



# Community Land Management Plan

## 10. Community Buildings

# 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.



# Contents

---

<b>Overview of Community Buildings.....</b>	<b>4</b>
<b>10. Community Buildings.....</b>	<b>6</b>
<b>Appendix A.....</b>	<b>8</b>
<b>Community Buildings Objectives, Performance Targets and Measures.....</b>	<b>8</b>

# Overview of Community Buildings

Community Buildings play a pivotal role in improving the quality of life of the community. They are identified by both the community and the service sector as being vital to the delivery of affordable services that meet the community's needs.

Many of Council's community buildings are multi-functional and can cater for a variety of community and commercial activities such as art groups, service clubs, church groups, Council run community programs and events, disability and support services.

## Purpose for Which the Land is Held

Community Buildings are provided for one or more of the following purposes:

- Provide community buildings to the local and wider community for recreation, community and commercial activities.
- To encourage multi-use of Council buildings.

## Management Proposals for the Land

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

Council's strategic documents are updated periodically. They provide guidance for the planning, management and decision making for Council's community land. A full reference list of the legislative requirements and strategic framework documents is contained within the Community Land Management Plans Overview.

Any proposals which are identified for any of the community buildings are subject to Council approval and available funding (external grant funding or Council financed).

Council's key strategic management objectives for community buildings include:

- Provision of community buildings which provide single or multi-functional use for the community's benefit.
- A range of buildings to help create a strong, cohesive and creative community.
- To facilitate the use of community building car parks for the installation of commercial car charging facilities.
- Facilitate occupation of community buildings by community groups for community purposes as set out in any lease, licence or hire agreement granted by Council.
- Facilitate occupation of community buildings for a commercial use as set out in any lease or licence granted by Council.
- Managed and maintained in a reasonable, safe and accessible condition and which meets the standards of *Disability Discrimination Act* (DDA) and Building Code of Australia (BCA).

# Overview of Community Buildings

## Description of the Land

Within this plan a table will be included which will provide the following information:

- Name of land
- Street address
- Certificate of title, plan and allotment
- Owner of the land
- Dual category CLMP number
- Crown land trust or dedication granting the City of Playford as custodians.

There may be occasions where a land parcel has been assigned multiple community land categories, referred to as “dual categories.” For example, the land parcel could have a dual purpose of a community building and also include a park or reserve, in these instances the land parcel would appear in both the Community Buildings and Parks and Reserves CLMPs. The table contained within this plan will indicate where there are dual categories for land parcels.

Further information including lease and licence details for land parcels are referenced in the Community Land Register available on the City of Playford website.

## Leasing, Licensing & Permits

General information regarding Council granting of a lease and licence over community land is contained within the Community Land Management Plans Overview.

Lease, licence or permit agreements may be granted which are consistent with this Plan. In the case of Crown Land, the agreement must also be consistent with the dedicated purpose of the land.

Granting of a lease or licence must be in accordance with the conditions set out in Section 200 and 202 of the *Local Government Act 1999*.

Details of current lease or licence agreements are included in the Community Land Register available on Council's website.

## Objectives, Targets and Performance Measurement

Council is required within Community Land Management Plans to set out its vision for the land through objectives and performance targets, and how Council proposes to measure its performance against its objectives and targets.

Appendix A sets out the objectives, performance targets and measures for Community Buildings.

