



car parks

Community Land Management Plan

Prepared by
Open Space, Recreation & Property Department
City of Burnside
401 Greenhill Road
Tusmore SA 5065

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EXECUTIVE SUMMARY

This Community Land Management Plan ("CLMP") sets out the objectives, policies and proposals of the City of Burnside ("the Council") for the Car Parks in the Council's local government area. This CLMP also establishes a framework of performance targets and measures for management of the Car Parks into the future.



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1.1 WHAT IS COMMUNITY LAND?

Under section 193 of the *Local Government Act 1999* ("the Act"), 'community land' includes all local government land (except roads) that is owned by a council or is under a council's care, control or management (unless the council resolves to exclude or revoke the classification as community land in accordance with the Act).

Section 207 of the Act requires a council to keep a register of all community land in its local government area. The Council's Community Land Register is contained in Appendix 1 in Part 5 of each of the Council's Community Land Management Plans.

1.2 WHAT IS A COMMUNITY LAND MANAGEMENT PLAN?

Under section 196 of the Act, a council must prepare and adopt a management plan for its community land if:

- (a) the land is required to be held for the benefit of the community under Schedule 8 of the Act (or under another special act of parliament relating to the land) or under an instrument of trust;
- (b) the land is, or is to be, occupied under a lease or licence;
or
- (c) the land has been or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

A CLMP must identify the community land to which it relates, and the purpose for which that land is held by the council. A CLMP must also state the council's objectives, policies (if any) and proposals for the management of the relevant community land.

1.3 PURPOSE OF A COMMUNITY LAND MANAGEMENT PLAN

Community land is recognised as an important component of the urban environment, which provides opportunities for recreation and leisure, and other activities which benefit the community either directly or indirectly. A CLMP provides a framework within which the Council can develop a balanced response to current opportunities and address future pressures with respect to the community land within its local government area.

A CLMP identifies clear objectives and establishes directions for planning, resource management and maintenance of the relevant community land. It assists both the Council and the general public by clarifying the intended direction for the use and management of the community land to which it relates. A CLMP also assists the Council in assigning appropriate priorities in its works programming and budgeting.



1.4 STRUCTURE OF THIS COMMUNITY LAND MANAGEMENT PLAN

This CLMP is divided into 5 parts:

Part 1: Provides a definition of community land and describes the content, purpose and function of a CLMP.

Part 2: Indicates the location of the relevant community land to which this CLMP applies, and examines the characteristics of that land.

Part 3: Identifies and examines the Council's management objectives, policies and proposals relating to the relevant community land.

Part 4: Identifies the Council's performance targets or objectives proposed in this CLMP, and the performance indicators used to measure performance.

Part 5: Appendices

The Schedule of Land identifies the legal description and ownership information relating to the relevant community land.

The Management Table details the specific management objectives, actions and performance indicators relevant to this CLMP.



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PART 2 IDENTIFICATION AND DESCRIPTION OF LAND

This CLMP relates to the community land identified in Appendix 1 (Schedule of Land) in Part 5 of this CLMP ("the Car Parks"). Given the similarity in issues and proposed management practices for those identified land parcels, it is appropriate that all of the Car Parks be covered by a single CLMP.

The Council is the owner of all of the Car Parks, as identified in Appendix 1. The purpose for which the Car Parks are held by the Council is also stated in Appendix 1.



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PART 3 OBJECTIVES, POLICIES AND PROPOSALS

The Management Table attached as Appendix 2 in Part 5 of this CLMP identifies the objectives and proposed actions for the management of the Car Parks.



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PART 4 PERFORMANCE TARGETS AND MEASURES

The Management Table attached as Appendix 2 in Part 5 of this CLMP states the performance targets or objectives for the Council's management of the Car Parks. The Council will measure its performance against the objectives stated in this CLMP by assessing its performance using the performance indicators in Appendix 2.

The implementation of all aspects of the CLMP are subject to finance being available either from government funding, revenue raising or from the Council's budget allocation.

The codes used to define priorities identified in the Management Table in Annexure 2 are as follows:

CT	(Completed)	Action completed
ST	(Short Term)	Action completed within 2 years
MT	(Medium Term)	Action completed within 2-4 years
LT	(Long Term)	Action commenced after 4 years
O	(Ongoing)	Action is carried out on an ongoing or regular basis for the life of the CLMP
C	(Commenced)	Action has commenced



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PART 5 APPENDIX 1

Schedule of Land

The following parcels of land are relevant to this CLMP:

Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m ²)	Owner
Allinga Avenue Car Park	1B Allinga Avenue, Glenside	CT 5560/240, CT 5581/963	FP 15724	Allotments 243 & 250	Freehold	Lce	Car Parking	1,440	City of Burnside
Car Park Land	Corner Linden Avenue and Devereux Road, Hazelwood Park	CT 5477/414	FP 15760	Allotment 32	Freehold	Lce	Car Parking	360	City of Burnside
Regal Theatre Car Park	35 May Terrace, Kensington Park	CT 5663/617	FP 141089	Allotment 28	Freehold	Nce	Car Parking	1,005	City of Burnside



Management Table

	Objective	Action	Comments	Priority	Performance Indicators
PARKING AREAS	Provision of parking areas to be available for lease by appropriately qualified individuals/organisations or alternatively to be available for use by the general public in conjunction with surrounding properties.	To ensure that the designated parking area can be accessed and utilised by suitable individuals and is in a reasonable condition.		○	Regular inspection and maintenance of parking areas in conjunction with an ongoing inspection process.

	Objective	Action	Comments	Priority	Performance Indicators
DRIVEWAYS	Provision of driveways for use by vehicles and to provide access to parking areas.	To ensure all driveways are easily accessible by vehicles and are in reasonable condition.		○	Regular inspection and maintenance of driveways in conjunction with an ongoing inspection process.

	Objective	Action	Comments	Priority	Performance Indicators
LEASES/ LICENCES	To allow the lease/licence of the whole of or any part of the property to lessees/licencees as deemed appropriate by Council.	To negotiate adequate lease/licence agreements to appropriate individuals/ organisations for the use of the car parking areas.		○	Maintenance and regular update of a lease/licence register.
		To ensure any lessees/ licensees meet the terms and conditions of the agreement.		○	Periodical reviews of lease/license arrangements to ensure terms and conditions are being met.



PERMITS	Objective	Action	Comments	Priority	Performance Indicators
	To allow Council to provide permits so that the land or portion of the land may be used by specific permit holders.	To monitor the issue of permits to members of the community so that fair use of the facilities is achieved.			○

SIGNAGE	Objective	Action	Comments	Priority	Performance Indicators	
	To provide effective and consistent signage for all car parks.	Identify signage that needs to be upgraded or replaced. Identify areas where additional signage is required.			○	Areas requiring signage identified and listed.
		Replace existing signage that requires upgrading.			○	New signage installed
		Install new signage in identified areas.	New signage to be consistent and reflect Council's corporate image and style.		○	New signage installed.

SAFETY AND RISK MANAGEMENT	Objective	Action	Comments	Priority	Performance Indicators	
	To identify, measure and manage potential hazards in a timely manner to minimize Council's exposure to complaints, compensation claims and litigation.	Continue to carry out an inspection program to identify and eliminate all potential hazards.			○	Inspection program regularly carried out.
		Carry out maintenance and risk management as required			○	Reduction in annual number of claims.
		Consider visibility when siting any new play equipment of park furniture.			○	Visibility assessed and concealed sites avoided.

