



community centres

Community Land Management Plan

Prepared by
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City of Burnside
401 Greenhill Road
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City of Burnside
COMMUNITY LAND MANAGEMENT PLAN
COMMUNITY CENTRES

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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 Community Centres in the Council's local government area. This CLMP also establishes a framework of performance targets and measures for management of the Community Centres 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 Community Centres"). Given the similarity in issues and proposed management practices for those identified land parcels, it is appropriate that all of the Community Centres be covered by a single CLMP.

The Council is the owner of all of the Community Centres, as identified in Appendix 1. The purpose for which the Community Centres 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 Community Centres.



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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 Community Centres. 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
Beulah Park Community Centre/ Burnside Kindergym	Magill road, Beulah Park	Part CT 795/200	DP 4817	Allotment 272	Reserve	R/R20	Community Centre	600	City of Burnside
Dulwich Community Centre (formerly the Dulwich Senior Citizens Club)	14 Union Street, Dulwich	CT 5757/499	DP 1321	Allotment 43	Freehold	R/R14	Community Centre	807	City of Burnside
Eastwood Community Centre	95 Glen Osmond Road, Eastwood	CT 5830/111	FP 15158	Allotment 138	Freehold	Bu(GOR)	Community Centre	930	City of Burnside
Hubbe Court Reserve	3A Hubbe Court, Burnside	CT 5740/33,	DP 6662, DP 9119	Allotment 26, Allotment 49	Reserve,	WC	Community Centre	5,800	City of Burnside
Eastwood Community Centre	95 Glen Osmond Road, Eastwood	CT 5841/467	FP 15158	Allotment 53	Freehold	HC	Community Centre	1,112	City of Burnside



PART 5 APPENDIX 2 community centres

Management Table

	Objective	Action	Comments	Priority	Performance Indicators
COMMUNITY CENTRES	Provision of buildings including Community Centres and Halls to be available for use by members of the public and community organisations subsequent to agreement with Council	To negotiate Lease/Licence agreements, ensuring that the Community Centres and Halls are maintained to a high standard by the Lessee and/or Council, as per the agreements.		○	Periodical inspections of buildings to ensure a high standard of maintenance by Lessee's and/or Council, as per the agreements.
		To ensure any Lessee's/Licencee's meet the terms and conditions of the agreement.		○	Periodical reviews of Lease/ Licence agreements to ensure terms and conditions are being met.

	Objective	Action	Comments	Priority	Performance Indicators
PARKING AREAS	Provision of parking areas for use by patrons of the facilities.	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.



LANDSCAPE CHARACTER	Objective	Action	Comments	Priority	Performance Indicators
	To provide lawned areas and/or paved bicycle tracks and walkways to be used by patrons of the property and provide lawned and landscaped areas to add to the appeal of the property. These areas are to be provided in conjunction with the Community Centres and also as a secondary park on those areas of the property not occupied by the buildings.	To ensure lawned areas and landscaped areas are maintained to a reasonable standard/ appearance and to ensure that paved areas are in reasonable condition and do not pose a safety hazard.		○	Regular inspection and maintenance of the reserve areas by Council as part of an ongoing maintenance schedule and to identify any issues for rectification.

FENCING	Objective	Action	Comments	Priority	Performance Indicators
	Erection of fencing throughout and around the perimeter of the property to bound the site from adjoining land and road frontages.	To ensure all fencing is maintained to a reasonable standard.		○	Regular inspection and maintenance of fencing in conjunction with an ongoing inspection process.
To maintain the fencing surrounds and prohibit unsightly overgrowth and weeds against the fencing.			○	Regular inspection of the perimeter fencing and treatment/ removal of any overgrowth and/ or weeds at the base of the fencing.	



SAFETY AND RISK MANAGEMENT	Objective	Action	Comments	Priority	Performance Indicators
	To identify, measure and manage potential hazards in a timely manner to minimise 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.

RESERVE INFRASTRUCTURE	Objective	Action	Comments	Priority	Performance Indicators
	To provide reserve infrastructure in the reserve areas which may include but is not limited to shelters, bins, benches, lighting etc for the benefit of members of the public.	To ensure the infrastructure is in reasonable condition, can be utilised adequately by patrons and does not pose a safety hazard.		○	Regular inspection and maintenance of infrastructure in conjunction with an ongoing inspection process.

PUBLIC TOILETS	Objective	Action	Comments	Priority	Performance Indicators
	To provide public toilet facilities to be used by the general public in conjunction with the Community Centres or alternatively on a stand-alone basis.	To ensure the public toilets are serviced and maintained to a satisfactory condition and are kept in a tidy condition.		○	Regular inspection and maintenance of driveways in conjunction with an ongoing inspection process.



LEASES/ LICENCES	Objective	Action	Comments	Priority	Performance Indicators
	To allow the lease/licence of the whole of or any part of the Community Centres and Halls to lessees/licensees as deemed appropriate by Council.	To negotiate adequate lease/licence agreements to appropriate individuals/ organizations for the use of the Community Centres and Halls areas.		○	Maintenance and regular update of a lease/licence register.
To ensure any lessees/ licensees met 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.		○	Keep Council records of permits issued and monitor use.



