



# Community Land Management Plans

An introduction



## Introduction

The City of Charles Sturt owns, or has the care, control and management of large areas of public land throughout the local government area. These areas cover lands as diverse as waterfront reserves, linear parkways and open space, sportsgrounds and facilities, carparks, wetlands, natural areas, neighbourhood recreation parks and more. This open space contributes to quality of life, economic development, and urban amenity for all residents and visitors to the City of Charles Sturt.

As the owner or caretaker of public lands, Council seeks to always ensure that public land held for the use and enjoyment of the community is managed, maintained and used within the legislative framework of the Local Government Act 1999.

The Community Land Management Plans prepared by Council aim to reflect the core values of Council and the community to deliver a clear vision of the important role community land plays in building a healthy connected community.

## Legislative Framework

Section 196 of the Local Government Act 1999 requires Council to prepare and adopt a management plan or management plans for its community land.

Community Land Management Plans have been written to comply with those obligations while having consideration for, but not limited to, the following legislation –

- Local Government Act 1999
- Crown Land Management Act 2009
- Development Act 1993
- Native Title Act 1994
- Aboriginal Heritage Act 1988
- Heritage Act 1993
- Environmental Protection & Biodiversity Conservation Act 1999
- Native Vegetation Act 1991





## Policy and Strategic Management Documents

Council prepares and maintains policy and strategic management documents that provide direction in the preparation and ongoing management of Community Land Management Plans.

The management plans are consistent, as is practicably possible, with the plans and policies listed below with respect to conservation, development and use of the land. These documents should be viewed in conjunction with the Community Land Management Plans.

- Adapt West – Western Adelaide Region Climate Change Adaptation Plan 2016
- Adelaide Living Beaches 2005-2025
- Biodiversity Action Plan 2017-2030
- Charles Sturt Asset Management Plan
- City of Charles Sturt Community Plan 2016-2027
- City of Charles Sturt Corporate Plan 2016-2020
- Community Gardens Policy
- Disposal of Land Policy
- Environmental Sustainability Policy
- Horses on the Foreshore Policy
- Living Green to 2020
- Memorials Policy
- Open Space Strategy 2025
- Path Policy
- Play Space Policy
- Public Art Policy
- Public Environment – Smoke Free Policy
- Public Open Space Water Consumption Policy
- Tree and Landscape Policy
- Telecommunication and Electricity Infrastructure on Council Land Policy
- Use of Public Reserves for Commercial Fitness Activities Policy

## What is Community Land?

Community land is described by Chapter 11 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 at the commencement of the Act and is taken to have been classified as community land unless otherwise excluded and is held for the use and enjoyment of the public.

Community land is also characterised as land that:

- cannot be sold unless revocation of the community land classification is approved by Council and The Minister (Sec 194 of the Local Government Act 1999);
- cannot be used for business purposes unless approved by Council (Sec 200 of the Local Government Act 1999);
- can have the grant of a lease or licence for occupation, as approved by Council, for a period of time not exceeding 21 years (Section 202 of the Local Government Act 1999).
- can have a permit for activity of a 'short term' nature issued by Council.



The vast majority of community land parcels in the Charles Sturt local government area are used for open space and recreational purposes. However, there are other uses for which community land is held and these are explained and noted within the individual Community Land Management Plans.

Community lands in the ownership, or control of Council, are listed in Council’s Community Land Register which is prepared and published in compliance with Section 207 of the Local Government Act 1999. The register is available to be viewed at the following locations -

- Online – [www.charlessturt.sa.gov.au](http://www.charlessturt.sa.gov.au)
- Council chambers – 72 Woodville Road, Woodville SA 5011

**What is a Community Land Management Plan?**

Community Land Management Plans are documents created by Council, in consultation with the community, to provide guidance and direction with respect to the care, management and use of community lands for the enjoyment and benefit of residents and visitors to the City of Charles Sturt.

