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# MANAGEMENT PLAN NO. 3

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Community Land Designated As Community and Commercial Facilities (Occupied  
and Leased Properties)

28 OCTOBER 2016

# Introduction

## Purpose of this report

This report describes how the City of West Torrens (the Council) intends to manage its community land.

## What is community land?

Community land is defined under Section 193 of the *Local Government Act 1999* as “All local government land (except roads) that is owned by a council or under a council’s care, control and management”.

Under the Act, Council has general obligations and responsibilities as the custodians of land, including community land, for the benefit of current and future generations.

To assist it in meeting these obligations and responsibilities the Act requires Council to prepare management plan(s) for its community land.

## When is a Community Land Management Plan needed?

Section 196 of the Act requires Council to prepare and adopt a management plan(s) for its community land where:

- the land is, or is to be, occupied under a lease or licence; or
- the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community; or
- the land is required to be held for the benefit of the community under Schedule 8, under a special Act of Parliament relating to the land, or under an instrument of trust; or
- required by regulation.

## Aspects of a Community Land Management Plan

A Community Land Management Plan (CLMP) must:

- identify the land to which it applies; and
- state the purpose for which the land is held by Council; and
- state Council's objectives, policies (if any) and proposals for the management of the land; and
- state performance targets and how Council proposes to measure its performance against its objectives and performance targets.

A management plan should (as far as practicable) also be consistent with other relevant official plans and policies about conservation and the development and use of land, including (but not limited to) the following:

- City of West Torrens By-laws
- City of West Torrens Policies and Procedures affecting Playgrounds, Trees, Reserves, Community Halls, Public Consultation, Graffiti, Environment, Risk Management, Dogs and Signs
- Towards 2025 Community Plan
- *Recreational Greenways Act 2000*

- *Local Government Act 1999*
- *Environment, Protection and Biodiversity Act 1999 (Commonwealth)*
- *Water Resources Act 1997*
- *Development Act 1993*
- *Environment Protection Act 1993*
- *Heritage Act 1993*
- *Native Title Act 1993 (Commonwealth)*
- *Native Title Act 1993 (South Australia)*
- *Aboriginal Heritage Act 1988*
- *Disability Discrimination Act 1992*
- *Recreational Grounds Rates and Taxes Exemption Act 1981*
- *National Parks and Wildlife Act 1972*
- *Recreational Grounds (Joint Schemes) Act 1947.*

### **How are Community Land Management Plans organised?**

The Act does not require separate management plans for each piece of community land. Council has therefore grouped the land under three categories so that it can be managed efficiently and effectively. The parcels of land grouped together under these categories have very similar purposes, objectives, management policies, performance targets and measures.

The three categories are:

- Reserves and Sporting Grounds
- Drainage Lands
- Community and Commercial Facilities.

**The Management Plan for Community and Commercial Facilities follows.**

# Community and Commercial Facilities

## 1.1 Identification Details

This Management Plan relates to those Council properties and land designated as community and commercial facilities (as listed in Schedule 1) on the basis that:

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

## 1.2 Ownership Details

With respect to ownership matters, please note the following:

- The owner of each property is specified in Schedule 1.
- The details of any trust, reservation, dedication or other restriction affecting land is specified in Schedule 1.

## 1.3 Purpose for Which Land is Held

Community and commercial facilities are typically standalone properties which are not included in other community land categories (i.e. reserves or sporting grounds, or drainage lands). These properties are leased to various parties for a range of activities including commercial activities, community centres, RSL and senior citizens clubs and kindergartens.

## 1.4 Objectives

This Plan's objective is to provide buildings suitable for tenancy under community or commercial lease arrangements.

More specific objectives / proposals in relation to management issues are provided in Schedule 2.

## 1.5 Specific Management Objectives, Policies and Proposals

Community land, such as community and commercial facilities, should contribute to community identity, culture and social interaction. Facilities should be accessible to local communities and visitors and provide a safe, functional environment. In addition to wider community benefits, the leasing of facilities can contribute to commercial returns to Council.

Specific management objectives, policies and proposals for identified issues are provided in Schedule 2.

## 1.6 Performance Targets and Measures

Council will use the Targets and Measures identified in Schedule 2 to measure how it has managed its community land in accordance with relevant guidelines, maintenance schedules, policies and programs and reporting structures.

