



CITY OF
Salisbury

**COMMUNITY LAND
MANAGEMENT
PLAN No. 1**

***Community Land Affected By
Leases/Licences/Permits***

August 2019

COMMUNITY LAND MANAGEMENT PLAN

PLAN NUMBER 1 - 2019

Community Land Affected by Leases / Licences and/or Permits

Identification Details

This Management Plan relates to those Council properties subject to leases/licences/permits and listed in the Community Land Management Plan 1- Land Register, which will be available for viewing as a link on the City of Salisbury Website, independent of this document. This link will access a register of land, to be updated at intervals no longer than every three months.

Ownership Details

- The owner of each property is specified in Community Land Management Plan 1- Land Register
- The details of any trust, reservation, dedication or other restriction affecting land not in the Council's ownership is stated in Community Land Management Plan 1- Land Register
- Information relating to any Native Title claims affecting the properties is stated in Community Land Management Plan 1- Land Register

Purpose for Which Land Is Held

Council is required by Section 7 of the Local Government Act 1999 to 'provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area'. The land listed in Schedule 1 is leased or licensed, or subject to special permits issued by Council to provide passive and active recreational facilities for the community and other visitors, and to accommodate the needs of communication or service authorities' facilities and structures.

Council may, subject to the provisions of Section 202 of the Local Government Act 1999, grant a lease, licence or permit over the whole or any part of the land listed in Community Land Management Plan 1- Land Register, during the life of this management plan.

Schedule 1 to the Management Plan lists the different types of land under 'Management Issues'. Each type of land is held for a different purpose, which is reflected in Schedule 1 giving rise to Performance Targets and Performance Measures.

Management Proposals

Community land provides important focal points for community identity, social interaction, sport, recreation and culture. Community land should be accessible to local communities and visitors and provide a safe, functional environment sensitive to local culture, heritage and needs of the community for current and future generations. Management issues and proposals for community land subject to leases/licences/permits are detailed in Community Land Management Plan 1- Land Register.

Objectives, Policies & Proposals

Council seeks to ensure that all of its assets are utilised to their maximum potential. The granting of a lease, licence or permit formalises the use of community land by organisations providing facilities or services for the benefit of the community.

The terms and conditions of leases, licences and permits will ensure that proper management of the property is effected to provide facilities and services for community benefit and to protect the interests of Council and other stakeholders. These agreements provide a clear definition of the rights and responsibilities of organisations and Council concerning the subject land. Refer to Schedule 1.

Council strives to conduct business and make decisions with the best interests of the community in mind. Subject to relevant provisions of the Local Government Act 1999 and other applicable legislation Council aims to plan for, develop and manage local areas, services and infrastructure to provide appropriate services and facilities to meet the present and future needs of local communities.

Given this, Council and Council representatives may make decisions in line with Council's City Management Plans, decision and order making policies, delegations register and by-laws, as are deemed appropriate under the relevant circumstances from time to time and in line with relevant sections of the Local Government Act 1999.

Performance Targets

When referencing acceptable or reasonable standards, the performance targets as outlined in Schedule 1 are based on legislation, policies, procedures, guidelines, codes of practice, plans and schedules which provide benchmarks to which Council is either legally bound to comply, or may seek to comply where no legal benchmark prevails. These are subject to modification from time to time in order to keep up with relevant changes to legislation, policies, procedures, guidelines, codes of practice, plans and schedules.

Acceptable and/or reasonable standards are such that can be considered fair, proper or moderate under the circumstances. A satisfactory condition is such that a reasonable person would consider meets certain requirements or standards, taking into account relevant circumstances as specified within Schedule 1.

Performance Measures

Council will measure how it has managed its community land in accordance with various guidelines, maintenance schedules, codes of practice, policies and programs and reporting structures more particularly identified and detailed in Schedule 1.

Performance measures have been based on numerous Council policies and maintenance plans/schedules which exist outside of this Management Plan and which are available for viewing on the City of Salisbury website and/or Council Offices. These policies, maintenance plans and schedules may be subject to change from time to time, and consequently this Management Plan should be read in conjunction with the policies, maintenance plans and schedules which are current at any point in time.

Council/Government Policies

Legislation, Council policies and plans will impact upon Council's management of its community land. These include but are not limited to:-

- City of Salisbury By-Laws
- Access and Equity Policy
- Corporate Focus 2003-2006
- Cultural Strategy
- Local Government Act 1999
- Development Act 1993
- Native Vegetation Act 1991
- Native Title (South Australia) Act 1994
- National Parks and Wildlife Act 1972
- Natural Resources Management Act 1994
- Work Health Safety Act 2012
- IPOS (Irrigated Public Open Space) Program

Council will also be impacted by any other Council or Government policy that affects maintenance and development of the land for the purpose it is held.

