



Community Land Management Plan – Bower Cottages Community Centre

Name and Address of Property	Bower Cottages Community Centre – 200 Bower Road SEMAPHORE PARK
Ownership	City of Charles Sturt
Legal Description	Lot 7 in DP 51842 (Certificate of Title Vol 5679 Fol 369)
Location	Borders Bower Road and Kingfisher Drive SEMAPHORE PARK
Trust, Dedication or Restriction	This property is listed on the State Heritage Register
Leases or Licences Issued	Refer Lease/Licence Register of Community Land
Open Space Category	Neighbourhood
Open Space Types	Community
Endorsed by Council	Item 4.04 – 22 February 2021
Relevant Policies/By Laws (no order of priority is intended)	Environmental Sustainability Policy Memorials Policy Play Space Policy Public Art Policy Public Environment – Smoke Free Policy Public Open Space Water Consumption Policy Tree and Streetscape Policy Telecommunication and Electricity Infrastructure on Council Land Policy Council By-Law No. 1 – Permits and Penalties Council By-Law No. 3 – Local Government Land Council By-Law No. 5 – Dogs and Cats

General description of the lands

Bower Cottages Community Centre is a communal meeting facility as shown in the 'Site Map' of this Community Land Management Plan. The Centre and land parcel (except for any part of the land, where relevant, that is subject to any lease/licence as granted by Council in accordance with Section 202 of the Local Government Act) is categorised as Neighbourhood Open Space and Community in the Types and Hierarchy explained in Community Land Management Plans – An introduction.

Purpose for which the land is held

The Council holds this land for the primary purpose of providing community meeting facilities, and services from the facilities, for community use and spaces that may be utilised from time to time for complementary business purposes. The Council also holds these lands for the preservation of the historic cottages and for secondary purposes associated with addressing environmental, urban design and heritage purposes (in no particular order of precedence).



Lease or Licence Permissions

Council may grant or renew leases and/or licences over any part or parts of the land.

Any lease or licence granted or proposed to be granted must be consistent with the uses and purposes for which the Council holds the Community Centre, and its objectives for the Centre, as outlined in this Community Land Management Plan. They may be issued to various recreation, business, social or community clubs or groups for the use of buildings or any other open space within the Community Centre whose activities cater for the local or broader community.

The Council may grant leases and licences of any length, and on any terms, to organisations established for recreation, social and/or community purposes over any land and/or buildings to which this Community Land Management Plan relates.

Council may issue a licence and/or permit to allow access over the land, or to allow for an activity of a short-term nature. Uses of the land prohibited by Council by laws without approval or uses not identified in this management plan may be approved in relation to the land for instances such as, but not limited to, access to adjoining properties during building construction work.

Council may issue an authorisation for commercial activities under Section 200 of the Local Government Act 1999. Authorised activities must be consistent with the purposes for which the Community Centre is held. Approvals may be given on conditions the Council considers appropriate.

An example of activities Council considers relevant to the purposes of the Community Centre when considering lease, licence, authorisation or permit requests are (without limitation)

- Community activities and/or services catering to all ages and cultural groups ie scouts, girl guides, art and craft pursuits, child play groups, historical and cultural groups etc.
- Fundraising, educational and community awareness events that support cultural diversity, health, fitness and general community wellbeing.
- Activities of a passive nature that promotes a healthy active lifestyle ie tai chi, yoga.
- Small celebratory events ie birthday, wedding etc.

Permits, licences or easements may be granted by Council to public service provider authorities, within delegations of a relevant Act, for the purposes of provision of electricity, gas, water, internet and telecommunications services (except for above ground telecommunications towers).



Management Objectives for the land (in on particular order of precedence)

- To provide a community centre with open space areas and facilities, and services from those areas and facilities, that encourage participation in, and facilitate, recreational, cultural and community pursuits and to seek to maximise the use of the land and facilities for these purposes.
- To provide the community opportunities for diverse recreational, educational, social, cultural and community-based activities and events such as, but not limited to, artistic pursuits, child play groups, youth activities, community information sessions, dance and theatrical pursuits, gatherings etc.
- To maintain and preserve the historic cottages.
- To facilitate occupation of any part/s of the lands by community groups for community purposes as set out in any licence/lease granted by the Council
- To address specific heritage and urban design objectives.

Proposal for managing the land

The management of Bower Cottages Community Centre is to be consistent with the descriptions and guiding principles for use and development identified in Neighbourhood Open Space Hierarchy and Community Open Space Types described in Community Land Management Plans - An introduction.

The management of the cottages and surrounds is to be consistent with any Heritage Plan issued by Council or any other State Government agency.

Performance Targets and Measures for the land

The performance targets and measures for Bower Cottages Community Centre are outlined below. They do not indicate an order of hierarchy or priority.

Performance Targets	Performance Measures
To develop and pursue opportunities for community participation in passive formal or informal, recreational, cultural, educational and community-based pursuits.	Increased visitation to, and use of the Community Centre facilities, as measured by an audit of the booking system and reported to City Services Committee.
To develop and pursue opportunities for optimal shared use of all parts of the land and facilities that support the recreational and community uses of the land (including but not limited to facilities such as community buildings, shade, shelter, amenities, art works, cultural heritage references, lighting, paths, fencing, carparking etc.).	Increased community satisfaction with, and use of, Council's community centre facilities measured by an audit of Council's customer feedback platforms, registers and customer surveys as conducted from time to time and reported to Asset Management Committee and City Services Committee.



<p>Support community groups, lessees/licensees and other interested parties to provide and develop community, educational and recreational opportunities for the community.</p> <p>Renew/upgrade landscaped areas, building, assets, recreational facilities and associated infrastructure as outlined in the relevant Asset Management Plan.</p> <p>Provide a safe environment for visitors and users of the Centre.</p>	<p>Increased events, and participation in events, offered to the community as measured by an annual review of attendance sheets held by community groups and reported to City Services Committee.</p> <p>Completed upgrade/renewal works reported to Council and Asset Management Committee.</p> <p>Reduction in security incidents reported to Council as measured by and audit of Council's customer feedback platforms as conducted from time to time.</p>
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Site Map

