

The District Council of Streaky Bay

Fully Developed Reserves Management Plan

1. Introduction

A Management Plan is a document prepared in consultation with the community that provides direction as to the use of Community Land. Management Plans assist Council to audit land stocks and in formalising the use of all Community Land parcels. They also assist the Leasing, Licensing and Permit process.

A Generic Management Plan covers all Community Land that is either owned or managed by the District Council of Streaky Bay that has common characteristics and intent. This Management Plan provides for all Community Land that has been placed into the category Fully Developed Reserves and does not contain characteristics that require a Site Specific Management Plan.

Where a site has been divided into multiple categories eg. Sportsgrounds and Fully Developed Reserves, this Management Plan applies only to that area categorised as Fully Developed Reserves. The remaining area will be covered by a Sportsground Plan for the other category/s.

2. Legislative requirements

When preparing a Management Plan there are various conditions to which Local Government must comply. Below is a list of the main legislation that influences the use and management of land included in this plan:

- Local Government Act 1999
- Development Act 1993
- Environmental Protection & Biodiversity Conservation Act 1999
- Native Vegetation Act 1991
- Native Title Act 1994
- Heritage Act 1993
- Aboriginal Heritage Act 1988
- National Parks & Wildlife Act 1972

3. Land Description and Planning

A Fully Developed Reserve is land located within key urban areas which offer high quality and developed amenity space which has been modified for the benefit and/or enjoyment of the community.

Community Land that is held under the category Fully Developed Reserve or land that is proposed by Council to be developed as a Fully Developed Reserve, is mainly intended to

encourage great opportunities for continued development as key destinations for locals and visitors.

Fully Developed Reserves are separated into sub-category's with distinct uses and development opportunities.

Foreshore

The land is located along the coast, but is relatively developed, publically accessible and linked to a town.

Foreshore areas should aim to connect a town with the ocean and provide an appealing setting for recreation. Foreshore areas can be developed or relatively natural although there should be some amenities and features that support activity and connect people to the environment.

Potential Development of Foreshore Areas

- Picnic areas (including barbecue facilities)
- Shelters
- Seating and tables
- Public toilet facilities (or located nearby)
- Shared-use pathways (walking, cycle)
- Irrigated grassed areas (ideally linked to water capture and re-use)
- Native vegetation (to reduce irrigated areas)
- Trees and landscaping (including gardens and shade trees)
- High standard and innovative play space (including for children with a disability)
- Civic and event spaces (paved areas, boardwalks)
- Link to jetty, pontoons, swimming areas, boat ramps
- Lighting (including security and pathway lighting)
- Signage and interpretation
- Drinking fountains
- Community art and cultural spaces
- Nearby car parking (including disability car parking)
- Pathways to the foreshore area (nearby streets)
- Connections to cafés or restaurants (strategically located and designed to enhance the recreation value of the site and minimise impacts)
- Boat Ramp

Maintenance Guide for Foreshore Areas

- Irrigated areas to be mown on a regular basis and to a high standard (regularity to depend on growth conditions)
- Garden beds and native vegetation to be maintained to a good standard
- Jetties, pontoons, boating and swimming structures to be maintained to a high standard
- Any other structures or amenities, such as toilet facilities, picnic and barbecue areas, play spaces, seating, shelters, lighting, art work and pathways to be maintained to a high standard and in accordance with Australian Standards

Park

The land primarily caters for informal recreation activity through grassed areas, play spaces, seating, pathways, picnic facilities and activity areas.

The role of a park could be to provide activity opportunities or enhance the character of a place. A hierarchy approach is required as it is not feasible to develop all parks to the same level.

