

Community Land Management Plan

Reserve 2001
Roseworthy

Community Land Management Plan

Part One		Introduction
		This part provides an introduction and information on the applicable legislation, policies and By-Laws that apply to the document. Refer separate document.
Part Two		General
		This part of the Plan applies to all areas of land regardless of the category. This is to ensure common information is not repeated in each of the categories. Refer separate document.
Part Three		Categories
		This part of the plan will identify individual sites or a number of sites collectively as they fit within the categories identified. Plans will be updated periodically as required.
Category		Description of Category
1	Recreation	Sporting or recreational activities including active and passive recreation and organised sport. Often large complexes involving indoor and outdoor facilities, ovals, courts and clubrooms with a lease to incorporated associations to manage on Councils behalf.
2	Community	Recreational or cultural activities including community group activities or provision of community services. Usually a town hall or institute type building where community activities may take place or hired on an adhoc or regular basis. Includes facilities provided for the community such as public toilets. May be leased to incorporated associations.
3	Parks & Gardens	Generally landscaped and irrigated open spaces with garden beds, lawn and park furniture. May include playgrounds.
4	Natural Reserves	Includes land that may be provided as levy banks, former stone quarries, adjacent water courses, road reserves, screening reserves or historical surplus land.
5	Cemetery	Areas set aside for the burial and remembrance of deceased persons with memorials, plaques and headstones.
6	Operational	Land that is required for Council's operations including its offices, for emergency services or for stormwater drainage, recycled water, Community Wastewater Management Scheme (CWMS) or other water management purposes.



Part 3 Category 1 – Recreation

Reserve 2001

The Boulevard, Roseworthy

INTRODUCTION

This Community Land Management Plan (CLMP) has been prepared by the Light Regional Council (Council) in fulfillment of its obligations under section 196 of the *Local Government Act 1999* (**LG Act**).

At the time of preparing and adopting this CLMP the Land is undeveloped, however it is proposed that the Land will be developed into a sporting and recreational facility for the use and benefit of the community and the adjacent school (to be developed). This CLMP is intended to allow for both the development of the Land and for its ongoing management and use as a public recreation reserve.

DESCRIPTION OF THE LAND

This CLMP applies to Allotment 2001 in Deposited Plan 125920, The Boulevard Roseworthy (the **Land**) as depicted in **Attachment A** which is held by the Light Regional Council in Certificate of Title Volume 6249 Folio 53 and is commonly known as [INSERT common name of reserve once adopted].

COMMUNITY LAND CLASSIFICATION AND REQUIREMENT FOR CLMP

The development works for the Roseworthy township expansion, have resulted in various parcels being vested to Council as public open space. The Land identified herein is vested in the Council as open space and is classified as community land by operation of section 193 of the LG Act.

Under section 196 of the LG Act, Light Regional Council is required to prepare and adopt a management plan for the Land because:

- The Land is, or is to be, occupied under a lease or licence; and
- The Land has been, or is to be, modified or adapted for the benefit and enjoyment of the community.

Under Section 199 of the LG Act – Effect of management plan – A Council must manage Community Land in accordance with any management plan.

MANAGEMENT PHASES

It is proposed that the management of the Land be separated into two distinct phases and this CLMP will provide for different management needs during the separate phases.

- **DEVELOPMENT PHASE** – This refers to the primary period during which the Land will be developed to provide facilities for the community as set out Annexure C. The development phase is expected to be approximately 24 months, commencing on adoption of this CLMP and concluding on practical completion of the facilities set out at Annexure C.
- **OPERATIONAL PHASE** – The Operational Phase will commence on conclusion of the Development Phase. The Operational Phase will provide for the ongoing operation and management of the Land and facilities located on the Land as well as allowing for further development of the Land at the discretion of the Council.

PURPOSE OF THE LAND

The Land is held for the following purpose:

- The development and provision of high-quality sporting and recreational facilities for use by the community, local sporting clubs and organisations and adjacent school (to be developed).