Open space and building facilities are limited and generally will have competing demands of the community, sporting groups and clubs for the use of the areas. To provide all members of the community with equal opportunity to enjoy access to the diversity of open space and building facilities available in the City a hierarchy framework of open space has been prepared.

The hierarchy identifies strategic locations and levels of demand and provides direction to address specific environmental, heritage or urban design objectives.

The Community Land Management Plans identify performance indicators upon which community land, facilities located on community land and some building assets can be evaluated against desired performance outcomes.





## Open Space Hierarchy Categories

Open space hierarchy categories have been designed to group similarly used and in demand areas together.

Community land parcels are categorised within one of the following Open Space Hierarchy Categories. The table below provides a general description of each category and outlines the general use, objectives and vision of development principles in each of the category types.

<b>Regional Open Space</b>	
Description	Described as having the capacity to attract or benefit people from across and beyond the City of Charles Sturt and based on various factors including larger size, higher quality, uniqueness, visitor appeal, natural value, higher profile location of the type or level of activity.
Guiding principles for use and development	<p>Should seek to include high quality and distinctive settings, landscapes, art works and cultural heritage references that create a strong sense of place.</p> <p>Should seek to include well designed, high quality buildings and infrastructure that support regional use ie. seating, shade, amenities, clubrooms, dog parks, lighting.</p> <p>Should seek to include multi-functional and shared-use facilities that meet user requirements (particularly for sports grounds).</p> <p>Should seek to include diverse, unique, challenging and high-quality activity, play and event opportunities that cater for a range of age groups and encourage a strong sense of community.</p> <p>Should seek to assist in the protection, support, or enhancement of, biodiversity where possible and appropriate.</p>



<b>District Open Space</b>	
Description	Described as having the capacity to attract or benefit people from more than the local neighbourhood and based on various factors including larger size, higher quality, environmental value, visitor appeal or level of activity.
Guiding principles for use and development	<p>Should seek to include quality settings, art works, landscapes and cultural heritage references that contribute to an appealing park or reserve.</p> <p>Should seek to include good quality buildings and infrastructure that support use from across the District (seating, shade, amenities, clubrooms, dog parks, lighting).</p> <p>Should seek to include shared use facilities that support diverse usage and user groups.</p> <p>Should seek to include diverse activity and play opportunities that cater for a range of age groups and support social connection.</p> <p>Should seek to assist in the protection, support, or enhancement of, biodiversity where possible and appropriate.</p>

<b>Neighbourhood Open Space</b>	
Description	Described as having the capacity to cater for people within a group of neighbouring areas based on the area being smaller in size, lower profile or less developed as compared to Regional or District open space.
Guiding principles for use and development	<p>Should seek to include appealing settings, art works, landscapes and cultural heritage references.</p> <p>Should seek to include appropriate infrastructure to support neighbourhoods (seating, shade, play, dog parks, lighting).</p> <p>Should seek to include various activity and play opportunities.</p> <p>Should seek to assist in the protection, support, or enhancement of, biodiversity where possible and appropriate.</p>



<b>Local Open Space</b>	
Description	Described as generally catering for a local neighbourhood with the likelihood of a smaller open space area, less developed with a lower profile and of basic quality while remaining safe and appealing.
Guiding principles for use and development	<p>Should seek to include minimal infrastructure appropriate to the space.</p> <p>Should seek to include natural landscape settings appropriate to the space.</p> <p>Should seek to assist in the protection, support, or enhancement of, biodiversity where possible and appropriate.</p>



## Open Space Types

Additional to the Open Space Categories listed above an Open Space Type has been applied to community land parcels to aid in the identification of specific site purposes for which land is held. The objectives and development principles of open space types assist to guide site development, management and setting of performance measures.

