



COMMUNITY LAND MANAGEMENT PLAN

OPERATIONAL AND OTHER
COMMUNITY LAND

JULY 2025

Acknowledgement of Country

*Ngadlurlu tampinhi, ngadlu Kurna yartangka inparrinhi.
Ngadlurlu parnuku tuwila yartangka tampinhi.*

*Ngadlurlu Kurna Miyurna yaitya yarta-mathanya Wama
Tarntanyaku tampinhi. Parnuku yaitya, parnuku tapa
purrana yalarra puru purruna.**

We acknowledge this land is the traditional lands for the Kurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kurna people as the traditional custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

**Kurna Translation provided by Kurna Warra Karrpanthi*



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INTRODUCTION

Purpose of this document

This document describes how the City of Unley (the Council) manages its community land. This document relates specifically to Operational and Other Community Land.

Other than where indicated the sequence of objectives, proposals and policies within community land management plans does not infer a hierarchy or order of priority.

What is Community Land?

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

Who is the 'Community'?

The Council's Community Engagement and Public Consultation Policy defines community as, *'Community means "the public" and includes ratepayers, residents and all people who live, work, study, conduct business or use the services, facilities and public places in the City of Unley. These people are often referred to as "stakeholders" in the affairs of Council.'*

What are Community Land Management Plans?

Community Land Management Plans (CLMP's) are management documents that are required by Section 196 of the Act to:

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

If the Council does not own the community land, ie. it is held by the Crown, it has been bequeathed to the Council, or is held in trust by the Council—it must ensure the plans describe who owns the land, any trust, dedication or restriction that applies, and what if any provisions the owner requires.

What is not Community Land?

In accordance with the Act, Council excluded some parcels of land from classification as community land prior to 31 December 2003. Council may revoke the classification of land as community land provided it follows the process set out in the Act and the relevant steps set out in its consultation policy.

Council is also able to exclude new land acquired from community land classification if it resolves to exclude the parcel(s) before it becomes local government land.

Examples of Council owned land that are excluded from the community land classification include: Unley Civic Centre, Council Depot, Katherine Street Reserve, the Village Green and multiple Community Centres.

Roads are not Community Land.

Register of Community Land

In accordance with Section 207 of the Act, Council maintains a register of Community Land which is available from the Unley Civic Centre or online within the public registers list on Council's website at www.unley.sa.gov.au

Reasons why a Management Plan is required

A management plan is required where:

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

COUNCIL POLICIES FOR THE MANAGEMENT OF THE LAND

The following Council-wide policies have application to Operational and Other Community Land. Council policies undergo regular review, and may be amended, superseded, or replaced.

- _ Asset Management Policy
- _ Climate Change Policy
- _ Commercial Fitness Training on Community Land Policy
- _ Community Engagement and Consultation Policy
- _ Community Grants and Sponsorship Policy
- _ Conservation Grants Policy
- _ Customer Complaints Policy
- _ Encroachment Policy
- _ Environmental Policy
- _ Flag Management Policy
- _ Graffiti Removal Policy
- _ Memorials Policy
- _ Mobile Food Vendor Location Rules Policy
- _ Property Management Policy
- _ Public Arts Policy
- _ Risk Management Policy
- _ Sport and Recreation Policy
- _ Tree Policy

Councils have the power to establish By-laws under the Local Government Act 1999. The following Council-wide By-Laws have application to Operational and Other Community Land. Council By-laws undergo regular review, and may be amended, superseded, or replaced.

- _ By-law No. 1 - Permits and penalties
- _ By-law No. 3 - Local Government Land
- _ By-law No. 5 - Dogs

The following Council-wide strategies and plans have application to Operational and Other Community Land. Council strategies and plans undergo regular review, and may be amended, superseded, or replaced.

- _ Community Plan 2050
- _ Four Year Delivery Plan
- _ Long Term Financial Plan
- _ Stormwater Management Strategy
- _ Animal Management Plan
- _ Disability Access and Inclusion Plan
- _ Environmental Sustainability Strategy
- _ Event Planning Toolkit
- _ Living Active - Sport and Recreation Plan
- _ Living Well Plan
- _ The Living City - Open Space Strategy
- _ A Smart Plan for the City of Unley
- _ Tree Strategy
- _ Walking and Cycling Plan

PERMITS, LEASES AND LICENSES

Within Operational and Other Community Land, the granting of exclusive and non-exclusive permits, leases and licences for one or more of the following purposes (in no particular order) is consistent with this Community Land Management Plan and is authorised for the purposes of Section 202(3) of the Act:

- _ To support community sport and training.
- _ To provide outdoor meeting spaces and facilities for local community groups, organisations and schools.
- _ To enable temporary community use of structures and or land for functions, activities, and events.
- _ To allow for the provision of essential infrastructure for the provision of electricity, gas, water, internet, and telecommunications services.
- _ To allow for commercial fitness training, including personal training, skills based training and obedience and behavioural training of dogs.
- _ To allow for fundraising, educational and community awareness events that support cultural diversity, inclusion and general community health and well-being.
- _ To allow for commercial traders to sell goods from temporary facilities.
- _ To allow for commercial and business uses of the land that are consistent with or ancillary to the above purposes, including publicly accessible electric vehicle charging stations.
- _ To allow access for an activity of a 'short term' nature.

