

*The Corporation of the City of Whyalla*



# **COMMUNITY LAND MANAGEMENT PLAN**



## **Lease, Licence & Permit**

Revision 02  
10 March 2016

## **DOCUMENT CONTROL**

### **Revision Schedule**

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*\*Supersedes all previous revisions*

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# Community Land Lease, Licence and Permit

## 1. Identification details

This Management Plan relates to those Council properties primarily subject to lease/license/permits as listed in Schedule 1.

## 2. Ownership details

- Ownership of each property is specified in Schedule 1
- The tenure of each property and details of any trust, reservation, dedication or other restriction is stated in Schedule 1
- Information relating to any native Title claims affecting the properties are stated in Schedule 1.

## 3. Purpose for which land is held

Council is required by Section 7 of the Local Government Act 1999 to “provide services and facilities that benefit its area, its ratepayers and residents and visitors to its area’. The land listed in Schedule 1 is leased or licensed, or subject to special permit issued by Council to provide passive and active recreation facilities for the community and other visitors.

Council may, subject to the provisions of Section 202 of the local Government Act 1991, grant a lease or license over the whole or any part of any land listed in Schedule 1, during the life of this Management Plan.

## 4. Management proposals

Community Land provides important focal points for community identity, social interaction, sport, recreation and culture. Community land should be accessible to local communities and visitors to provide a safe, functional environment sensitive to local culture, heritage and needs of the community for current and future generations. Management issues and proposals for community land subject to leases/license or permits are detailed in Schedule 2.

## 5. Objectives, Policies and proposals for management of the land

Council seeks to ensure that all of its assets are utilised to their maximum potential, and that the granting of a lease, license or permit formalises the use of community land by organisations providing facilities or services for the benefit of the community.

The terms and conditions of leases, licenses and permits will ensure that proper management of property is effected to provide facilities and services for community benefits and to protect the interests of council and other stakeholders. These agreements provide a clear definition of the rights and responsibilities of organisations and Council concerning the subject land. Refer to Schedule 2.

**6. Performance Measures and Targets**

Council will measure how it has managed its community land as indicated in Schedule 2.

**7. Council/Government policies**

The following controlling legislation, Council Policies and plans may also impact upon council's management of its community land.

- Local Government Act 1999
- Development Act 1993
- Native Vegetation Act 1991
- Native Title Act 1994
- National Parks and Wildlife Act 1972
  
- Consultation Policy
- Asset Management Policy
- Risk Management Policy
- Recreation and Open Space Assets Management Plan
- Buildings Assets Management Plan
- Hall Hire Policy
- Hire and Use (Sporting Grounds & Reserves)
- City of Whyalla By-Laws

**8. Development**

There are no immediate plans to further develop this land, however subject to compliance with the requirements of all relevant legislation, the Council may, during the life of this management plan grant license over the whole or portion of the property and develop or permit development of the land by the erection of buildings or structures or to other improvements which will enhance or provide benefit to the community in the use of the land.

**9. Review and Amendment Plan**

This plan will be reviewed every two years or as soon as practicable if there is a substantial change to any element, and any proposed amendments will be implemented in accordance with the requirements of Section 198 of the Local Government Act 1999

Public Consultation: Commences 24 March 2016 - Expires 13 April 2016  
Adopted by Council: (Date Pending)

**10. Disclaimer**

The Corporation of the City of Whyalla has made every reasonable attempt to ensure the accuracy of the information presented in the following Tables. However, it does not guarantee the information is complete, correct or up to date and the information is subject to change.

In no event shall the Corporation of the City of Whyalla be liable to any third party who obtains access to the information contained in the Tables under any law for any loss or damage (including, but not limited to, direct, indirect, economic and consequential damage) in respect of any matter whatsoever related to any information contained in the Tables.

