislation

Land

LAND		
	LGA 1999	S190 Acquisition of Land
	LGA 1999	S192 Assumption of care, control, management of land
✓	LGA 1999	S193 Classification
✓	LGA1999	S194 Revocation classification of land as community land
✓	LGA 1999	S195 Effect of revocation of classification
	LGA 1999	S196 Management Plans
	LGA 1999	S197 Public consultation on proposed management plan
✓	LGA 1999	S201 Sale or disposal of local government land
	Crown Land Management Act 2009	Land under Council care and control
✓	Real Property Act 1886	Council owned land

9. A2040 Alignment

Not applicable

10. Village Conversations

Not applicable

11. Open Space Audit 2024

Not applicable

12. Unsolicited Proposal Policy

Not applicable

13. Indicative timeframe

The following table presents an indicative timeframe for this process.

Indicative Timeline			
20 Mar 2023	Council Report	In-principal support to prepare an Information Pack	Confidential
16 October 2023	Council Report	Information Pack & decision to progress or otherwise	Confidential
9 Nov 2023	Community Engagement commences		Public
1 Dec 2023	Community Engagement closes		Public
21 Dec 2023	Council Report	Public consultation submissions tabled. Decision to progress to Minister or otherwise.	Public
Jan 2024	Submit proposal to Minister	for community land classification revocation approval	Operational
Mar – May 2024	Report back to Council with decision of Minister	Council considers a resolution to revoke the community land classification following the Minister's decision	Public

14. Public Consultation

Alexandrina Council is committed to open, accountable and responsive decision making, which is informed by effective communication and consultation between the council and the community.

In carrying out its consultation, the council applies the following principles:

- Members of the community have a right to be informed about issues affecting their area and their lives and to influence council's decisions about these;
- Community interest will vary depending on the issue and the number of people affected

- Council's level of consultation will reflect this;
- Community involvement in Council decision making should result in greater confidence in the Council and responsive decision making; and
- Council decision-making will be open, transparent and accountable.

Community Engagement Plan

Strategic Land Program

Lot 9 Rankine Street, Strathalbyn

Do we need to connect with the Community?

And if so, why? (Internal Staff Survey)

Name of Project: 1 Stirling Court, Strathalbyn

The following checklist will help establish if you need to engage the community:

Is the community engagement/consultation required by legislations in your project? If “yes”, we are required to plan and implement the community engagement activities for this project If “no”, then please continue.	☒ YES ☐ NO
Is there already an expectation, within Council or the community, that the project will involve community engagement?	☐ YES ☒ NO
Can the community influence the outcome of your project?	☒ YES ☐ NO
Is there staff time and budget already allocated or available to support the engagement activities?	☒ YES ☐ NO
Is there a risk to not undertaking Community engagement?	☒ YES ☐ NO

If “yes” to two or more of the above questions, it is recommended that you plan and implement community engagement activities for this project.

If “no” to two or more of the above questions, then careful consideration is given to whether it is appropriate to engage with the community on this project. There will be times when a well-executed communications plan is more appropriate tool for our project and a more efficient use of Council’s resources.

A communication plan determines key messages and the strategies to ensure the messages reach the intended audience.

Calculator: Determining how we are going to connect with the community on each decision we make

Questions (tick appropriate box)	Really Low	Low	Moderate	High	Super High
What is the level of difficulty for staff/council in making the decision or addressing the problem?		✓			
What is the potential for controversy in relation to the project?		✓			
How important are the potential impacts of the project to the public?		✓			
How much do the key stakeholders care about the decision to be made?			✓		
How much engagement does the community appear to want?		✓			
Sub-Total		4	1		
Multiply number by the weight	x1	x2	x3	x4	x5
Total column score		8	3		
Add all five column scores	11				
Divide total score by the number of questions	÷ 5 =				
Average score	2.2				

1-2 Very Low

Informing the community about the decision may be sufficient, unless there are legislative requirements, in which case, consult.