Existing Tenure Details

The current leases or licenses for Operational and Other Community Land (if any) are detailed in the Community Land Register.

New Leases or Licenses

Granting of a lease or licence will be done in accordance with the provisions set out in Sections 200 and 202 of the Local Government Act 1999. Leases and licences proposed for a term greater than 5 years or that are not otherwise authorised by this Plan will be subject to Council's consultation policy in accordance with the Act.

Community Use

Other than where rights of occupation are granted in leases, licenses and permits Operational and Other Community Land spaces are available for community use at other times.

Commercial Use

Commercial use of Community Land may only be undertaken if it is consistent with the provisions of this Community Land Management Plan and is authorised by Council.

PURPOSE FOR WHICH THE LAND IS HELD

The land is primarily held for the provision of Council's operational needs including, but not limited to, stormwater management and urban design with a secondary environmental purpose for urban heat mitigation, air quality and biodiversity.

PROPOSALS FOR THE MANAGEMENT OF THE LAND

- _ Investigate stormwater management to increase capacity to mitigate flooding and associated community impacts.
- _ Continued expansion of Managed Aquifer Recharge and Glenelg to Adelaide Parklands Recycled Water networks.
- _ Maintain existing screening buffers where installed.
- _ Continue planting of trees in line with the Tree Strategy to contribute to Council's urban forest to build neighbourhood resilience and reduce the impact of climate change.

OBJECTIVES, PERFORMANCE TARGETS AND MEASURES

OBJECTIVE	PERFORMANCE TARGET	PERFORMANCE MEASURE
To provide, deliver and maintain infrastructure to manage the Council's stormwater network to mitigate against flood risk.	<p>Stormwater infrastructure is kept in a safe condition in accordance with the Council's Asset Management Policy and relevant Australian Standards.</p> <p>Stormwater infrastructure has the capacity to deal with real-life rain events.</p>	<p>Inspection of stormwater infrastructure to ensure asset renewal is undertaken in accordance with work schedules, Asset Management Plans and the Capital Renewal Program.</p> <p>Review rain events at the end of the winter season against flood modelling undertaken by the Council in relation to stormwater infrastructure.</p>
To provide, deliver and maintain Council owned infrastructure to meet community needs.	Council owned infrastructure is kept in a safe condition in accordance with the Council's Asset Management Policy and relevant Australian Standards.	Inspections of Council owned infrastructure to asset renewal and maintenance is undertaken in accordance with work schedules, Asset Management Plan and the Capital Renewal Program.
To support the Council-wide objective to protect and grow our urban forest across our City.	To increase canopy coverage by up to 20 percent by 2045.	Tree canopy mapping shows that coverage remains steady or increases year on year over community land.

LAND IDENTIFICATION DETAILS

This CLMP applies to the following parcels, further information is included in the Community Land Register which can be found on Council's website. Over time it is expected that this list will change due to Council acquiring new parcels of land, selling surplus land, changes to title references and changes to tenant details. Please refer to the Community Land Register for the current list of parcels that this CLMP applies to.

Land that is subject to a dedication under the Crown Land Management Act 2009 is held by the Council for the purpose for which it was dedicated as set out in the Council's Community Land Register and in the land identification section of this CLMP.

NO.	NAME OF LAND	ADDRESS OF LAND	CERTIFICATE OF TITLE	PLAN AND PARCEL	OWNER	TRUST, DEDICATION OR RESTRICTION	LAND AREA (APPROX. SQM)
Operational and Other Community Land CLMP							
1	Narrow parcel with no public access	Lot 54 Aroha Terrace, Black Forest	5542/548	D3741 A54	City of Unley	Reserve	85
2	George and Maud Streets Reserve	Lot 143 George Street, Parkside	5825/901	F15595 A143	City of Unley		422
		Lot 144 Maud Street, Parkside	5706/338	F15595 A144	City of Unley		74
3	Stormwater channel	Lot 298 Leah Street, Forestville	5836/464	F9319 A210 & 298 F9320 A54	City of Unley		800
4	Controlled Access Reserve	Lot 100 Fullarton Road, Fullarton	6222/611	D120630 A100	City of Unley	Reserve	2
5	Stormwater channel	Lot 192 Torrens Avenue, Fullarton	5866/421	F14922 A192	City of Unley	Reserve	119
6	Car park and access	Lot 100 King William Road, Goodwood	5952/83	D50376 A100	City of Unley		427
7	Drainage Reserve	37 Victoria Street, Goodwood	6225/690	D111756 A31	City of Unley	Reserve	880
8	Controlled Access Reserve	Lot 14 Clifton Street, Malvern	5538/536	D3227 A14	City of Unley	Reserve	12
9	Stormwater channel	Lot 69 Le Hunte Street, Wayville	3414/101	F10398 A69	City of Unley	Reserve	65
10	Narrow parcel with no public access	Lot 71 Short Street, Wayville	6110/979	F10394	City of Unley		63
11	Stormwater channel	36 Trevelyn Street, Wayville	5021/981	SP4141 A18	City of Unley	Reserve	410

Due to the small and discrete parcels of community land listed, a city-wide plan identifying their location was not practical and has not been included.