Development

There are no immediate plans to further develop this land, however subject to compliance with the requirements of all relevant legislation the Council may seek to sell, dispose of or alienate this land from community use in line with the provisions of the Local Government Act. The Council may, during the life of this management plan grant leases, licences and permits over the whole or portion of the property, and develop or permit development of the land by the erection of buildings or structures or other improvements which will enhance or provide benefit to the community in the use of the land.

Review and Amendment of Plan

The plan will be reviewed as soon as practicable before there is a substantial change to any element. Any proposed amendments will be implemented in accordance with the requirements of Section 198 of the Local Government Act 1999.

Schedule 1 of the Management Plan is a register of Council's land holdings and shall appear as a separate addition to the plan on the City of Salisbury website, known as Community Land Management Plan Schedule 1, and shall be updated at no less than three-monthly intervals.

Schedule 1 of the Management Plan outlines how Council proposes to manage portions of the land identified in Community Land Management Plan 1- Land Register. Schedule 1 is subject to change due to amendment of legislation, policies, guidelines, codes of practice, maintenance plans and schedules which occur from time to time. It is recommended that this Community Land Management Plan be read in conjunction with external resources.

This Plan should be read in conjunction with Council's Strategic Asset Management Plans as well as all relevant legislation, policies, guidelines, codes of practice, maintenance plans and

schedules which are current at any point in time; should amendments, additions, cancellation or alterations to the above occur, the reader is able to access the most up to date information.

Adopted by Council at a meeting held on 26/08/2019

City Of Salisbury

Management Plan 1 – Community Land Affected by Leases/Licences/Permits

Schedule 1

The following are Council’s proposals for managing this land:-

Management Issues	Objectives, Policies and Proposals <i>(purpose for which it is held)</i>	Performance Targets	Performance Measures
<p>Clubrooms/Community Buildings/Storage/Kiosk</p>	<p>To provide fit for use buildings and structures for sporting and community organisation use.</p> <p>The buildings are to be leased/ licensed to an appropriate incorporated body and must be available for use by patrons and visitors of the club, as deemed appropriate by the Lessee/ Licensee. Lessees/Licensees cannot unreasonably withhold availability of use in line with Council Resolution number 2516/2018. Leases/Licences will be determined in accordance with Council policy.</p>	<p>To ensure all facilities have current agreements in place and that responsibilities and use thereof is clearly incorporated within individual agreements.</p> <p>To ensure that any and all occupancy agreements reflect community values and the objectives of the area.</p> <p>To ensure all tenants meet the terms and conditions of their respective agreements.</p>	<p>Ensure terms of leases/licenses are adhered to through conducting inspections and/or assessments in accordance with the agreements’ provisions, Council policy and maintenance plans/schedules.</p> <p>Annual reviews of agreements from time to time on a case by case basis to ensure terms and conditions are met.</p> <p>Inspections and maintenance in accordance with maintenance plans/schedules, the Building Code of Australia, National Construction Code of Practice and other relevant and current Australian standards applicable at the time of construction.</p>

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
<i>Car park/drive-ways/footpaths</i>	The car-parks/ drive-ways/ footpaths located on community land are provided for use by patrons and members of the public.	To ensure infrastructure is in reasonable condition, can be utilised by patrons and is safe in accordance with Australian standards, specifications and legislation.	Inspections and maintenance in accordance with Council policy and maintenance plans/schedules.
<i>Ovals/Fields</i>	<p>To provide fit for use playing surfaces for sporting and recreational needs as is reasonable for the intended use of the particular oval or playing surface.</p> <p>The ovals/fields may be licensed to an appropriate incorporated body and must be available for use by patrons and visitors, as deemed appropriate by the Licensee. Licensees cannot unreasonably withhold availability of use in line with Council Resolution number 2516/2018. Licences will be determined in accordance with Council policy.</p>	<p>To ensure ovals and playing surfaces are maintained to a reasonable standard for the oval and playing surfaces' intended use by lessees/licensees. This maintenance will include watering, weed control, mowing and other ongoing general maintenance subject to fair wear and tear of the areas.</p> <p>To ensure that any and all agreements reflect community values and the objectives of the area.</p>	<p>Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.</p> <p>Annual reviews of agreements from time to time on a case by case basis to ensure terms and conditions are met.</p>
<i>Temporary Permits for use of Reserve/Sporting Ovals</i>	To provide temporary permits for short-term dedicated events in an orderly manner that is consistent with the use of the reserve.	To monitor the issue of permits to achieve fair and equitable use of the facilities.	<p>Carry out site inspections prior to and post special/ sporting event and maintain permit details records.</p> <p>Undertake any additional works to the reserve or sporting oval as may be necessary in line with maintenance schedule/s and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.</p>

