

The District Council of Streaky Bay

Partially Developed Reserves

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 “Partially 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 Partially Developed Reserves, this Management Plan applies only to that area categorised as “Partially Development Reserves”. The remaining area will be covered by a Generic Management Plan for that category.

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 Partially Developed Reserve is land located within key urban areas which have developed amenity space which has been modified for the benefit and/or enjoyment of the community.

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

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

Partially 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.

District

- Picnic areas
- Shelters
- Seating
- Link to public toilet facilities (may not be on the foreshore)
- Possible link to jetty, pontoons, swimming areas, boat ramps
- Pathways (walking, cycle)
- Some irrigated grassed or landscaped areas (linked to water capture and re-use)
- Native vegetation areas (instead of irrigated areas)
- Trees and landscaping (including shady trees)
- Play space link
- Lighting (including security and pathway lighting)
- Signage and interpretation
- Community art and cultural spaces
- Nearby car parking
- Garden beds and native vegetation to be maintained to a good standard.
- Where there are irrigated areas, they should be mown on a regular basis and to a good standard (regularity to depend on growth conditions)
- Jetties, pontoons, boating and swimming structures to be maintained to a good standard
- Any other structures or amenities to be maintained to a good standard and in accordance with Australian Standards

Landscape

The land primarily has a landscape value such as a streetscape or verge.

Landscapes should reflect and enhance the character of a place and be adaptable to the environment and climate.

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
- Historical museum

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 area primarily caters for visitor overnight stays such as a caravan or camping site.

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

Good quality and appealing caravan and camping facilities should be retained on Council or Crown Land under Council's care and control in Haslam, Baird Bay and Wirrulla.

The existing Haslam, Baird Bay and Wirrulla caravan and camping facilities will require some improvements. However, there is no justification for major upgrade or significant expansion of these facilities.

Haslam Camping Ground

- Improve the physical and visual connection to the foreshore and toilet
- Provide additional landscape amenity through tree planting and re-design
- Provide a few additional camping spaces for tents on the foreshore

- Undertake ongoing maintenance and upgrade of the toilets

Wirrulla Camping Ground

- Expand the camp ground to the south east into the open reserve area to create around 8-10 sites in total, including some additional powered sites
- Replace the hard surface (concrete) with a natural surface and increase trees and plantings around the site
- Establish a camp kitchen linked to existing amenities
- Enhance the adjoining play space to cater for visitors with children and the local community
- Enhance the visual and landscape connection to The Triangle reserve

Baird Bay Camping Ground

- Delineate the sites within the camping ground to increase the potential number of users of the existing site
- Investigate the potential to formalise an overflow area across the road
- Maintain the existing good quality amenities and setting

The Attached **Table A** lists the parcels placed into the Partially 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 Partially Developed Reserves

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

Partially Developed Reserves should be accessible to local communities and visitors whilst being safe, functional and sensitive to local culture and heritage. Once established, Partially 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 Partially 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

To ensure that buildings are maintained in a reasonable condition at all times

Measure

Periodical inspections of the buildings to be undertaken to ensure maintenance is kept up-to-date and any issues are identified for rectification

Target

To negotiate adequate lease/licence agreements to appropriate organisations/members of the public for the use of the buildings

Measure

Periodical reviews of lease/licence arrangements to ensure terms and conditions are being met

Target

To ensure any leases/licences meet the terms and conditions of their agreement

Measure

Maintenance and regular update of a lease/licence register

Target

To monitor the issue of permits to members of the community so that fair use of the facilities is achieved.

Measure

Keep Council records of permits issued and monitor use.

Target

To ensure the Caravan Park is properly managed and is maintained in a reasonable condition

Measure

Regular review of management agreements and inspection of facilities to ensure the terms and conditions of the agreement are being met

Target

To ensure the public toilets are services and maintained to a satisfactory condition and are kept in a tidy condition.

Measure

Regular inspection and maintenance of public toilets in conjunction with an ongoing building inspection process

Target

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

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

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

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.