**SCHEDULE 1: Land Covered by this plan**

Common Name	Current Title Reference	Valuation Number	Street	Suburb	Property Owner	Custodian	Land Dedication Purpose	Lessee / Licensee / Permit Holder	Native Title
Bennett Oval	CR 6018/798	8544686000 8544687003	Pt Lot 2 McDouall Stuart Avenue	Whyalla Norrie	The Crown	Whyalla Council	Recreation Purposes	Whyalla Football League; Central Whyalla Football Club;	
Civic Park; Schulz Reserve; Dog Park	CR 5646/894	8544504000 8544505003 8544506006 8544515009 8544654009	Lot 3171 Nicolson Avenue	Whyalla Norrie	The Crown	Whyalla Council	Recreation Purposes	Whyalla Cricket Association; Whyalla Hockey Association	
Memorial Oval	CR 5752/626	8541272005 8541271002 854127000 8541269009 8541268997	Pt Sec 38 Duncan Street	Whyalla	The Crown	Whyalla Council	Recreation Purposes	Whyalla Cricket Association; Whyalla Football League; North Whyalla Football club; West Whyalla Football Club; Education Department	
	CR 5752/649	8551130000	Section 449 Eight Mile Creek Road	Whyalla	The Crown	Whyalla Council	Recreation Purposes	Whyalla Car club; Steel City Drag Club	
Harp'n Shamrock Club	CR 5752/653	8541690004 8541689003	Allotments 1134 and 1135 (76) Playford Avenue	Whyalla	The Crown	Whyalla Council	Town Commission Purposes	Harp'n Shamrock Club	
Field Street Hall and reserve	CR 5752/656	8542498006 8542499009	Allot 1949 Field Street	Whyalla Playford	The Crown	Whyalla Council	Plantation and Recreation Purposes	Various	

Common Name	Current Title Reference	Valuation Number	Street	Suburb	Property Owner	Custodian	Land Dedication Purpose	Lessee / Licensee / Permit Holder	Native Title
New Whyalla Carpark	CR 5752/665	8542553001	Lot 3162 Lacey Street (8 Gowrie Ave)	Whyalla Playford	The Crown	Whyalla Council	Plantation and Vehicle Parking Purposes	Anport Pty Ltd	
New Whyalla Carpark	CR 5752/666	8542562004	Lot 3163 Lacey Street	Whyalla Playford	The Crown	Whyalla Council	Plantation Purposes	Anport Pty Ltd	
Appleyard Reserve & Tennis Courts	CR 5752/669	8543936004 8543933508	Lots 3169 & 4097 Nicolson Avenue	Whyalla Norrie	The Crown	Whyalla Council	Plantation and Recreation Purposes	Whyalla Tennis Association	
Ryan Reserve	CR 5752/734	854231000*	Lot 10 Ryan Avenue	Whyalla Norrie	The Crown	Whyalla Council	Recreation Purposes	Whyalla Netball Association	
Rozee Street Halls	CR 5752/736	854445500 8544460001 8544461001 854446300* 8544462007	Lot 41 Rozee Street	Whyalla Norrie	The Crown	Whyalla Council	Community Purposes	Girl Guides; 4th Whyalla Boy Scouts; Viscount Slim Pre-School Centre Inc	
Mount Laura Museum	CR 6095/588	8548419858 8548422002	Lot 4100 Ekblom Street	Whyalla Norrie	The Crown	Whyalla Council	Museum and Recreation Purposes	National Trust of SA	
Norrie / Nicolson Ave Corner	CR 5754/313	854876300*	Lot 4182 Nicolson Avenue	Whyalla Playford	The Crown	Whyalla Council	Plantation Purposes		