Potential development of Park Areas

- Trees and landscaping
- Irrigated grassed areas
- Picnic areas
- Seating
- Shelters
- Link to public toilet facilities (not necessarily within the park)
- Pathways (walking, bikes)
- Play space
- Outdoor courts (for active areas)
- Youth activity areas (e.g. skate, BMX)
- Lighting (including security)
- Signage and interpretation
- Nearby car parking (including disability car parking)
- Links to other community facilities

Maintenance Guide for Park Areas

- Irrigated areas to be mown on a regular basis and to a good standard (regularity to depend on growth conditions).
- Garden beds to be maintained to a good standard.
- Non-irrigated areas (e.g. native vegetation) to be maintained to a safe and appealing standard.
- Any structures or amenities to be maintained to a good standard and in accordance with Australian Standards

Tourism Open Space

Tourism open space should provide quality infrastructure and settings that support and encourage visitors for camping.

The Streaky Bay Foreshore Tourist Park should continue to be a high quality facility that caters for diverse caravan and camping requirements and draws people to the District and the town of Streaky Bay (as the District's main centre).

Potential Development of the Streaky Bay Foreshore Tourist Park

- Upgrade cabins, units, infrastructure and amenities over time
- Maintain a treed, green and shady setting with a strong connection to the beach and Bay
- Improve the quality and visual permeability of the tourist park fencing whilst maintaining a sense of privacy

Community Buildings

Provision of Community Buildings to be used by specified groups and the public for community based activities and operation of private business.

To provide Council Offices and Institute to be used for the Council's operations by community groups and the public subsequent to Council's consent.

Cemetery

The land primarily caters for the burial of the deceased.

Maintenance of Cemeteries

The land shall be well maintained which can be visited by members of the community and has adequate infrastructure to assist in the comfort of visitors.

Where the surface of a burial site falls below the natural surface of the ground Council may undertake remedial works to return the sunken level to surface level.

Council shall develop and regularly update an Operating Policy in relation to Council land used as a cemetery to ensure compliance with legislative requirements.

The Attached **Table A** lists the parcels placed into the Fully Developed Reserves category together with their assigned sub-category, property and ownership details, any applicable leases or licences held over the land and whether the land is subject to any special conditions or restrictions.

Acquisitions of land by Council, either by purchase or dedication that is classified as Community Land may be added to Table A without readvertising this Management Plan.

4. Objectives/Policies of Fully Developed Reserves

Fully Developed Reserves provide important focal points for community identity, social interaction and culture. Good design and maintenance of Fully Developed Reserves also project an appealing image to investors and visitors to the area.

Fully Developed Reserves should be accessible to local communities and visitors whilst being safe, functional and sensitive to local culture and heritage. Once established, Fully Developed Reserves should be protected and enhanced where appropriate, for current and future generations.

Council is required within Management Plans for Community Land to set out its vision for the land through objectives. The core objectives for management of Fully Developed Reserves are:

- a) Strengthen existing destinations within towns
- b) Understand the potential of destinations within the towns that reinforce the principle of place making
- c) Explore the potential to create new destinations within town that meet future needs
- d) Explore the inter-relationship of destinations, connections and open spaces
- e) To enhance the design and appearance of land through the installation or expansion of public infrastructure, provided there is no significant detrimental impact on the main purpose for which the land is reserved

- f) To provide ancillary facilities and play equipment and/or facilities within Council's budgetary constraints to support the main purposes for which the land has been reserved
- g) To provide people with safe, equitable and dignified access to buildings and land in accordance with the Disability Discrimination Act (DDA) and the Building Code of Australia (BCA)
- h) To work in partnership with the South Australian Police and other utilities in order to reduce the level of vandalism and property damage within our city
- i) To provide the appropriate level of maintenance within Council's budgetary constraints and community expectations to ensure the land is safe for the general public
- j) To enhance the landscaping and provision of public amenities for public use within Council's budgetary constraints
- k) To protect and restore the natural environment by revegetating areas with appropriate species and rehabilitating degraded sites
- l) To minimise the environmental impacts associated with garden areas through water efficient design and maintenance

5. Performance targets and measures

While it is the intention of Council to meet its objectives, the commencement and completion of the performance targets are dependent on available Council resources and funding assessed against the other priorities of Council.