6. Permits, Licences and Leasing

The granting of a lease, licence or permit formalises the use of a Partially 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 agreements 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 exceeding 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	NAME OF LEASE	TERM OF LEASE
	STREET	TOWN	SPECIFIC	PLAN	PARCEL	CERTIFICATE OF TITLE				
	Foreshore	Haslam	Foreshore Reserve	DP72451	Allotment 152	CR 5982/723				
	Main Road	Poochera	Developed Reserve	T 651102	Allotment 8	CR 5234/180	Gawler Ranges	Dedicated for 'Parkland' purposes - Gazette Date 13/4/1995		
	Main Road	Poochera	Developed Reserve	T 651102	Allotment 9	CR 5234/179	Gawler Ranges	Dedicated for 'Parkland' purposes - Gazette Date 13/4/1995		
	Back Beach Road	Streaky Bay	Development Site	DP79035	LT 1004	CT 6026/720	Wirangu	Nil		
	Cape Bauer Drive	Streaky Bay	Foreshore	H 651500	Section 385	CR 5755/921	Barngarla Wirangu	Dedicated for Council 'Reserve' - Gazette Date 13/02/1936		
Wirrulla Caravan Park and Parklands	2 Chapman Terrace	Wirrulla	Caravan Grounds and Parklands	DP 62518	Allotment 157	Part CR 5901/291	Gawler Ranges	Dedicated for 'Parkland' purposes - Waste Lands Act 1857 (Control 2156/1934) Gazette Date 24/07/2003		
"Doc Woods" Recreational Area	25 - 27 Main Street	Haslam	Developed Reserve	H 610300	Section 79	Part CR 5755/888	Barngarla Wirangu	Dedicated for 'Foreshore' purposes - Gazette Date 22/7/1982	Haslam Parks & Foreshore Committee	Under Negotiations
"Doc Woods" Recreational Area	25 - 27 Main Street	Haslam	Developed Reserve	H 610300	Section 93	Part CR 5755/888	Barngarla Wirangu	Dedicated for 'Foreshore' purposes - Gazette Date 22/7/1982	Haslam Parks & Foreshore Committee	Under Negotiations
Haslam Recreation Ground	West Terrace	Haslam	Recreation Ground	H 610300	Section 99	CR 5755/891	Barngarla Wirangu	Dedicated for 'Kindergarten' Reserve - Gazette Date 10/01/1985		

COMMON NAME	LOCATION						NATIVE TITLE	RESERVATIONS/ DEDICATIONS	NAME OF LEASE	TERM OF LEASE
	STREET	TOWN	SPECIFIC	PLAN	PARCEL	CERTIFICATE OF TITLE				
	Chapman Terrace	Wirrulla		DP 62518	A157	CR 5901/291		Dedicated for 'Park Lands' - Gazette Date 24/07/2003		
Poochera CFS	East Terrace	Poochera	Emergency Services	DP 61769	Allotment 155	CR 5898/941	Gawler Ranges	Dedicated for Park Lands - Gazette Date 22/05/2003		
	19 Main Road	Poochera	Developed Reserve	T 651102	Allotment 10	CT 5208/669		Donated to Council to be used as a Museum site.		
	19 Main Road	Poochera	Undeveloped Land	T 651102	Allotment 32	CT 5208/671		Donated to Council to be used as a Museum site.		
Poochera Museum	19 Main Road	Poochera	Museum	T 651102	Allotment 33	CT 5208/672		Donated to Council to be used as a Museum site.		
Poochera Museum	Penna Street	Poochera	Museum	T 651102	Allotment 34	Part CT 5402/42		Donated to Council to be used as a Museum site.		
Poochera Museum	Penna Street	Poochera	Museum	T 651102	Allotment 35	Part CT 5402/42		Donated to Council to be used as a Museum site.		
Moores Landing	Cape Bauer Drive	Streaky Bay	Foreshore Reserve	H 651500	Section 374	CR 5472/286	Barngarla Wirangu	Dedicated as a Reserve for 'Conservation and Coastal Recreation' Purposes - Gazette Date 20/11/1992		