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Courts	<p>To provide courts which are fit for their intended use, for regular use by various sporting and/or groups or individuals.</p> <p>The courts may be licensed to an appropriate incorporated body and in such instances must be available for use by patrons and visitors, as deemed appropriate by the Licensee. Licensees cannot unreasonably withhold availability of use in line with Council Resolution number 2516/2018. Licences will be determined in accordance with Council policy.</p>	<p>To ensure courts are maintained to a reasonable standard for intended use including cleaning, and identification of any areas requiring repair subject to fair wear and tear of the areas.</p> <p>To ensure that any and all agreements reflect community values and the objectives of the area.</p>	<p>Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.</p> <p>Annual reviews of agreements from time to time on a case by case basis to ensure terms and conditions are met.</p>
Golf Course	<p>To provide fit for purpose golf courses and associated improvements to be operated by a suitable qualified entity as appointed by Council.</p>	<p>To ensure the facilities are maintained to a reasonable standard in accordance with the terms and conditions of individual lease/license / management agreements and do not pose a safety hazard to others.</p>	<p>Inspections by Council staff and contractors as part of an ongoing compliance / maintenance schedule in accordance with IPOS Standards, relevant legislation, regulation, codes of practice and guidelines to identify any issues for rectification.</p>
Swimming Pool	<p>To provide a fit for purpose swimming centre and associated improvements to be operated by a suitable qualified entity as appointed by Council.</p>	<p>To ensure the facilities are maintained to a reasonable standard in accordance with lease/ licence/ management agreements and do not pose a safety hazard to others.</p>	<p>Inspections by Council staff and contractors as part of an ongoing compliance/ maintenance schedule in accordance with IPOS Standards, relevant legislation, regulation, codes of practice and guidelines to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.</p>

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Reserve Infrastructure	To provide fit for use reserve infrastructure which may include, but is not limited to, bins, benches, signage, lighting, monuments, shelters etc. for the benefit of members of the public and patrons of the properties.	To ensure the infrastructure is fit for the intended purpose, can be utilised adequately by patrons and does not pose a safety hazard in accordance with Australian standards, specifications and legislation.	Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with appropriate standards and maintenance plans/schedules to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.
Public Toilets	To provide fit for use public toilet facilities for use by visitors and members of the community.	To ensure public toilets are serviced and maintained to a satisfactory condition in accordance with Australian standards, specifications and legislation, and to ensure that they do not breach any health and safety laws or regulations	Inspections by Council staff and contractors as part of an ongoing maintenance and cleaning schedule and in accordance with Council's tender specification to meet the function capacity and use of the facility, Council maintenance plans/schedules, the Building Code of Australia, National Construction Code of Practice and other relevant and current Australian standards applicable at the time of construction.
Sporting Infrastructure	To provide fit for use sporting infrastructure as deemed appropriate by Council in conjunction with the sporting facilities. These may include, but are not limited to, goal posts, pitches etc.	To ensure sporting infrastructure is maintained to a reasonable standard and does not pose a safety hazard to patrons of the property in accordance with Australian standards, specifications and legislation.	Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Landscaped Character	To provide lawned/ landscaped areas to be used by patrons and add to the aesthetic appeal of the property.	To ensure lawned and landscaped areas are maintained to a reasonable standard and appearance, and are fit for the purpose for which they are intended. This maintenance will involve the removal and control of weeds, watering, mowing, planting of new trees/shrubs where required.	Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.
Fencing	To provide fit for purpose fencing throughout and around the perimeter of the reserves adjoining land and road frontages if required.	To ensure fencing is maintained in accordance with Australian standards, specifications and legislation, and is fit for the purpose for which it is intended. To maintain fencing surrounds and prohibit unsightly overgrowth and weeds.	Inspections by Council staff and contractors for treatment/removal of any overgrowth and/or weeds at the base of the fencing and for maintenance of the fencing to a safe and satisfactory standard in accordance with relevant legislation and Council maintenance plans/schedules.
Lighting	To provide safe use and fit for purpose lighting as deemed appropriate by Council for patrons' use of the property.	To provide safe use and fit for purpose lighting as deemed appropriate by Council for patrons' use of the property.	Inspection by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with maintenance plans/schedules and/or designed service levels to identify any issues for rectification.
Leases/Licences	To grant leases/licences over the whole or portion of the property as per delegations and Council resolutions, and in line with relevant legislation.	To negotiate legally compliant lease/licence agreements to approved organisations for the use of the property or portion thereof and associated facilities. To ensure lessees/licensees meet the terms and conditions of the agreement.	Maintenance and reviews of leases/licences in line with relevant legislation and/or the requirements contained within the leases/licences. Reviews of agreement arrangements and responsibilities from time to time in line with the agreement to ensure terms and conditions are satisfied.

