COMMUNITY LAND MANAGEMENT PLAN

DRAFT
Leased Facilities

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

Kaurna Acknowledgement

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land.

The Land

This Management Plan applies to the Land identified in the Community Land Register as having the following purposes:

- Café's providing small restaurants that sell light meals and drinks.
- Community Halls that are available for external or internal hire and programming with opening times aligned to bookings. These halls may provide areas that can be leased.
- Housing leased to residential tenants and community housing providers.
- Marion Golf Park (Seacliff) provides a 9 hole public golf course delivered under a lease arrangement.
- Office/retail space that can be leased for the provision of services, including community, retail and business uses to meet the needs of the local community.

For land under the Council's care, control and management, the Community Land Register identifies the owner together with any trust, dedication or restriction which applies to the Land.

Purpose for which the Land is held by Council

The Land is held to ensure a range of services can be provided to our Community as identified in the Community Land Register. The Land may also include playgrounds, paths and other open space improvements that act in support of the primary usage.

The Land is also held for secondary purposes associated with Council's operational needs including but not limited to environmental, urban design, heritage (cultural and built form) and stormwater management requirements.

Council may grant or renew leases and/or licences where the agreements:

- are consistent with the uses and purposes included in this Community Land Management Plan;
- support the operational needs of Council; or
- formalise an encroachment provided it does not negatively impact on the primary purposes of the Land, its amenity or any other permitted uses of the Land.

Council may also issue permits which are consistent with the uses and purposes included in this Community Land Management Plan and in accordance with Council's Local Government Land By-Law No.3.

Objectives for the management of the Land

The following objectives each carry equal weighting. This means that not one objective outweighs another and rather, each objective is to be considered in a balanced and measured way taking into account (as relevant) the specific facts and circumstances applicable to the decision-making process.

- To facilitate use of the Land for community/operational purposes consistent with this plan and in accordance with any lease or licence issued by the Council.
- To ensure the built assets are maintained in accordance with their leases or licences (if any) and the Property Asset Strategy.
- To develop and maintain infrastructure that allows Council to deliver its services to the community.

Leases and Licences for the Land

The current leases and licences for the Land (if any) are detailed in the Council's Community Land Register.

Leases and licences for less than 5 years that are consistent with the provisions of this Plan may be granted by Council in accordance with Section 202(3) of the Local Government Act.

Where a lease or a licence is proposed to be granted for a term of more than 5 years, Council will comply with its public consultation policy in accordance with Section 202 of the Local Government Act.

If the use of the Land will also include a business purpose, the business purpose must be consistent with the provisions of this Plan and Council may approve of such use in accordance with Section 200 of the Local Government Act.

If any proposal to grant a lease and/or a licence is not consistent with this Plan, the Plan must be amended in accordance with Section 198 of the Local Government Act.

Where Council is the custodian of Crown Land, the granting or renewal of leases and/or licences will be in accordance with the provisions of section 22 of the Crown Land Management Act 2009.

Proposals for the management of the Land

Subject to compliance with the requirements of all relevant legislation and Council Policies, the Council may develop and manage the Land to enhance its use as a community asset.

Council's proposals for the management of the Land are:

- To redevelop and upgrade built assets in accordance with the Property Asset Strategy.
- The provision, maintenance, renewal and upgrade of Council owned assets, as appropriate and within budget constraints, including (but not limited to) buildings, playing surfaces, drainage, water detention, car parking, lighting, footpaths, access roads, furniture and landscaping.
- Council may at its discretion, approve the use of any part of the Land for business purposes, provided that such business purpose is not inconsistent with this Plan.

Performance Targets and measures

Objective	Performance Target	Performance Measure
To facilitate use of the Land for community/operational purposes consistent with this plan and in accordance with any lease or licence issued by the Council.	To ensure the Land is used for purposes consistent with this plan and any leases or licences that are in place clearly set out the responsibilities of each party.	Council is not notified of any breaches of the lease or licence and is not required to issue any Notices of Breach to agreement holders.
To ensure built assets are maintained in accordance with their leases or licences (if any) and the Property Asset Strategy.	Upgrades and maintenance are undertaken in accordance with the strategy.	Periodic review of the strategy to ensure that the program is being followed and is on track for delivery. Council is not notified of any breaches of the lease or licence and is not required to issue any Notices of Breach to agreement holders.
To develop and maintain infrastructure that allows	To ensure the provision of safe and appropriately	Periodic inspections of the Land to be conducted and

Council to deliver its services to the community.	maintained Council owned assets.	any obvious safety concerns arising in connection with them will be addressed as a matter of priority and as soon as practical. Any reported accidents or service requests will be investigated by Council and responded to in accordance with Council's customer service standard. Signage to be erected on the Land where appropriate, to provide guidance to the public regarding appropriate uses of the Land.