2-3 Low to Moderate

You should at least consult with the community

3-4 Moderate to High

You should at least consult but may consider opportunities for the community to actively participate

4-5 High to Very High

You should provide opportunities for the community to active participate

Engagement Plan

What?

The purpose of the public consultation is to provide opportunity for public feedback on a proposal to revoke the classification of community land over a land parcel located at 1 (Lot 87) Stirling Court Strathalbyn for the purpose of sale on the open market.

This matter forms part of Council' Strategic Land Program, to identify strategic, domestic or anomaly property matters within the district, and resolve them for long-term community and legislative benefit.

As the land is classified as community land, public consultation is required to ensure the community is provided with the opportunity to review and comment on the proposal, prior to a decision of Council to progress the proposal.

When?

Milestones	Dates
Decision to proceed to community engagement	Council meeting – 16 October 2023
Community engagement dates	Opens – 9 November 2023 Closes – 1 December 2023
Onsite Popup	N/A
Consultation analysis	4 - 6 December 2023
Council Member Forum	N/A
Council Meeting with feedback	21 December 2023

Who?

Residents & Ratepayers (tick those that apply)	
☒	General Residents & Ratepayers
☒	Adjoining Property Owners / Business Owners
☐	Other: _____
Community groups, networks & organisations (tick those that apply)	
☐	Department for Environment and Water
☐	Ngarrindjeri Regional Authority
☐	Ngarrindjeri Aboriginal Corporation
☐	Other: Council's Environmental Assessment team
Business (tick those that apply)	

☐ N/A

Progress, Resident & Ratepayer Associations

- ☐ Port Elliot Town and Foreshore Association
☐ Ratalang Basham Beach and Horseshoe Bay Advisory Committee
☐ Middleton Town and Foreshore Association
☐ Clayton Bay Community Association
☐ Mount Compass Community Association
☐ Milang and District Community Association Incorporated
☐ Other: _____
☐ N/A

How?

Listening Tools

Listening Tools	Description	Examples of what we'll ask
My Say Alexandrina	The My Say Alexandrina website will form the central 'hub' for the process. The main features of the hub will be: • Key dates • Survey tool • Map of location • Information Pack	We will utilise the survey tool to seek feedback.
Written submissions	To provide opportunity for people who prefer a more traditional method of communicating with Council, we will welcome written submissions.	We will encourage written submissions for people who prefer this method. These can be submitted by post, email or handed in to the Council Office.

Communication Tools

Audience	Method	Responsibility	Action	Timeframe
Residents & Ratepayers	Website	Manager Communications	Dedicated MySay website page, survey and key	9 Nov 2023

			documents and latest news article on home page of corporate website	
	Social media	Manager Communications	Advising start of consultation and expiry reminder	9 Nov 2023
	Local Displays – Council Office, library, community noticeboards	Manager Communications	Notice to be placed on Council display boards including promotion of ways to get involved.	9 Nov 2023
	Adjoining Property and Business Owners	Manager Property & Procurement Services	Letters / emails sent directly to affected properties / businesses	9 Nov 2023
	The Times, Fleurieu Sun and The Southern Argus	Manager Communications	Public Notice in The Time, Fleurieu Sun and the Southern Argus	9 Nov 2023
	My Say Subscribers	Manager Communications	My Say Newsletter with information, link to submission page	9 Nov 2023
Progress, Resident & Ratepayer Associations, Community groups, networks & organisations, Community groups, networks & organisations	Email	Manager Property & Procurement Services	Email information and link to My Say Alexandrina	N/A

Internal Staff	Connect Intranet Announcement	Manager Property & Procurement Services	Key Information to relevant key staff on consultation	9 Nov 2023
Council Members	Information	CEO	Provide Information Sessions	N/A

My Say Page

The My Say Alexandrina website will form the central ‘hub’ for the process. The main features of the hub will be –

- Key dates
- Survey tool
- Useful documents
- Contact details for Property Officer Sales and Acquisitions, to discuss further.

Have your say below (Link to survey).