Target 1

To ensure lawned and landscaped areas are maintained to a reasonable standard/appearance. This maintenance will involve the removal and control of weeds, watering, mowing and other ongoing general maintenance along with the planting of new trees/shrubs where required.

Measure

Regular inspections and maintenance off the property by Council staff as part of an ongoing schedule and to identify any issues for rectification.

Target 2

To maintain the undeveloped areas of the property and prohibit overgrowth and weeds.

Measure

Regular inspections of the grounds by Council staff as part of an ongoing maintenance schedule and treatment/ removal of any overgrowth and weeds.

Target 3

To ensure the infrastructure is in reasonable condition, can be utilised adequately by patrons and does not pose a safety hazard.

Measure

Regular inspection and maintenance of infrastructure in conjunction with an ongoing inspection process.

Target 4

To ensure that the designated parking area/s and driveways can be accessed and utilised by all patrons and are in reasonable condition.

Measure

Regular inspection and maintenance of parking and driveway areas in conjunction with an ongoing inspection process.

Target 5

To facilitate in the granting of appropriate burials rights for the deceased.

Measure

Maintenance and regularly update Council's interment right register.

6. Permits, Licences and Leasing

The granting of a lease, licence or permit formalises the use of the Fully Developed Reserves by groups such as sporting clubs, community groups, commercial organisations or individuals who are providing facilities or services for public use or are seeking use of a reserve that is consistent with the intent and function of the land.

Activities under a lease, licence or permit should be compatible with any zoning and reservation, provide benefits services or facilities for users of the land, and be consistent with the Management Plan.

The terms and conditions of a lease, licence or permit will ensure that property management of the area is undertaken such that it is maintained in a safe and visibly pleasing condition, and that the interests of Council and the public are protected.

Conditions of approval must be in keeping with the existing relevant Council policies and may require a resolution from Council.

There are a number of leases, licences and permits issued to various parties over land included in this Management Plan – details of these agreements are displayed in Table A.

There may be exceptions among relatively few parcels of community land that have some unique feature of the land and as a result may require a particular lease, licence or permit.

A lease, licence or permit enables council to formalise agreements with organisations and individuals who occupy or manage Community Land. These agreements allow clear legal definition of the rights and obligations that an organisation or individual has in regard to the land whilst ensuring public access is maintained. From time to time leases, licences and permits will expire, require renewal and/or renegotiation, and new leasing proposals considered.

The establishment of new agreements or changes to existing agreement will not require public consultation where there is no change to the proposed use or activity on the particular parcel of Community Land. However, where the lease, licence or permit is for a

period exceed five years, Council is required by the Local Government Act, 1999 to consult with the community.

As with any proposed change of use of Community Land, where a new lease, licence or permit is proposed that constitutes a change in use, the Management Plan must be amended to provide for the change of use and must be advertised for public comment.

Granting of a lease, license or permit for a commercial activity is conditional on the activity being consistent with the Management Plan objective.

Council will only grant a lease, licence or permit for use of Community Land under this Management Plan if it is:

- Consistent with the current use and purpose of the land
- For activities appropriate to the current and future needs of the community
- Relating to wide community purposes such as public recreation and cultural development
- Anticipated that no significant damage to the land is caused as a result of the proposed activity
- Anticipated that no significant damage to the land is caused as a result of the proposed activity
- Anticipated that no significant disturbance affects adjacent property owners
- Acknowledged that all suitable insurances have been sited by Council
- For short term casual Permits as listed below:
 - Casual playing of games or informal sporting activities
 - The playing of a musical instrument, or singing, for fee or reward
 - A public performance (that is theatrical, musical or other entertainment for the amusement of the public)
 - Engaging in a trade or business
 - Transporting of materials and equipment required in relation to building or landscaping works
 - Delivering a public address
 - Commercial photographic sessions
 - Picnics and private celebrations such as weddings and family gatherings
 - Filming for cinema or television
 - Moving of livestock
 - Access requirements for special circumstances
 - Short-term advertising for community events