Relevant Policies and Plans

This Community Land Management Plan will be implemented and managed in accordance with other plans and policies that relate to the Land (as may be amended from time to time), including the plans and policies listed below.

These plans and policies establish objectives, strategies and actions that will guide the future development, maintenance and management of all community land within the Council's area, including the Land.

Each are available for inspection at the Council's principal office during ordinary business hours and on the Council's website www.marion.sa.gov.au.

In accordance with the Act, in the event of an inconsistency between the provision of an official plan or policy under another Act and the provisions of this CLMP, the provisions of the official plan or policy prevail to the extent of the inconsistency.

Council Plans and Strategies

- City of Marion Strategic Plan A strategic plan that provides a framework to respond to the economic, social and environmental sustainability pressures faced by the Council region.

- City of Marion Property Asset Strategy
  A strategy that considers the lifecycle and condition of building assets, the demographic profile of the community, future growth forecasts, partnership opportunities, service delivery/facility trends and spatial equity to identify Council's current and future asset needs.

- Open Space Plan

The Council's Open Space Plan guides the future provision, development and management of open space across the Council area over the next 10 years. The Plan is focused on achieving an equitable spread of appealing and functional open space across the City, establishes nine (9) areas to renew, develop and improve open space within the area, addresses current and future community needs, establishes a 'needs based' assessment to help deliver open space projects throughout Wards, and confirms how the council will engage with the community on local open space projects, including playgrounds and reserves.

- Long Term Financial Plan
  A plan for the financial sustainability of the organisation translating the strategic directions into financial terms.

- Business Plan
  Sets out the projects and programs that Council will deliver over four years.

- Resilient South
  A plan to ensure the southern region remains a vibrant, desirable and productive place to live, work and visit, and that our businesses, communities and environments can respond positively to the challenges and opportunities presented by a changing climate.

- Disability Access and Inclusion Plan
  The Disability Access and Inclusion Plan is a framework to ensure that all persons can participate in community life with dignity.

- Transport Plan
  Overarching and consolidated approach towards the management of transport and its impact on the local community, businesses and the environment, this includes and a walking and cycling plan.

- The Smart City of Marion Strategic Plan
  To harness data, technology and infrastructure to support our community to flourish through improved service delivery.

- Remnant Native Vegetation Plan
  Priorities and actions to protect remnant native vegetation in Council reserves.

- Tree Management Framework
  Has been developed to meet the changing nature of tree management principles in a strategic and sustainable way. This includes a tree character vision for the city and tree management principles, which drive directions for trees in parks, reserves and streets.

- Local Government Land By-Law No 3
  Regulates access to and activities that may be undertaken on the Land.

Council Policies

- Asset Management Policy
  Identifies how asset management is to meet a required level of service in the most cost-effective way, through the creation, acquisition, maintenance, operation, rehabilitation and disposal of assets to provide for present and future community needs.

- Climate Change Policy
  Council's commitment to respond to climate change when undertaking operational activity.

- Community Facilities Policy
  To guide the development of community facilities planning and works programs.

- Equity, Access and Social Inclusion Policy
  Supports Council's commitment to creating a community where people of all ages and abilities have equal opportunity to access and participate in community life with dignity.

- Leasing and Licensing of Council Owned Facilities Policy
  Guiding principles and statements that will form the negotiating position of Council as new leases are entered into for all organisations who occupy Council owned facilities.

- Open Space Policy
  Support the development of open spaces that contribute to neighbourhood character, active living, community engagement, health and wellbeing, sustainable environmental outcomes and enhanced natural environments.

- Risk Management
  Council will integrate risk management into its corporate culture and its everyday business operations at the strategic, project, operational and emergency risk levels.

South Australian Government Policy

- Resilient South Adaption Plan
  The goal of Resilient South is a region that is resilient to natural hazards associated with climate change, focused on preparedness and crisis avoidance and captures opportunities in innovation in adapting to climate change.