Common Name	Current Title Reference	Valuation Number	Street	Suburb	Property Owner	Custodian	Land Dedication Purpose	Lessee / Licensee / Permit Holder	Native Title
Russell Street	CR 5754/320	8548935000	Lot 5008 (37-47) Russell Street	Whyalla Norrie	The Crown	Whyalla Council	Kindergarten Purposes	Win Newby Kindergarten ; Whyalla Ladies Darts Association	
	CR 5754/324	8548065009 8548066001	43A Flinders Avenue	Whyalla Stuart	The Crown	Whyalla Council	Aged Persons Cottage Homes	Housing SA; Whyalla Senior Citizens Welfare Association Inc	
Whyalla Wetlands	CR 5754/355	8548433000 8548436009	Pt Lt 6749 Broadbent Tce	Whyalla Playford	The Crown	Whyalla Council	Recreation Purposes	Whyalla Motor Cycle Club; Ulysses Motor Cycle Club	
Bradford St Reserve	CR 5759/686	8548540009	Section 148 Bradford Street	Whyalla Playford	The Crown	Whyalla	Plantation and Recreation Reserve	Whyalla Cricket Association	
Front of Caravan Park	CR 5917/31	8540269509	Lot 101 Dunstone Street	Whyalla	The Crown	Whyalla Council	Plantation Reserve		

Common Name	Current Title Reference	Valuation Number	Street	Suburb	Property Owner	Custodian	Land Dedication Purpose	Lessee / Licensee / Permit Holder	Native Title
Wilson Park & Velodrome:	CR 5975/392	8541794006 8541793003 8541656009 8541655006 8540001000 8540002003 8541787105 8542262108 8542273106 8542421105 8540000999	Lots 90 & 83 McBryde Terrace (velodrome)	Whyalla Playford	The Crown	Whyalla Council	Plantation and Recreation Purposes	Steel City Drag Club; Whyalla Amateur Cycling Club	
Anderson Raceway	CR 5987/167	8549398104	Lot 101 Racecourse Road	Whyalla Norrie	The Crown	Whyalla Council	Recreation and Water Conservation Purposes	Whyalla Harness Racing Club; Riding for the Disabled SA Inc; Mount Young Pony Club Inc.	
Swandel park	CR 6164/810	8541478505	Allotment 101 Broadbent terrace	Whyalla	The Crown	Whyalla Council	Recreation Purposes	Wanderers Soccer Club	added 03/1/2015 check title copy
Loveday kindergarten	CT 5424/148	8542311002	34 Loveday Street	Whyalla Norrie	Whyalla Council		Institutions - Kindergarten & child minding services	Whyalla Community Playgroups Inc	

Common Name	Current Title Reference	Valuation Number	Street	Suburb	Property Owner	Custodian	Land Dedication Purpose	Lessee / Licensee / Permit Holder	Native Title
Jessop White Park; Croquet Club; Lawn Bowls	CT 5440/570	8540069005 8540070006 8540071009 8540072001 8540074007 854007500 8540068993	Lot 158 -159 and 160, 166 & 169 McBryde Tce	Whyalla	Whyalla Council		Institutions - Public Hall Recreation Reserve Sports Ground - Croquet Sports Ground - Lawn Bowls Institutions - Girl Guides Vacant Land - Urban Open Code - Common Supply	Whyalla Croquet Club; Whyalla Bowls Club; DJ White & CJ Baker (Whyalla Concert Band)	
Walls St Carpark	CT 5477/676	8540215009	Lot 61 (12) Walls Street	Whyalla	Whyalla Council		Vacant Land - Urban	OneSteel	
	CT 5769/383	854005900	Lot 294 & 295 McBryde Tce	Whyalla	Whyalla Council		Institutions - Boy Scouts	2nd Whyalla Boy Scouts	

Common Name	Current Title Reference	Valuation Number	Street	Suburb	Property Owner	Custodian	Land Dedication Purpose	Lessee / Licensee / Permit Holder	Native Title
Whyalla Child Care Centre & Whyalla Leisure Centre	CT 5874/477	8548425502 8548426003 8548427006 8548428009 8548425991	143-163 (Lot 100) Nicolson Ave [5 Racecourse Road]	Whyalla Norrie	Whyalla Council		Indoor Stadium Kindergarten & Childcare Social and Welfare Services Open Code-Common Supply	YMCA; Whyalla Academy of Gymsport Inc; Minister of Education; Whyalla Amateur Swimming Club; Minister of Public Works - Community Welfare Dept	
Jenkins Park	CR 5751/659	8542498006 8542423004	Lot 2 Wilsdon Street	Whyalla Playford	The Crown	Whyalla Council	Recreation Purposes	Lions Soccer Club	

