



Community Land Management Plan

Overview

Acknowledgement of Country

We acknowledge and pay our respects to the Kurna people, the traditional custodians whose ancestral lands we gather on. We acknowledge the deep feelings of attachment and relationship of the Kurna people to country and we respect and value their past, present and ongoing connections to the land and cultural beliefs.



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Introduction

Council has a responsibility under the provisions of the *Local Government Act 1999*, to ensure that community land under its ownership or dedicated for its care, control and management is set aside and managed in accordance with adopted community land Management Plans (CLMP).

The majority of Council owned or dedicated land is classified as community land with the exceptions being:

- Operational land such as the Council depot and offices.
- Freehold land held by Council such as commercial use or strategic land holdings.
- Road reserves.

Land parcels not classified as community land are not required to have a CLMP.

This overview document is structured in sections to facilitate easy access of information, provide an overview of the legislative requirements for CLMPs and Council's Strategic Planning Framework and should be used as a reference document when reading the plans.

All information contained within this document is consistent with the purpose stated in each plan for which the land is held and eliminates the need for repetitive information in each plan.

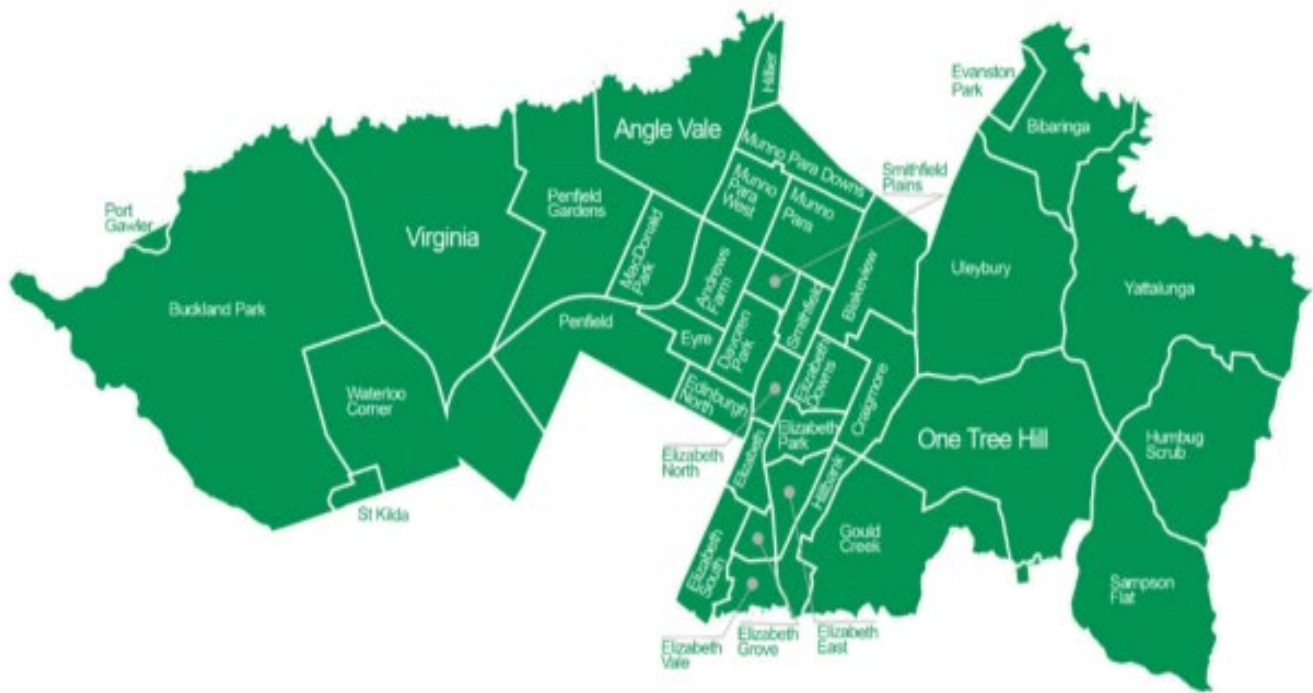


About Our City

The City of Playford is a diverse city enriched by a large variety of open spaces which enable our residents and visitors to socialise, be active and connect to nature.

