



## Community Land Management Plan – Bunker Reserve

<b>Name and Address of Property</b>	Bunker Reserve – 5-6 Gleneagles Court SEATON
<b>Ownership</b>	City of Charles Sturt
<b>Legal Description</b>	Lot 46 in DP 14997 (Certificate of Title Vol 5546 Fol 445)
<b>Location</b>	Bordering Gleneagles Court, Bunker Court and Frederick Road SEATON
<b>Trust, Dedication or Restriction</b>	Nil
<b>Leases or Licences Issued</b>	Refer Lease/Licence Register of Community Land
<b>Open Space Category</b>	Neighbourhood
<b>Open Space Types</b>	Recreation Park
<b>Endorsed by Council</b>	Item 4.04 – 22 February 2021
<b>Relevant Policies/By Laws</b> (no order of priority is intended)	Community Gardens Policy Environmental Sustainability Policy Memorials Policy Path Policy Play Space Policy Public Art Policy Public Open Space Water Consumption Policy Tree and Streetscape Policy Telecommunication and Electricity Infrastructure on Council Land Policy Use of Public Reserves for Commercial Fitness Activities 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

Bunker Reserve is shown in the 'Site Map' of this Community Land Management Plan. The Reserve 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 Recreation Park 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 open space, recreation and community facilities and services for community use and spaces that may be utilised from time to time for complementary business purposes. The Council also hold this land for secondary purposes associated with addressing environmental, urban design, heritage and stormwater management needs (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 Bunker Reserve.

Any lease or licence granted or proposed to be granted must be consistent with the uses and purposes for which the Council holds the Reserve, and its objectives for the Reserve, as outlined in this Community Land Management Plan. They may be issued to various sporting, recreation, business, social or community clubs or groups for the use of open space or buildings within the Reserve 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 sporting, recreation, social, educational and/or community purposes over any land to which this Community Land Management Plan relates.

Council may issue a licence and/or permit to allow access over the Reserve, 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 Reserve for instances such as, but not limited to, access to adjoining properties during building construction work and overflow parking for events held at the adjoining Royal Adelaide Golf Club.

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 Reserve is held. Approvals may be given on conditions the Council considers appropriate.

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

- Community and educational activities and/or services catering to all ages and cultural groups ie child play groups, dog training, biodiversity, gardening and nature activities etc.
- Fundraising, educational and community awareness events that support cultural diversity, health, fitness and general community wellbeing.
- Activities of a passive or active nature that promotes a healthy active lifestyle ie tai chi, yoga, outdoor fitness training groups, community gardens.
- Small celebratory events.

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 lands** (in no particular order of precedence)

- To provide an open space area that facilitates and encourages pedestrian access/movement, community participation in formal and informal recreational, cultural, educational and community pursuits and to maximise the use of the lands for these purposes.
- To provide facilities that support opportunities for community activities such as, but not limited to, play, education, physical activity, picnics, walking, dog exercising, nature and biodiversity pursuits, community gardening and gatherings.
- To address specific environmental, heritage and urban design objectives.
- To utilise a portion of the Reserve for stormwater management purposes.

**Proposal for managing the lands**

The management of Bunker Reserve is to be consistent with the descriptions and guiding principles for use and development identified in Neighbourhood Open Space Hierarchy and Recreation Park Open Space Type as described in Community Land Management Plans – An introduction.

**Performance Targets and Measures for the lands**

The performance targets and measures for Bunker Reserve 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 or active, formal or informal, recreational, educational, cultural and community-based pursuits.	Increased visitation and use of Council’s open space areas and facilities as measured by an audit of Council’s customer feedback platforms and customer surveys as conducted from time to time and reported to Asset Management Committee.
To develop and pursue opportunities for optimal shared use of open space areas, facilities and buildings that support the recreational, educational and community uses for the lands (including but not limited to facilities such as seating, shade, shelter, fitness and play equipment, lighting, playing surfaces, public amenities, buildings, paths, fencing, art works and cultural heritage references etc.)	Increased community satisfaction with, and use of, Council’s open space areas and recreational facilities measured by an audit of customer feedback platforms, issued permits, registers, transport movement studies and customer surveys as conducted from time to time and reported to Asset Management Committee.
Renew/upgrade/develop landscaped areas, building assets, public amenities, recreational facilities and associated infrastructure as outlined in the relevant Asset Management Plan.	Completed works reported to Asset Management Committee.



Provide a safe environment for visitors and users of the Reserve.	Reduction in security incidents reported to Council as measured by an audit of Council's customer feedback platforms as conducted from time to time.
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## Site Map