PROPOSALS FOR MANAGEMENT OF THE LAND

DEVELOPMENT PHASE

During the Development Phase the Council proposes to grant a licence to facilitate and permit the development of the Land in accordance with the plans attached at Annexure C and as part of the broader Roseworthy Township Expansion Precinct Development.

OPERATIONAL PHASE

During the Operational Phase (after completion of the Development Phase) the Council proposes to manage the Land for the benefit of the local community.

The Council has identified two management zones for the Land (subject to the final development design of the Land) as identified in **Attachment B**:

- **School Zone** – comprises the portion of the Land that is proposed to be licenced for use by the adjacent school (to be developed) for school activities and will be available for general community use at other times. The School Zone will include the oval, cricket nets, courts and car parking area.
- **Community Use Zone** – Comprises the balance of the Land and is set aside for general community use at all times.

Subject to Community Consultation, the Council proposes to enter into a Licence Agreement with the operator of the proposed adjacent school over all or part of the School Zone which will:

- allow for non-exclusive use of the Land on school days (and at such other times as may be approved by the Council from time to time) by the school for purposes associated with the school;
- include obligations for maintenance of the licenced area by the operator of the school in accordance with agreed standards and an annual maintenance plan; and
- provide for the establishment of a management advisory group including representatives of the Council, the operator of the school and other community user groups to provide advice to the Council about management of the School Zone.

OBJECTIVES, PERFORMANCE TARGETS AND HOW PERFORMANCE WILL BE MEASURED

The below objectives are not listed in order of precedence and no inference of priority should be drawn from the order in which they appear in this CLMP.

DEVELOPMENT PHASE		
OBJECTIVE	TARGET	MEASURE OF PERFORMANCE
The development of high-quality facilities on the Land in accordance with the plans attached at Annexure C .	The development of Land is substantially completed to a standard that is satisfactory to the Council within 24 months from adoption of this CLMP (or such longer period as may be required for completion).	<ul style="list-style-type: none"> • Regular review of development progress against target timeframes. • Issue of a Certificate of Practical Completion upon completion of development.
OPERATIONAL PHASE		
OBJECTIVE	TARGET	MEASURE OF PERFORMANCE
To provide open space and sporting and recreation facilities that are safe and suitable for use by the community and lessees and licensees	Operation and management of developed facilities and potential development of further facilities for community use including but not limited to: <ul style="list-style-type: none"> • Toilets and changerooms • Equipment for unstructured play • Shade and park furniture • Clubrooms and facilities for organised sporting activities 	<ul style="list-style-type: none"> • Regular inspections and annual audit of play and fitness equipment against relevant Australian Standards. • Regular internal review to determine future proposals for further development of the Land.
To manage the School Zone for the mutual benefit of the community and the adjacent School.	Licensed facilities are utilised in accordance with the licence agreement and are maintained	<ul style="list-style-type: none"> • Audit of repair and maintenance against annual maintenance plan and maintenance and operation principles as set out in the licence • Review and consider feedback from the Advisory Group

LEASES & LICENCES

DEVELOPMENT PHASE

During the Development Phase the Council may grant exclusive or non-exclusive licences for the purpose of the development of the Land or any associated or ancillary purpose for a term not exceeding five years.

OPERATIONAL PHASE

During the Operational Phase the Council may grant exclusive and non-exclusive leases, licences or permits for a term not exceeding five years for the following purposes:

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- provision and/or management of facilities and club rooms for use by sporting clubs and similar organisations;
- recreational purposes such as sports and fitness training and classes and sporting fixtures and events;
- temporary use of land and buildings and other community facilities for specific functions, activities and events (including for commercial activities).

In addition, the grant of leases or licences for the following purposes over any portion of the Land (unless otherwise specified) is consistent with this CLMP:

- provision of space and facilities for purposes associated with the adjacent School within the School Zone only;
- provision of telecommunications, broadband internet, and other essential services and the location, construction, operation and maintenance of associated infrastructure;
- implementation of relevant Council plans and policies as amended from time to time.

For the avoidance of doubt and for the purposes of section 200 of the LG Act, the use of the Land for business purposes is consistent with this CLMP.

Annexure A – map of land



Annexure B – Site Plan showing management zones



Annexure C – development plans