With new development occurring at a rapid pace, new and exciting parks and play spaces are being created for the community to enjoy.

Our City has over 1,000 hectares of open space with approximately 700 community land parcel records which includes 23 sportsgrounds, 190 structured parks and over 460 other parcels of community land made up of buffer reserves, linear open space corridors, wetlands and natural area bushland.



Community Land Management Plans

CLMPs are a set of documents which provide a framework which groups community land into a hierarchy of categories which reflect their similar characteristics, use and purpose.

Key objectives for the plans are:

- Guidance for the ongoing and future use and management of community land.
- Strong linkage between biodiversity and recreation which supports healthy, safe and connected communities.

Each CLMP must comply with legislation and contain the following:

- Overview of the land category.
- Description of each community land parcel.
- Purpose for which the land is held.
- Details of any Crown Land dedication.
- Council’s objectives, policies and proposals for the management of the land.
- Lease and licence overview appropriate to each category.
- Performance targets and how Council proposes to measure its performance against its objectives and performance targets.

The plans may also include feature pages which provide further information such as location maps, overview and history of selected facilities.

Community Land Register

Under Section 207 of the *Local Government Act 1999*, a register must be kept of all community land. The type of information required to form part of the Community Land register is outlined in Regulation 23 of the *Local Government (General) Regulations 2013*.

The register must contain the following information for each parcel of community land:

- Legal description of the land (i.e., Certificate of Title, Plan Number).
- Street address of the land.
- Locality or suburb.
- Common name of land.
- Area of the land.
- Owner of the land -
 - Council owned land
 - Crown owned land but dedicated to Council for care and control
- Details of a lease or licence held over the land, which includes:
 - Name of lessee or licensee.
 - Term of the lease or licence.
 - Land to which the lease or licence relates.
 - Purpose the lease or licence has been granted.

The legal description of the land parcel details enables the physical location of any land parcel to be identified. A change in these details does not constitute a change in the Community Land Management Plan for that land.

Council’s Community Land Register will be available on the City of Playford website as a separate document which will be periodically updated.

Plan Categories

The categories for community land parcels reflect a hierarchy approach for sportsgrounds, and parks and reserves. The remainder of categories are in line with Council’s Open Space Strategy or grouped accordingly to same purpose such as community buildings, car parks and cemeteries.

Each community land parcel has been assigned to a category. There may be some instances where a land parcel is assigned to multiple community land categories, referred to as ‘dual categories’. This will be clearly identified within each plan.

List of Categories

Plan No.	Category
1.	Sportsgrounds
	1.1 Regional
	1.2 District
	1.3 Neighbourhood
2.	Parks & Reserves
	2.1 Regional
	2.2 District
	2.3 Neighbourhood
	2.4 Local
	2.5 Minor
3.	Linear Open Space and Corridors
4.	Wetlands
5.	Drainage Reserves
6.	Buffer Reserves
7.	Walkways
8.	Natural Area Bushland
9.	Cemeteries
10.	Community Buildings
11.	Community Car Parks