Note: The use or occupation of Community Land for short term Permits is allowed only if:

- The use or occupation does not involve the erection of any building or structure of a permanent nature
- In the case of any use or occupation that occurs only once, it does not continue for more than three (3) consecutive days

7. Other development Activities that may be carried out on the Land

Below is a list of additional activities (generally of an operational nature) that typically may be undertaken on the land in accordance with Management Plan objectives:

- Public utility infrastructure
- Cycle ways
- Reserve maintenance
- Remediation works
- Vehicle access
- Visitor facilities
- Work shed or storage required in connection with the maintenance of the land
- Temporary structures
- Landscaping
- Seating and tables
- Shelters
- Irrigated grassed areas
- Public toilets and facilities
- Irrigated grassed areas
- Drainage
- Multi-use path Networks
- Community notice signs and temporary signs
- Columbarium's
- Mausoleum
- Establish, enhance and maintain vegetation to provide:
 - Shade
 - Windbreaks
 - Enhanced scenic or recreational value or visual screening
 - Habitat for native wildlife
 - Enhancement of biodiversity
 - Suitable buffers for the protection of water quality and ecological processes in neighbouring watercourses or wetlands

Table A

COMMON NAME	LOCATION						NATIVE TITLE	RESERVATIONS/ DEDICATIONS	SUB-CATEGORY	NAME OF LEASE	TERM OF LEASE
	STREET	TOWN	SPECIFIC	PLAN	PARCEL	CERTIFICATE OF TITLE					
Conglima Cemetery	Cemetery Road	Mount Cooper	Cemetery	DP72856	Allotment 200	CT 5998/709	Wirangu	Nil	Cemetery		
	Baird Bay Road	Hd Wrenfordsley	Cemetery	H 652200	Section 145	CT 617/108	Barngarla Wirangu	In trust to be used at all times as a Cemetery	Cemetery		
	The Parade	Sceale Bay	Foreshore Reserve	H 652200	Section 243	CR 5755/930	Barngarla Wirangu	Dedicated for 'Recreation' purposes - Gazette Date 20/10/1986	Foreshore		
Capietha Cemetery	Cotton Road	Capietha	Cemetery	H 650600	Section 105	CR 5755/900	Gawler Ranges	Dedicated for 'Cemetery' purposes - Gazette Date 23/2/1928	Cemetery		
Chandada Cemetery	Government Road	Chandada	Cemetery	H 650400	Section 89	CR 5267/141	Gawler Ranges Barngarla Wirangu	Dedicated for 'Cemetery' purposes - Gazette Date 14/7/1995	Cemetery		
Poochera Cemetery	Franceys Road	Poochera	Cemetery	H 651100	Sections 74 & 75	CR 5763/310	Yes	Unallotted Crown Land - Dedicated for Council Use - Gazette Notice unable to be located by State Library - Proposed reserve purpose number 1560	Cemetery		

COMMON NAME	LOCATION						NATIVE TITLE	RESERVATIONS/ DEDICATIONS	SUB-CATEGORY	NAME OF LEASE	TERM OF LEASE
	STREET	TOWN	SPECIFIC	PLAN	PARCEL	CERTIFICATE OF TITLE					
Campbells Landing (Slipway)	2 Linklater Street	Streaky Bay	Foreshore Reserve	FP34474	Allotment 6	CR 5910/691		Dedicated as a Reserve for 'Open Space' Purposes - Gazette Date 11/05/2006	Foreshore		
Streaky Bay Cemetery	Yanerbie Road	Streaky Bay	Cemetery	DP 30979	Allotment 202	CT 5424/274	Wirangu	In trust to be used at all times as a Cemetery	Cemetery		
	38 - 44 Alfred Terrace	Streaky Bay	Foreshore Reserve	FP 209239	Allotment 863	CT 5798/967		Land to be used as a "Recreation Reserve".	Foreshore		
	38 - 44 Alfred Terrace	Streaky Bay	Foreshore Reserve	FP 209240	Allotment 864	CT 5561/659		Land to be used as a "Recreation Reserve".	Foreshore		
Streaky Bay Council Offices and Institute Library	29 Alfred Terrace	Streaky Bay	Local Government Land	FP 180484	Allotment 98 & Allotment 452	CT 5854/422	Barngarla Wirangu		Community Buildings		
Streaky Bay Council Offices and Institute Library	29 Alfred Terrace	Streaky Bay	Local Government Land	FP 215811	Alloment 98	CT 5730/696	Barngarla Wirangu	Allotment 98 In trust to be used at all times as a site for an Institute.	Community Buildings		