COMMON NAME	ADDRESS	SUBURB	TENURE	TITLE REFERENCE	PLAN	PARCEL	AREA	RESERVE/DEDICATION	HERITAGE	OWNER	Improvements	Purpose	CLMP	LEASE/LICENCE	TERM	LAND	PURPOSE
Boatshed Café	1A Heron Way	Hallett Cove	Fee Simple (Reserve)	Portion CT 5553/375	DP 9978	Allotment 224	44135	Reserve		City of Marion	Café	Café	Leased Facilities	Boatshed Café (Lease)	7 yr term 20 December 2014 to 19 December 2021 with 1 x 7 renewal	Portion of the land	Food Service
Perry Barr Farm	Lot 526 Quailo Avenue	Hallett Cove	Fee Simple (Reserve)	CT 5394/711	DP 24593	Allotment 526	14080	Reserve		City of Marion	Buildings, parking, trees, walkways, waste water gravity main, SAPN underground cable	Community Halls	Leased Facilities	Scout Association of SA (Lease)	21 yr term - 6 September 2004 to 5 September 2025	Portion of the land	Sport and Recreation
												Community Halls	Leased Facilities	Lions Club of Hallett Cove (Lease)	5 yr term - 1 July 2017 to 30 June 2022	Portion of the land	Community Centre
Cosgrove Hall	40-50 York Avenue	Clovelly Park	Fee Simple (Reserve)	CT 5597/976	DP 50720	Allotment 104	8153	Reserve		City of Marion	Community club rooms, landscaped, playground to be upgraded, shelters, car parking	Community Halls	Leased Facilities	Cosgrove Hall Committee of Management Inc (Lease)	5 yr term - 1 March 2020 to 28 February 2025	All of the land	Sport and Recreation
Perry Barr Farm	36 Quailo Avenue	Hallett Cove	Fee Simple	CT 5378/696	DP 24593	Allotment 125	3022			City of Marion	The Castrol Shed, buildings, car parking, trees	Community Halls	Leased Facilities	Lions Club of Hallett Cove (Lease)	5 yr term - 1 July 2017 to 30 June 2022	Portion of the land	Community Centre
Clovelly Park Memorial Community Centre	2 - 6 Cavan Terrace	Clovelly Park	Partially Cancelled (Reserve)	CT 504/12	DP 3654	Allotment 364	7300	Reserve		City of Marion	Courts, club house, car parking, lawn, playground	Community Halls	Leased Facilities	Adelaide Wildcats Netball (Licence)	5 yr term - 1 December 2017 to 30 November 2022	Portion of the land	Sport and Recreation
														Clovelly Park Memorial Community Centre Inc (Licence)	5 yr term - 1 July 2022 to 30 June 2027	Portion of the land	Sport and Recreation
Marino Community Hall	44 Newland Avenue	Marino	Fee Simple	CT 5718/353	DP 2909	Allotments 20 & 21	1821			City of Marion	To be redeveloped, club rooms and car parking, trees	Community Halls	Leased Facilities	Marino Hall Committee of Managemenet Inc (Lease)	5 yr term - 1 July 2018 to 30 June 2023	All of the land	Community Centre
Bakewell Crescent Reserve	2 Bakewell Crescent	Marino	Fee Simple	CT 5216/674	FP 124994	Allotment 1	1101			City of Marion	Part of Marino Hall redevelopment	Community Halls	Leased Facilities				
Former Mitchell Park Neighbourhood Centre	1 Cumbria Court	Mitchell Park	Fee Simple (Reserve)	CT 5808/815	DP 24889	Allotment 102	1234	Reserve		City of Marion	Community building, playground, trees, car parking	Community Halls	Leased Facilities				
Park Holme Community Hall	638 Marion Road	Park Holme	Fee Simple	CT 5841/743	FP 11320	Allotment 166	777			City of Marion	Community building, car parking,small site	Community Halls	Leased Facilities	Park Holme Community Hall Committee of Management (Lease)	5 yr term - 1 December 2017 to 30 November 2022	All of the land	Community Centre
Marion Community House	175 Oaklands Road	Warradale	Fee Simple	CT 5502/565	FP 6407	Allotment 10	8705		Local Heritage Place (former dwelling)	City of Marion	Community building, car parking, lawns, trees	Communtiy Halls	Leased Facilities	Kiwanis Bus Service (Lease)	1 yr term 1 December 2020 to 30 November 2021	Portion of the land	Transport
												Communtiy Halls	Leased Facilities	Lutheran Community Care (Licence)	5 yr term - 1 December 2017 to 30 November 2022	Portion of the land	Health
												Communtiy Halls	Leased Facilities	Meals on Wheels SA Inc (Lease)	5 yr term - 1 August 2020 to 31 July 2025	Portion of the land	Food Service
Rotary Book Exchange/Marion City Band Club	48 Dumbarton Avenue	Edwardstown	Fee Simple	CT 5869/35	FP 11099	Allotment 77	1594			City of Marion	Two community buildings with two street frontages, trees, car parking	Community Halls	Leased Facilities	Marion City Band (Lease)	5 yr term - 1 April 2018 to 30 March 2023	Portion of the land	Special Interest Group
												Community Halls	Leased Facilities	Rotary Club of Edwardstown (Lease)	5 yr term - 27 March 2018 to 27 March 2023	Portion of the land	Special Interest Group
Abbeyfield House	5 St Lawrence Avenue	Edwardstown	Fee Simple	CT 5291/928	DP 8421	Allotments 5 & 6	1588			City of Marion	Purpose built residential accommodation, fully leased	Community Housing	Leased Facilities	The Abbeyfield Society (Lease)	10 yr term - 30 June 2016 to 30 June 2026 incl	All of the land	Community Centre
Marion Golf Park	34-38 Clubhouse Road	Seacliff Park	Fee Simple	CT 6123/337	DP 80337	Allotment 1	1345			City of Marion	Golf Club House, shed, some parking	Marion Golf Park	Leased Facilities	Marion Park Golf Club Inc (Licence)	5 yr term - 12 January 2017 to 30 November 2022	All of the land	Sport and Recreation
												Marion Golf Park	Leased Facilities	Crown Castle Australia (Licence)	10 yr term - 1 June 2019 to 29 February 2028	Portion of the land	Telecommunications
												Marion Golf Park	Leased Facilities	Telstra (Licence)	Expires 28 February 2023 plus 1 5 year renewal	Portion of the land	Telecommunications
Marion Golf Park	7-9 Clubhouse Road	Seacliff Park	Fee Simple	CT 5511/598	FP 997	Allotment 2	21110			City of Marion	Golf Course	Marion Golf Park	Leased Facilities				
Marion Golf Park	7-9 Clubhouse Road	Seacliff Park	Fee Simple	CT 5511/639	FP 997	Allotment 1	2712			City of Marion	Golf Course	Marion Golf Park	Leased Facilities	Belair Turf Management Pty Ltd (Lease)		All of the land	Sport and Recreation
Marion Golf Park	34-38 Clubhouse Road	Seacliff Park	Fee Simple	CT 5656/451	FP 148850	Allotment 12	1554			City of Marion	Part of Golf Club, shed, may be something else	Marion Golf Park	Leased Facilities				
Marion Golf Park	29 Clubhouse Road	Seacliff Park	Fee Simple	CT 5661/232	FP 148848	Allotment 10	2023			City of Marion	Golf Course	Marion Golf Park	Leased Facilities	Belair Turf Management Pty Ltd (Lease)		All of the land	Sport and Recreation
Marion Golf Park	38 Clubhouse Road	Seacliff Park	Fee Simple	CT 5774/696	FP 148849	Allotment 11	2331			City of Marion	Golf Club parking	Marion Golf Park	Leased Facilities				