Description of Categories

Plan No.	Category	Description
1.	Sportsgrounds	Sportsgrounds include sportsfields and outdoor courts and their associated amenities. Sportsgrounds provide for sport, recreation, social and community activities and interaction.
2.	Parks & Reserves	Areas of open space of varying sizes that are primarily designed for recreation and leisure and cater for a variety of activities such as play, walking, exercise, events and social gatherings.
3.	Linear Open Space and Corridors	Open space which forms part of the urban trail network, providing walking and cycling pathways and will often include natural habitat. Acts as a connector between neighbourhoods and may include park furniture, fitness equipment and play spaces.
4.	Wetlands	Contributes to the urban stormwater management systems, which would include wetland landscaping and provides refuge for wildlife.
5.	Drainage Reserves	Reserve land which has a primary function for the control of stormwater and flood mitigation. Many parks, reserves, linear corridors and wetlands incorporate a drainage function through catchment of stormwater into basins, channelised system of drains or swales and wetland areas.
6.	Buffer Reserves	These reserves provide a visual amenity along roads or railway corridors. May also provide formal or informal pedestrian and cycle links from surrounding areas to promote ease of access.
7.	Walkways	Parcels of land which provide pedestrian linkages between roads.
8.	Natural Area Bushland	Land set aside for conservation, nature-based activities and protection of biodiversity. The land includes native vegetation of the locality and provides habitat for native fauna.
9.	Cemeteries	Cemetery sites under the care and control of Council.
10.	Community Buildings	Council owned buildings which a lease, licence or hire agreement may be granted.
11.	Community Car Parks	Council owned car parks which a lease or licence agreement may be granted or provide a benefit to the community.

Lease and Licensing

In accordance with Sections 200 and 202 of the Local Government Act 1999, Council may grant a lease, licence, or casual hire permit over community land.

A lease, licence or permit enables Council to formalise agreements with organisations and individuals who apply to occupy or manage community land. These agreements allow a clear, legal definition of the rights and obligations that an organisation or individual has regarding the land while ensuring public access is maintained. It should be noted a lease or licence agreement may be granted which provides exclusive use of community land during the agreement's times of use.

Any lease, licence or permit granted must be consistent with the CLMP purpose for which this land is held. In the case of Crown Land, the agreement must be also consistent with the dedicated purpose of the land and in accordance with the *Crown Land Management Act 2009*. A licence holder may enter into a sub-licence agreement with another party if supported by Council and the use is consistent with the CLMP.

The Council can approve the use of community land for a business purpose in accordance with the provisions of the relevant CLMP and pursuant to Section 200 of the *Local Government Act 1999*.

Council may be required under Section 202 of the *Local Government Act 1999* to undertake public consultation in respect to granting a lease or licence if the term is greater than five (5) years but no more than 42 years, or the use is outside of the purpose for which the land is held.

Granting a lease, licence or hire agreement over community land must be:

- Consistent with the current use and purpose of the land.
- For activities appropriate to the current and future needs of the community.
- In accordance with Council's policies and that the use of the land would not detrimentally affect native vegetation, areas or places of Indigenous or European heritage, or the amenity of any locality.
- Anticipated that no significant damage to the land is likely to be caused as a result of the proposed activity.
- Anticipated that no significant disturbance will affect adjacent property owners.
- Relating to wider community purposes such as public recreation and cultural development.

Examples of permitted use under a lease, licence or hire agreement:

- Bushfire hazard reduction
- Temporary structures
- Work sheds or storage required in connection with the maintenance of the land
- Vehicular access
- Public utility infrastructure
- Community events and activities
- Sporting activities
- Commercial activities
- Markets
- Telecommunication facilities.

The proposed use of community land must also comply with Council's By-Laws and policies and in some instances development approval may be required prior to granting a lease, licence or hire agreement.

Current lease and licence agreements over community land are detailed in the Community Land Register which is available via Council's website.

Management of Community Land

Council will manage the development and maintenance of all community land in accordance with all legislative requirements and Council's strategic documents which include the Strategic Plan, city-wide strategies, the Asset Management Plan, applicable masterplans, by-laws and policies.

Each CLMP will contain Council's key strategic management proposals and strategies which detail objectives, targets and performance measures relevant for that category.

Legislative Requirements – *Local Government Act 1999*

The Community Land Management Plans and associated land register have been prepared and structured in accordance with the requirements of the *Local Government Act 1999*.

The application sections and a brief description are set out below.