- Survey questions will include:
- Set fields to establish a ‘Yes’ or ‘No’ response.
- Open free field for all comments.
- All comments are included following the close of consultation and provided to Council Members in the follow up Report.

Useful Documents attached:

- Minutes from 16 October 2023 Council Report
- Information Pack
- Aerial image of location of the land
- Relevant Policies
- Relevant section of the 2023-2028 Community Land Management Plan

Reporting

The My Say Alexandrina software provides a Report on close of the consultation, with all submissions received through the MySay site. In addition, written submissions are recorded and allocated to the Property Team, to collate and include within the submissions attachment to the Council Report following consultation.

We will collate the key themes to emerge from all contributions received from the community, from all methods of engagement. Key themes that emerge from the submissions received (all methods of engagement) are identified and included in the Council Report. The Reports to Council will be public documents, available on Council’s website after release.

Ensuring a “feedback loop” to people who participate in the process is important.

Risk Mitigation

What could go wrong?	How can we reduce the likelihood of this happening?
Reputation /community expectation	• Clear communications of ways to be involved and provide feedback.
Nobody gets involved	• Offer a variety of ways to join the conversation – quick responses versus opportunity for deeper conversation; offline and online. • Communications plan will be followed.
The process gets hijacked by a single-issue campaign	• Make a concerted effort to reach a broad representation of people who live, work and play in the district.
Covid-19	• No face to face sessions are planned for this consultation.
Legal Advice	• Legal advice is sought as required
Consultation run over Holiday Period	• The consultation period is open for a period longer than the minimum required

Annexure A – Certificate of Title

	Product Date/Time Customer Reference Order ID	Register Search (CT 6218/62) 14/08/2023 02:28PM 20230814007120
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REAL PROPERTY ACT, 1986
South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6218 Folio 62

Parent Title(s)	CT 5490/49, CR 5750/18				
Creating Dealing(s)	TG 13036268				
Title Issued	04/01/2019	Edition	1	Edition Issued	04/01/2019

Estate Type

FEE SIMPLE

Registered Proprietor

ALEXANDRINA COUNCIL
OF PO BOX 21 GOOLWA SA 5214

Description of Land

ALLOTMENT 9 FILED PLAN 10659
IN THE AREA NAMED STRATHALBYN
HUNDRED OF STRATHALBYN

Easements

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A ON F254161 (TG 13036268)