## **SCHEDULE 2: Proposals for Managing this land**

<b>Management Issues</b>	<b>Objectives, Policies and Proposals</b>	<b>Performance Targets</b>	<b>Performance Measures</b>
Leases & Licences	<p>To grant leases/license over the whole or portion of the property as deemed appropriate.</p> <p>To ensure that all Leases/Licences are determined in accordance with Council Asset Management Policy and that rights, responsibilities and use thereof is clearly incorporated within individual agreements.</p>	<p>To negotiate adequate lease/license agreements to approved organisations for the use of the property or portion thereof and associated facilities.</p> <p>To ensure lessees/licensees meet the conditions of the agreement.</p>	<p>Quarterly review of lease &amp; License register.</p> <p>Regular Maintenance of Data base to ensure updated records are kept. Periodic reviews of agreement arrangements and responsibilities to ensure terms and conditions are satisfied.</p>
Clubrooms/Community Buildings/Kiosk	<p>To provide buildings and structures for sporting and community organisations use.</p> <p>The Buildings are leased/licenses to an appropriate body and must be used by patrons and visitors of the club as deemed appropriate by the lessee/licensee.</p>	<p>To ensure that all facilities have appropriate current agreements in place.</p> <p>To ensure that tenants meet the terms and conditions of the agreement.</p>	<p>Annual review of fees, conditions and inspections in accordance with Council Policy to ensure compliance with agreement conditions.</p>
Car park/drive-ways/Foot paths	<p>That Car parks, driveways and footpaths are provided through out the property for use by patrons and members of the public.</p>	<p>To ensure infrastructure is in reasonable condition, can be utilised by patrons and is safe.</p>	<p>Annual Inspections and maintenance in conjunction with the inspection process schedule.</p>
Ovals/Fields	<p>To provide playing surfaces for sporting purposes and recreational needs as deemed reasonable by the Council</p>	<p>To ensure ovals and playing surfaces are maintained to a reasonable standard by or for lessee/licensee.</p> <p>(this maintenance will include regular watering, weed control, mowing and other ongoing general maintenance)</p>	<p>Regular inspections by council staff as part of ongoing maintenance schedule to identify any issues for rectification.</p>

Temporary Permits for use of Reserves/sporting ovals.	To provide temporary permits for short-term dedication events in an orderly manner that is consistent with the use of the reserve.	To monitor the issue of permits to achieve fair and equitable use of the facilities.	Carry out site inspections prior to special/sporting events and maintain permit detail records.
Paved Courts (Tennis, Netball, Basketball) and sporting infrastructure	<p>To provide courts as deemed reasonable by council for regular use by various sporting and /or groups or members of the public.</p> <p>To provide infrastructure deemed appropriate by Council in conjunction with the sporting facilities, including goal posts, nets and pitches.</p>	<p>To ensure Courts and fixtures are maintained to a reasonable standard including cleaning and identification of any areas requiring repair.</p> <p>To ensure infrastructure is maintained to a standard that does not pose a safety hazard to patrons of the property.</p>	Regular inspections by council staff as part of an ongoing maintenance schedule to identify any issues for rectification.
Lighting	To provide adequate lighting as deemed appropriate by council for patron's use of the property.		
Public Toilets	To provide public toilet facilities as deemed necessary by council for use by patrons of the property.	To ensure public toilets are serviced and maintained to a satisfactory condition.	Regular inspections by Council staff as part of an ongoing maintenance schedule and to identify any issues for rectification.
Reserve Infrastructure (Shelters, BBQ's and street Furniture)	To provide reserve infrastructure, which may include, but is not limited to; bins, bbq's, shelters, lighting, monuments for the benefit of members of the public and patrons of the properties.	To ensure that infrastructure is in a reasonable condition, can be utilised adequately by patrons and does not pose a safety hazard.	Regular inspections by Council staff as part of an ongoing maintenance schedule and to identify any issues for rectification.