- Chapter 11–Land:
Outlines Council's responsibilities for assuming the care, control and management of land in its area that has been set aside for the use or enjoyment of the public.
- Section 193 – Classification:
All local government land (except roads) which is owned either by Council or under Council's care, control and management (i.e., Crown Land) is classified as community land, unless Council has resolved to exclude it from the community land classification. Excluded land is generally referred to as operational land, such as depots and offices.
- Section 194 – Revocation:
Council may revoke the classification of community land in accordance with procedures within the *Act*. Community land cannot be sold unless a revocation process has been undertaken, which includes community consultation.
- Section 196 – Management Plans:
A management plan must be prepared and adopted and include a description of the land, purpose for which the land is held, objectives, performance measures and targets for management of the land and linkage to relevant Council policies.
- Section 200 – Use of Community Land for a Business Purpose
Community land must not be used for a business purpose unless approved by Council and must not be contrary to the provisions of the management plan.

- **Section 202 – Lease or Licence of Community Land**
A lease or licence may be granted over community land if authorised in an approved management plan and must comply with the other requirements under this section.
- **Section 207 – Register of Community Land**
A register must be kept of all community land. The register must contain the legal description, street address and suburb, common name, area of the land, owner of the land and lease or licence details.

Other Legislation

When preparing the Community Land Management Plans there are various other acts and legislation which also need to be considered. Below is a list of the main legislation that influences the use and management of land included in the plans:

Other relevant legislation:

- Aboriginal Heritage Act 1988
- Burial and Cremation Act 2013
- Crown Land Management Act 2009
- Environmental Protection & Biodiversity Conversation Act 1999
- Federal Disability Discrimination Act 1992
- Heritage Act 1993
- Local Government (General) Regulations 2013
- National Parks & Wildlife Act 1988
- Native Title Act 1994
- Native Vegetation Act 1991
- Planning, Development & Infrastructure Act 2016 (SA)
- Real Property Act 1886
- Retail and Commercial Leases Act 1995

A reference to legislation includes all amending or consolidating legislation and any replacing legislation. It also includes any regulations and codes or standards adopted under the legislation

City of Playford Strategic Planning Framework

Council’s Community Land Management Plans do not exist in isolation, they are underpinned by a wide range of strategies, plans, policies and By-Laws.

Council’s strategic planning framework establishes the objectives, strategies and actions that will guide the future development, maintenance and management of all community land. The plans are reviewed and categorised with reference to, and are consistent with, all documents within this planning framework.

Each year Council adopts its Annual Business Plan, derived from the four-year Strategic Plan, which focuses on the financial aspects of Council’s operations. The Annual Business Plan identifies key projects and the allocation of funding to the management of

community infrastructure, such as roads and footpaths, community centres, parks, sporting fields and natural areas in terms of services and capital projects.

Council's strategic planning framework documents which underpin the CLMPs are referenced below. Copies of these documents can be found on the City of Playford website <https://www.playford.sa.gov.au/> :

- Community Vision 2043
- Strategic Plan 2020 – 2024
- City-Wide Strategies, in particular:
 - Sports Facility Strategy
 - Open Space Strategy
 - Open Space Guidelines
 - Environmental Strategic Directions
 - Stormwater Management Plan
- Master Plans
- Long Term Financial Plan
- Disability Access and Inclusion Plan
- Strategic Asset Management Plan
- Annual Business Plan
- City of Playford Policies
- City of Playford By-Laws
- Service Standards

Disclaimer

The City of Playford has made every reasonable attempt to ensure the accuracy of the information contained within the CLMPs. However, it does not guarantee the information is complete, correct or up-to-date and the information is subject to change.

In no event shall the City of Playford be liable to any third party who obtains access to the information contained within the CLMPs under any law for any loss or damage (including, but not limited to, direct, indirect, economic and consequential damage) in respect of any matter whatsoever related to any information contained in the CLMPs.

Maps have been sourced from Nearmaps 2023 and imagery provided by City of Playford Image Library.