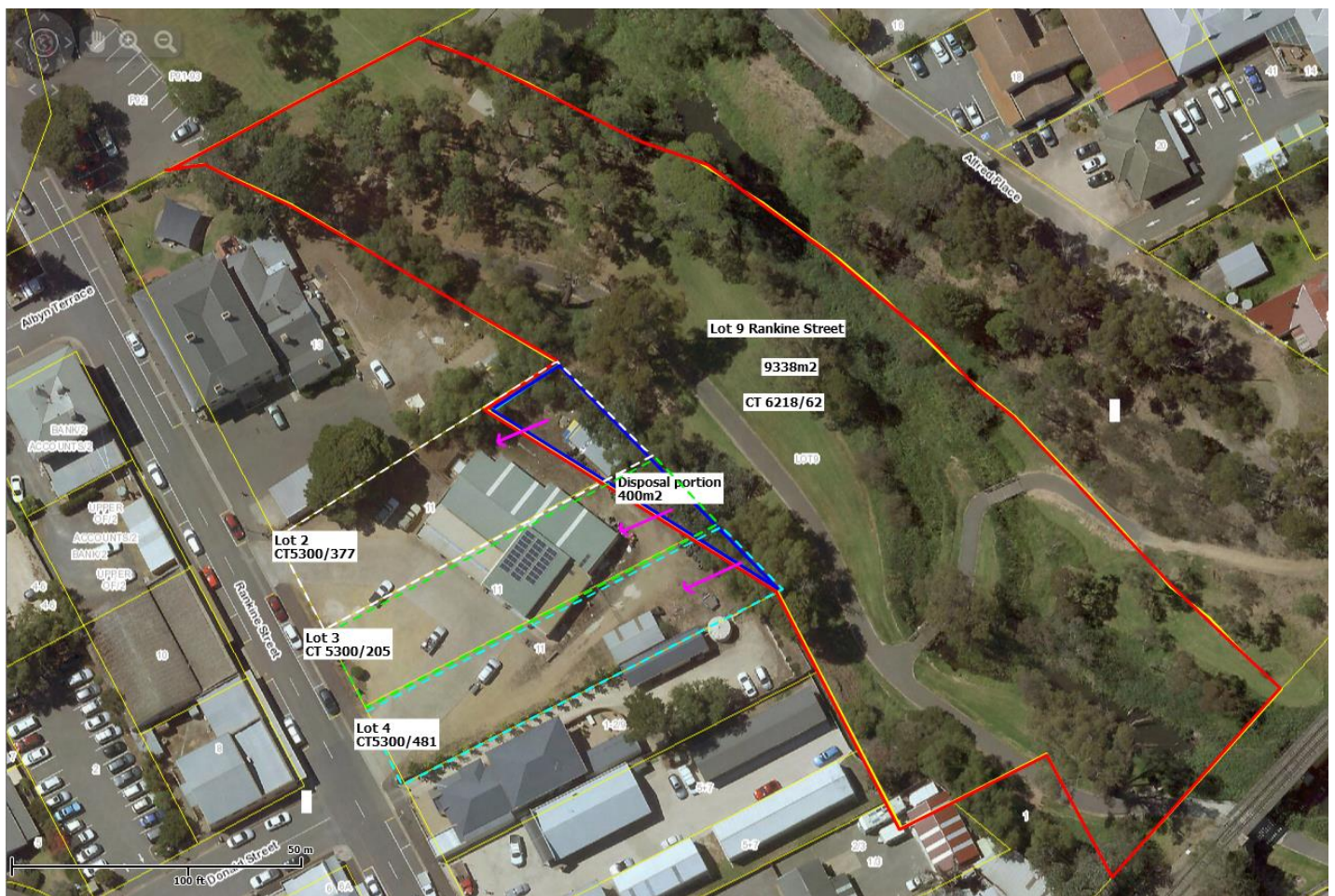
Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Annexure B – Proposed Boundary Realignments



C - Relevant Alexandrina Council Policy

- Acquisition and Disposal of Land Policy
- Public Consultation Policy
- Local Government Guidance Paper - Revocation of Community Land Classification
- 2023 – 2028 Community Land Management Plan (excerpt)

Annexure D – Open Space Maintenance Levels

The following maintenance principals apply to open space and aligns with Council's operational management of reserves under Council's care and control:

Level A

- High usage area with exposure to the general public
- Irrigated parkland
- Facilities and infrastructure including shelters, BBQ's, signage, fencing and playgrounds
- Regular whipper snipping and edging around structures, gardens and paths
- Mowing to intervention levels
- Regular control of weeds and litter clearance
- Annual fertilizing, pest control and replanting
- Annual renovation of turf areas as required
- Monthly inspections of infrastructure and playgrounds

Level B

- Medium usage area with high to medium exposure to the general public
- Irrigated or non-irrigated parkland
- Developed parkland with limited facilities and infrastructure
- Regular whipper snipping and edging around structures, gardens and paths
- Mowing or slashing to intervention levels
- Seasonal control of weeds
- Regular litter clearance
- Monthly inspections of playgrounds
- Quarterly inspections of infrastructure

Level C

- Low usage area with medium to low exposure to the general public
- Non irrigated parkland
- Little or no facilities / infrastructure
- Periodic whipper snipping and edging
- Mowing or slashing to intervention levels
- Seasonal control of weeds
- Periodic litter clearance as required
- Six monthly inspections of infrastructure

Level D

- Very low usage area with low exposure to the general public
- Non irrigated parkland
- Natural and undeveloped areas
- Slashing at intervention levels and maintained to fire prevention policies only
- Annual inspection of any infrastructure
- Periodic control of woody/exotic weeds if required