## 1.7 Supporting Documents

The management plan should be considered in the context of other Council supporting documents that may contain additional or complementary information such as, Asset Management Plans, Annual Budget and the Community Land Register

## City Of West Torrens

### Management Plan 3 – Community Land Designated as Community and Commercial Facilities

#### Schedule 1

Name	Address (location)	Title	Allotment(s)	Owner	Trust, Dedication or Restriction on Title
Reed Beds Community Centre	Fitch Road, Fulham	Portion CT 5344/959	Allotment 50 DP 32505	City of West Torrens	Held as a Reserve
Lockleys Cinema	Henley Beach Road, Lockleys	CT 5842/983	Allotment 36 FP 124330	City of West Torrens	Freehold
Theatre 62 & Star Theatre	Sir Donald Bradman Drive, Hilton	CT 5776/128, CT 5792/740	Allotment 28, Allotment 9 FP 145156, DP 639	City of West Torrens	Freehold
Hilton RSL	Sir Donald Bradman Drive, Hilton	CT 5832/7	Allotments 3 & 4 DP 3002	City of West Torrens	Freehold
Camden Community Hall	Carlton Road, Camden Park	CT 5815/594	Allotment 22 DP 1901	City of West Torrens	Freehold
Lions Club of Richmond Clubrooms	Penong Avenue, Camden Park	CT 5733/409	Allotment 50 DP 53506	City of West Torrens	Held as a Reserve
Thebarton Library (Former)	166-168 South Road, Torrensville	CT 5825/857	Allotment 6 FP 122900	City of West Torrens	Freehold
Thebarton Theatre & Library Car Park	108 Henley Beach Road, Torrensville	CT 5494/979	Allotment 22 FP 1085	City of West Torrens	Freehold
Thebarton Theatre	114 Henley Beach Road, Torrensville	CT 5237/221	Allotments 2 & 3 FP 125494	City of West Torrens	Freehold
Lockleys Kindergarten	Rowells Road, Lockleys	CT 5516/851	Allotment 74 DP 4495	City of West Torrens	Held as a Reserve
Kurralta Park Kindergarten	Barwell Avenue, Marleston	CT 5770/993	Allotment 47 DP 2800	City of West Torrens	Freehold

Name	Address (location)	Title	Allotment(s)	Owner	Trust, Dedication or Restriction on Title
Joe Wells Reserve and Netley Preschool	Comet Avenue, Netley	CT 5516/861	Allotment 64 DP 6575	City of West Torrens	Held as a Reserve
Glandore Kindergarten	St Georges Avenue, Glandore	CT 5407/456	Allotment 9 FP 8375	City of West Torrens	Freehold
Cummins House	Sheoak Avenue, Novar Gardens	CT 5796/ 195	Allotment 145 FP 6203	Minister of Works	Under the Care and Control of Council

## City Of West Torrens

### Management Plan 3 – Community Land Designated as Community and Commercial Facilities

#### Schedule 2

Management Issues	Objectives / Proposals	Performance Targets	Performance Measures
<b>Leases and Licences</b>	To provide leases or licences to enable specified use of designated buildings in accordance with the management objectives for community and commercial facilities.	Leases or licences are issued that stimulate requirements of tenancies; are finalised and kept up-to-date for all relevant properties.	<p>Tenancy / occupancy arrangements are recorded within Council’s property management system.</p> <p>Periodical reviews of agreement arrangements and responsibilities to ensure terms and conditions are satisfied.</p>
<b>Commercial Services</b>	To facilitate commercial use of Council property to supplement Council income; and/or	To negotiate and finalise agreements that provide Council with a reasonable commercial financial return and that stimulate requirements of all parties (ie tenancy and Council)	<p>Reasonable commercial financial returns to Council.</p> <p>Periodical reviews of agreement arrangements and responsibilities to ensure terms and conditions are satisfied.</p>
<b>Community Services</b>	<p>To facilitate community service delivery that meets the needs of residents and visitors.</p> <p>To provide premises that facilities a desired council outcome that may not be able to be delivered by community groups or the private sector.</p>	To negotiate and finalise lease, license and/or agreements that provide optimal asset occupancy and financial returns while providing facilities that will contribute to supporting community wellbeing.	<p>Optimal occupancy rates of community facilities.</p> <p>Reasonable commercial financial returns to Council.</p> <p>Periodical reviews of agreement arrangements and responsibilities to ensure terms and conditions are satisfied.</p>