COMMON NAME	LOCATION						NATIVE TITLE	RESERVATIONS/ DEDICATIONS	SUB-CATEGORY	NAME OF LEASE	TERM OF LEASE
	STREET	TOWN	SPECIFIC	PLAN	PARCEL	CERTIFICATE OF TITLE					
Pioneer Park	Mudge Terrace	Streaky Bay	Developed Reserve	H 651500	Section 314	CR 5755/914	Barngarla Wirangu	Dedicated for 'Plantation & Recreation' purposes - Gazette Date 23/09/1976 - Gazette notice unable to be located by State Library	Park		
	Montgomerie Terrace	Streaky Bay	Reserve	H 651500	Section 324	CR 5755/916	Barngarla Wirangu	Dedicated for 'War Memorial' purposes - Gazette Date 11/11/1954 - Gazette notice unable to be located by State Library	Park		
Plantation Reserve	Eyre Avenue	Streaky Bay	Foreshore Reserve	H 651500	Section 339	CR 5755/918	Barngarla	Dedicated for 'Plantation' purposes - Gazette Date 21/2/1974	Foreshore		
Doctors Beach	Wells Street	Streaky Bay	Foreshore Reserve	H 651500	Section 384	CR 5755/920	Barngarla Wirangu	Dedicated for 'Caravan Park' purposes - Gazette Date 11/12/1990	Foreshore & Tourism Open Space		
Streaky Bay Cemetery	Yanerbie Road	Streaky Bay	Cemetery	H 651500	Section 386	CT 5843/26	Wirangu	In trust to permit suffer and to be used at all times as a Public Cemetery.	Cemetery		
Public Toilets	Alfred Terrace	Streaky Bay	Foreshore Reserve	T 651501	Allotment 191	CR 5755/923	Barngarla	Dedicated for 'Recreation & Plantation' purposes - Gazette Date 22/10/1970	Foreshore		
	38 - 44 Alfred Terrace	Streaky Bay	Foreshore Reserve	T 651501	Allotment 207	CR 5755/924	Barngarla	Dedicated for 'Recreation' purposes - Gazette Date 24/07/1980	Foreshore		
	38 - 44 Alfred Terrace	Streaky Bay	Foreshore Reserve	T 651501	Allotment 3	CT 5805/807		Nil	Foreshore		

COMMON NAME	LOCATION						NATIVE TITLE	RESERVATIONS/ DEDICATIONS	SUB-CATEGORY	NAME OF LEASE	TERM OF LEASE
	STREET	TOWN	SPECIFIC	PLAN	PARCEL	CERTIFICATE OF TITLE					
Wirrulla Cemetery	Off Eyre Highway	Wirrulla	Cemetery	H 611000	Section 94	CR 5755/898	Gawler Ranges Barngarla Wirangu	Dedicated for 'Cemetery' purposes - Gazette Date 4/10/1928	Cemetery		
Streaky Bay Recreation Ground	Flinders Highway	Streaky Bay	Sporting Facility	DP 30979	Allotment 201	CR 5898/133	The Crown with DCSB as custodian	Dedicated for Park Lands - Gazette Date 31/10/1991	District Sportsground	Eyre Crafts Inc.	5 years