<b>Community</b>	
Description	Open space that is predominantly used for community buildings such as community centres or indoor sports centres.
Guiding principles for use and development	Open space around community facilities should be good quality and aim to complement the character and function of any related buildings

<b>Linear Open Space</b>	
Description	Open space that is linear in nature and can incorporate connected land parcels aimed at supporting walking, bike riding and other community activities and include linear parks such as Coast Park, River Torrens Linear Park or smaller corridor connectors.
Guiding principles for use and development	<p>Linear connections should include good pathways that support walking and bike riding as well as other support infrastructure such as shady trees, picnic settings, lighting, shelters etc.</p> <p>Regional and District linear connections should have access to toilets where appropriate.</p> <p>Linear connections should aim to include appealing landscapes of high amenity, grassed areas and/or shady trees and provide bio-diversity corridors for local wildlife.</p>



<b>Landscape Park</b>	
Description	Open space with a primary focus on the landscape amenity such as an urban forest or a treed park setting. Local parks that do not contain recreational facilities or other infrastructure could be defined as a Landscape Parks with having a landscape rather than recreational focus.
Guiding principles for use and development	<p>Landscape parks should be designed and maintained to enhance the appeal, function and amenity of the open space through trees and shrub planting.</p> <p>Landscapes within landscape parks and other open space should be sustainable and reflect the location, climactic conditions and the potential for plant adaptation.</p> <p>Landscape parks and landscapes should be cost effective to maintain.</p> <p>Water bodies should provide quality aesthetic value and be designed to provide measurable ecological value.</p>

<b>Natural Area</b>	
Description	Open space which will incorporate natural landscapes with habitat sources including links to river systems, coastal settings and other indigenous vegetation. A natural area could be located along the coastline, the River Torrens or as part of an urban forest or wetland. The emphasis of a natural area is enhancement and protection of the natural environment and related habitat.
Guiding principles for use and development	<p>Natural areas should incorporate quality environments with an emphasis on indigenous native vegetation and biodiversity where appropriate.</p> <p>Infrastructure in natural areas should be limited to natural surface pathways, low key seating and shelters.</p> <p>Activities and development should have minimal disturbance on the character and environmental value of the natural area.</p> <p>Stormwater management integrated into within a natural area should aim to minimise the impact on the landscape and character of the open space and increase passive activity opportunities.</p>



<b>Recreation Park</b>	
Description	<p>Open space primarily catering for informal recreation activities such as, but not limited to, play, physical activity, picnics, walking, bike riding, youth activities, gatherings and events through publicly accessible open space. A recreation park could include grassed areas, picnic settings, play spaces, youth facilities, exercise equipment, seating, trails and pathways, landscape treatments and other infrastructure that supports recreational activities.</p>
Guiding principles for use and development	<p>Recreation parks will generally have a strong recreation activity focus with play spaces and/or other activity opportunities such as ball games (court, nets, goals, table tennis) and fitness activity opportunities (running tracks, fitness equipment).</p> <p>Regional Recreation Parks will generally be of a high quality and provide diverse and unique activity opportunities. They could also include infrastructure such as toilets, pathways, lighting, picnic settings, seating and shelter including natural shelter.</p> <p>District Recreation Parks will generally of a good quality and include diverse activity opportunities. They could also include infrastructure such as toilets, pathways, lighting, picnic settings, seating and shelter including natural shelter.</p> <p>Neighbourhood Recreation Parks will generally be of good quality and include key activity opportunities.</p> <p>Local Recreation Parks will generally be basic standard and would provide fewer activity opportunities.</p>



<b>Sportsground</b>	
Description	Open space primarily catering for sport and organised activities through playing fields and other facilities such as cricket pitches, football ovals, tennis courts. This open space could also support the casual use of a space by the community for informal sport and could also include recreation areas and facilities.
Guiding principles for use and development	<p>Sportsgrounds will generally be well developed with ovals, playing fields or other activity surfaces, outdoor courts, clubrooms, amenities, car parking and lighting.</p> <p>Regional Sportsgrounds should be of high quality and designed as Community and Sports Hubs to cater for a range of activities and users.</p> <p>District Sportsgrounds should be of good quality.</p> <p>User requirements should be taken into consideration when developing and maintaining sporting open space.</p> <p>Recreation components such as play spaces, walking and bike tracks and picnic facilities should be integrated, where possible, within sporting open space to broaden the community value and use of the open space.</p>