# 10. Community Buildings

## Description of the Land

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Dual Category CLMP Number	Trust or Dedication Granting the City of Playford as Custodians
<b>Angle Vale Community Oval Community Building</b>	Lot 100 Gabriella Court, Angle Vale 5117	D92113 A100 CT6117/958	City of Playford	Sportsgrounds Plan No. 1	Nil
<b>Judd Road Community House</b>	7 Judd Road, Elizabeth 5112	H105400 S7593 CR5752/707	Minister of Lands	Nil	Crown land dedicated for sporting club purposes pursuant to <i>The Crown Lands Act, 1929</i> by Gazette 20/03/1986.
<b>Lions Club Elizabeth Playford Building</b>	Lot 1 Hilcott Street, Elizabeth North 5113	H105400 S7592 CR5752/706	The Crown	Nil	Crown Land dedicated for sporting club purposes pursuant to <i>The Crown Lands Act, 1929</i> by Gazette 20/03/1986.
<b>Northern Communities of Hope Building</b>	Lot 2 Heytesbury Road, Davoren Park 5113	D62229 A2 CT5928/48	City of Playford	Nil	Nil
<b>One Tree Hill Institute</b>	1009 Black Top Road, One Tree Hill 5114	F6560 A10 CT5499/836	City of Playford	Nil	Nil
<b>Playford Community Fund Building</b>	Lot 127 Figsbury Street, Elizabeth North 5113	D5588 A127 CT5786/164	City of Playford	Nil	Nil
<b>Spruance Road Hall</b>	50 Spruance Road, Elizabeth East 5112	F214767 A91 CT6208/42	City of Playford	Sportsgrounds Plan No. 1 Parks and Reserves Plan No. 2 Buffer Reserves Plan No. 6	Nil
<b>Stretton Centre</b>	307 Peachey Road, Munno Para 5115	D93955 A8026 CT6145/778	City of Playford	Nil	Nil
<b>The Precinct</b>	112 Coventry Road, Smithfield Plains 5114	D7966 A45 CR5752/235	The Crown	Nil	Crown Land dedicated for unspecified local government purposes pursuant to <i>The Crown Lands Act, 1929</i> by Gazette 16/12/1993.

# 10. Community Buildings

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Dual Category CLMP Number	Trust or Dedication Granting the City of Playford as Custodians
<b>Uley Road Hall</b>	Lot 806 Forrestall Road, Elizabeth DOWNS 5113	D7368 A806 CT3165/146	City of Playford	Nil	Nil
<b>Virginia Community Centre</b>	Pt Lot 255 Old Port Wakefield Road, Virginia 5120	F163223 A255 CT5916/58	City of Playford	Sportsgrounds Plan No. 1	Nil
<b>Virginia Horticulture Centre</b>	942 Old Port Wakefield Road, Virginia 5120	D55273 A2 CR5852/687	The Crown	Nil	Crown Land dedicated for community centre and recreation purposes pursuant to <i>The Crown Lands Act, 1929</i> by Gazette 27/07/2000.
<b>Virginia Institute</b>	Lot 103 Old Port Wakefield Road, Virginia 5120	FP 211699 A103 CT5829/601	City of Playford	Nil	Nil
	Lot 130 Old Port Wakefield Road, Virginia 5120	F213761 A130 CT5623/771			

Note: For further property information, including leasing and licensing details, refer to the Community Land Register available on the City of Playford website.

# Appendix A

## Community Buildings Objectives, Performance Targets and Measures

**Objectives:** Specific and measurable actions needed to achieve Council's vision for management and development of Community Land.

**Performance targets:** The goal or standard to be aimed for or reached.

**How Performance will be measured:** Action taken to determine if objective/target has been reached.

Objectives	Performance Targets	How Performance will be Measured
To provide opportunities for the community to participate in a range of services and activities including recreational, cultural, educational, social and personal development.	Provide safe, quality and appropriately maintained facilities.	Periodic maintenance and asset renewal undertaken in accordance with work schedules and Asset Management Plans.
	Customer Requests in relation community building maintenance are investigated and action taken where practicable.	Review Customer Request response actions and timeframes.
Develop and maintain an inventory of all buildings.	To keep adequate records of the condition of each building.	Regular review and update of building registers.
Ensure all other improvements such as car parking, driveways and landscaping are provided where considered necessary and are maintained to be of a reasonable standard for use by users and visitors.	All existing and new improvements are in a reasonable condition and can be accessed by users and visitors and not pose a safety hazard.	Regular inspections of improvements in conjunction with building inspections and rectification of any hazards by Council or the tenant.
Lease, licence or hire agreements to be made available to appropriately competent people, groups or entities.	To negotiate occupancy agreements to ensure that the responsibility of the tenant, hirer and Council are clearly defined and the best management of facilities is achieved.	Maintenance and regular update of a lease/licence register.  Monitoring and maintaining bookings through Council's electronic booking system.