Marion RSL	31-39 Norfolk Road	Marion	Fee Simple	CT 5220/315	DP 38832	Allotment 5	14360		Local Heritage Place (War Memorial)	City of Marion	Marion RSL, parking, bowls lawn club house	Office/Retail	Leased Facilities	Marion Sub Branch of the RSL Inc (Lease)	21 yr term - 1 September 2018 to 31 August 2039	All of the land	Community Centre
Edwardstown Meals on Wheels	1 Aberfeldy Avenue	Edwardstown	Fee Simple	CT 5698/47	DP 2821	Allotment 42	709			City of Marion	Suburban steel, building and parking	Office/Retail	Leased Facilities	Meals on Wheels SA Inc (Lease)	5 yr term - 1 September 2019 to 31 August 2024	All of the land	Food Service
Olivier Terrace Reserve	19-45 Olivier Terrace	Hallett Cove	Fee Simple (Reserve)	CT 5557/120	DP 10898	Allotment 148	16920	Reserve		City of Marion	Clubrooms, trees, minimal development, SAPN underground cable, waste water gravity main, playground	Office/Retail	Leased Facilities				
Active Elders Association	27A Charles Street	Ascot Park	Fee Simple	Portion CT 5884/998	FP 12152	Allotment 506	2401			City of Marion	Clubroom and parking	Office/Retail	Leased Facilities	Active Elders Association (Licence)	5 yr term - 1 July 2019 to 30 June 2024 incl	Portion of the land	Community Centre
												Office/Retail	Leased Facilities	Lions Club of Edwardstown Inc (Licence)	5 yr term - 1 July 2019 to 30 June 2024 incl	Portion of the land	Community Centre

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.

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