<b>Waterfront Areas</b>	
Description	Open space that is located along a watercourse area that has a strong water-based recreation activity focus such as coastline areas and lakes areas. It will generally be grassed or landscaped with picnic settings, play spaces and other activity opportunities. It may also have a sport focus as well as a recreational focus including sports such as dragon boating, surf lifesaving, sailing, rowing and canoeing.
Guiding principles for use and development	<p>Waterfront parks may include settings and infrastructure that supports aquatic activities such as swimming, boating, canoeing, sailing etc. This could also include jetties, piers, wash down areas, shelters etc.</p> <p>Club facilities and amenities should be provided where there are organised aquatic activities linked to clubs.</p> <p>There should be a good and safe connection to the water by ramps, shared use paths, piers, steps etc.</p> <p>Shelters, shade structures and shady landscapes should be provided for sun protection.</p>



<b>Tree Screening</b>	
Description	Open space that is primarily used for the purposes of providing a natural landscaped, physical barrier to control vehicular access to collector (and other) roads with landscaping to visually screen fencing and buildings.
Guiding principles for use and development	<p>Generally, these areas will be landscaped to form an effective visual screen between fencing/buildings and the users of adjoining roads.</p> <p>Plantings should be replaced periodically to ensure an effective visual screen is maintained.</p> <p>Attention to location and maintenance of plantings should ensure the safety and convenience of pedestrian users of adjoining footpaths.</p> <p>Tree screening areas may have a primary purpose of controlling vehicular access and would require a reduced level of landscape and screening.</p>

<b>Wetland Areas</b>	
Description	Open space that is primarily used for the purposes of operating Council's stormwater harvesting, treatment and distribution network.
Guiding principles for use and development	<p>Wetland areas should provide for managed aquifer storage and recovery activities.</p> <p>The area should facilitate the creation of habitat and promote biodiversity.</p> <p>Facilities may be established that provide educational opportunities relating to the use of the land.</p> <p>The appropriate range and intensity of activities will reflect the biodiversity and environmental sensitivities of the site as well as the proximity of adjoining dwellings.</p> <p>The areas may also incorporate passive recreational activities, picnicking areas and will have a high focus on environmental outcomes.</p>



Multiple Open Space types can be applied to the same community land parcel to formalise the current use and provide vision for future use and development of the land.

The Open Space type is not limited in the area it may occupy within a reserve or community land parcel but will generally be available to apply anywhere within the reserve or community land boundary.

In addition to the application of Community Land Categories and Types the Community Land Management Plans have had, and in any future amendments will continue to have, consideration of the following aspects identified in the Open Space Strategy 2025.

- Changing community expectations/priorities
- Sustainability
- User security
- Environmental imperatives
- Biodiversity
- Habitat protection/enhancement
- Coastal erosion/global warming
- Water conservation
- Lifestyle changes
- Competing financial priorities

### **Exclusion of Council Land as Community Land**

Section 193 of the Local Government Act 1999 has provisions for Council to exclude Council owned land from Community Land classification after following Council's Public Consultation Policy.

Council has endorsed the following criteria to be applied when considering those properties that are appropriate to be excluded from Community Land Classification.

- i. the property/land is not available to the public as a right;
- ii. the property/land is used, or to be used, for Council operations, or
- iii. the property/land is used, or to be used, or has been purchased for strategic or commercial purpose.

A register of excluded land parcels is held by Council and can be viewed at the following locations.

- Online – [www.charlessturt.sa.gov.au](http://www.charlessturt.sa.gov.au)
- Council Offices – 72 Woodville Road, Woodville SA 5011