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Bowling Greens	To provide bowling greens and associated improvements to be used in conjunction with the bowling clubs.	To ensure the greens and associated improvements are maintained to a standard which is fit for its intended use by patrons.	Inspection by Council staff and contractors in accordance with maintenance plans/schedules to identify any issues for rectification in accordance with lease/licence agreements.
Kiosk	To provide fit for purpose kiosks for use by members of the community and the general public.	To negotiate adequate leases/licences to persons/organisations for use of the property and improvements. To ensure lessees/licensees meet the terms and conditions of the agreement.	Inspection by Council staff and contractors in accordance with maintenance plans/schedules to identify any issues for rectification.
Cemeteries/Mausoleum	To provide well maintained cemeteries/mausoleum to meet the needs of the community and provide internment/inurnment rights for the deceased.	To facilitate granting of appropriate inurnment/internment rights for the deceased. To ensure all internment /inurnment activities are carried out to relevant legislation. To ensure all areas of the cemetery/mausoleum are maintained to an acceptable standard. To ensure all fencing is safe and in reasonable condition in accordance with Australian standards, specifications and legislation. To ensure infrastructure and improvements are in fit for purpose condition and suitable for use by the community.	Inspections by Council staff and contractors as part of an ongoing compliance / maintenance schedule in accordance with Irrigation Standards, relevant legislation, regulation, codes of practice and guidelines to identify any issues for rectification.
Residential Tenancies	When residential properties are in Council's ownership, care and/or control, to manage the properties in line with the provisions of the Residential Tenancies Act and any other relevant legislation.	To negotiate legally compliant lease/licences to persons/organisations for use of the property and improvements. To ensure lessees/licensees meet the terms and conditions of the agreement.	Reviews of agreement arrangements and responsibilities in line with the requirements of the relevant legislation on a case by case basis to ensure terms and conditions are satisfied.

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
<i>Drainage Reserves</i>	To provide drainage systems in appropriate locations for redirection of stormwater.	To ensure drainage systems are unobstructed, act as part of Council's drainage network systems and that they do not pose a safety hazard to members of the public in accordance with Australian standards, specifications and legislation.	Inspections by Council staff and contractors of the drainage systems in accordance with maintenance plans/schedules and rectification of any issues identified, and by the adoption of both proactive and reactive measures to determine safety performance.
<i>Business Use</i>	To approve business use of community land on such conditions as may be deemed appropriate by Council, Council delegations and/or Council resolutions and in line with relevant legislation.	To ensure business use of community land is not in conflict with other users and that business activities are appropriately controlled. To ensure occupants meet the terms and conditions of approval and comply with legislative requirements and constraints.	Ensure conditions of approval are adhered to through inspections in accordance with Council policy and maintenance plans/schedules. Reviews of agreement arrangements and responsibilities as deemed appropriate from time to time on a case by case basis to ensure terms and conditions are satisfied.
<i>Easements to Service Authorities</i>	To grant easements required by service authorities for above or below ground Infrastructure.	To ensure service authorities' infrastructure for community needs is located and installed with minimal impact on land use.	Inspection of infrastructure location by Council staff, contractors and/or service authority personnel to ensure compliance with easement requirements in accordance with maintenance plans/schedules, Australian standards, specifications and legislation.

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
<i>Recreational and Community Centres</i>	To provide fit for purpose recreational and community centres and associated improvements for use by patrons of the Community and visitors to the City Of Salisbury.	To ensure the facilities are maintained to a reasonable standard for their intended use in accordance with Australian standards, specifications and legislation, and in accordance with the terms and conditions of individual lease/license agreements where applicable.	Inspections by Council staff and contractors as part of an ongoing maintenance, operational and cleaning schedule and in accordance with Council's tender specification to meet the function capacity and use of the facility, maintenance plans/schedules, IPOS Standards, the Building Code of Australia, National Construction Code of Practice and other relevant and current Australian standards applicable at the time of construction.