

Gawler

COMMUNITY LAND MANAGEMENT PLAN

1. Community and Business Areas



COMMUNITY AND BUSINESS AREAS

Council manages a range of community land parcels that are categorised according to their primary function. These parcels are held to provide either community benefit or business activity, and in some cases deliver a combination of both.

Purpose for which the Land is Held

Community Areas provide facilities and spaces that enhance quality of life, health, wellbeing, and social connection. They encourage participation through services, social and public facilities, and opportunities for engagement.

Business Areas accommodate enterprises or services that generate income, either to sustain Council operations or to enable the delivery of community outcomes.

Council may lease land to government, commercial, educational, community or not-for-profit organisations, and in some cases to individuals, to generate income. Land may also be leased to community groups to deliver and support services or programs, and may include periodic business use. In some cases, leases may achieve both financial sustainability and community benefit.

Description of the Land

Within this plan, Appendix B will include the following details for each parcel of community land:

- Name of Land
- Certificate of Title
- Lot number and street address
- Dual Community Land Management Plan (where applicable)
- Trust or Dedication granting Town of Gawler as Custodians

There may be occasions where a land parcel has been assigned multiple community land categories. In these instances, the land parcel will appear in multiple plans. The table contained within this plan will indicate where there are dual categories for parcels.

Management Proposals for the Land

Council will manage the development, use and maintenance of community and business areas in accordance with legislative requirements and Council's Strategic Framework provided in the Community Land Management Plan overview document. The following proposals are not listed in any order of priority or hierarchy:

- Manage land and facilities to balance commercial activities with accessibility and benefit to the community.
- Provide opportunities through leases, licences and hire arrangements for community organisations and service providers to deliver programs and services that support social inclusion, health and wellbeing.
- Administer commercial arrangements that generate income to support Council services and local community initiatives.
- Maintain land and facilities to a safe, accessible and reasonable standard
- Protect and manage the State Heritage listed sites to conserve cultural, historical, and environmental values, while ensuring they remain accessible, functional, and respectful places for community use and connection.

Leasing, Licensing and Permits

General provisions for the granting of leases and licences over community land is outlined in the Community Land Management Plan overview document.

For Community and Business Areas, lease, licence, or permit agreements may be granted where they are consistent with management proposals of this plan. For Crown land, agreements must also align with the land's dedicated purpose.

The terms and conditions of any lease, licence, or permit will ensure that:

- Land and facilities are maintained to a safe, accessible, and visually appropriate standard.
- Public benefit and community access are appropriately considered.
- The rights and obligations of Council, lessees, licensees, and the community are clearly defined.

Current leases and licences under this plan are detailed in the Community Land Register, available on Council's website.

Objectives, Targets and Measures

Council is required to articulate its vision for the land through defined objectives and performance targets, along with measures to assess progress against them.

Appendix A outlines the objectives, performance targets, and measures for Community and Business Areas. These are presented without any order of priority or hierarchy.



Appendix A: Community and Business Areas – Performance Targets and Measures in Managing Community Land

Category	Objective	Performance Targets	Performance Measures
Community Areas	Provide facilities and services that support community needs	Ensure land and facilities are used to deliver services and activities that contribute to health, wellbeing, inclusion, and community participation	- Community use and participation monitored and reported - Development is completed in alignment with an approved master plan, where applicable
	Preserve and manage State Heritage listed community land to protect historic, environmental, and community values, while ensuring accessibility and functionality	Manage heritage sites in line with legislative requirements, conservation principles, and Council's strategic framework, balancing community access with financial sustainability	Assessed through review of heritage site management activities at the time Asset Management Plans are reviewed and updated
Community Areas and Business Areas	Ensure facilities are safe, accessible and maintained to appropriate standard	Maintain land and facilities, whether managed by Council or a lessee/licensee, to a standard that meets legislative, safety, and accessibility requirements	- Periodic maintenance and asset renewal are undertaken in line with Asset Management Plans - Customer maintenance requests are assessed and, where practicable, actioned, in accordance with Council's Customer Service Charter - Lease/licence conditions monitored to ensure maintenance obligations are met
	Manage occupancy agreements transparently	Negotiate and administer leases, licences, and permits in a way that clearly defines responsibilities, protects Council's interests, and supports community benefit	- Lease/licence register maintained and updated annually - Periodic compliance checks (insurance, permitted use, maintenance) in accordance with Council's lease administration procedures - Booking and hire arrangements managed and monitored through Council's systems
	Balance community benefit with financial sustainability	Where appropriate, generate revenue from business use of community land or secure contributions from community use that offset maintenance costs and support ongoing sustainability, while ensuring community access and outcomes remain a priority	- Annual reporting of lease revenue in Financial Statements - Review of lease/licence fees at renewal or when establishing new arrangements, through internal, market, or inter-council benchmarking as appropriate - Periodic review of leasing policies to ensure alignment with Council objectives
	Continuous improvement and strategic alignment	Review management practices to ensure consistency with Council's strategic documents and responsiveness to community needs	- Quadrennial review of Community Land Management Plan objectives and targets - Periodic engagement with stakeholders and user groups

Appendix B: Community Areas and Business Areas

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Category	Dual Category	Trust or Dedication granting Town of Gawler as Custodians
GAWLER CARAVAN PARK	7 MAIN NORTH ROAD, GAWLER	LT1 F40893 CT6289/26	TOWN OF GAWLER	BUSINESS AREAS		
GAWLER VISITOR INFORMATION CENTRE	2 LYNDOKH ROAD, GAWLER	LT91 D54834 CT5637/790	TOWN OF GAWLER	BUSINESS AREAS COMMUNITY AREAS		
	2 LYNDOKH ROAD, GAWLER	LT106 D54834 CT2863/189	TOWN OF GAWLER	BUSINESS AREAS COMMUNITY AREAS		
GAWLER AQUATIC CENTRE	LOT 2 VICTORIA TERRACE, GAWLER	PT PCE 2 F40893 CT6289/26	TOWN OF GAWLER	COMMUNITY AREAS		
SPORTS AND COMMUNITY CENTRE AND CARPARK	14-22 NIXON TERRACE, GAWLER	PT PCE 4 F40893 CT6289/26	TOWN OF GAWLER	COMMUNITY AREAS	SPORTING GROUNDS	
EVANSTON GARDENS COMMUNITY CENTRE	63 ANGLE VALE ROAD, EVANSTON GARDENS	LT 700 D86259 CT6077/541	TOWN OF GAWLER	COMMUNITY AREAS		
MEALS ON WHEELS	3 MAIN NORTH ROAD, GAWLER	PT LT 1 F40893 CT6289/26	TOWN OF GAWLER	COMMUNITY AREAS		
MFS STATION / FORMER AMBULANCE STATION	LOT 102 MURRAY STREET, GAWLER	PT LT 120 / F217163	TOWN OF GAWLER	BUSINESS AREAS COMMUNITY AREAS		
ST GEORGES L.S. BURTON SCHOOL MONUMENT	LOT 1000 ORLEANA SQUARE, GAWLER	LT 1000 D132826 CT6289/256	TOWN OF GAWLER	COMMUNITY AREAS		

Appendix B: Community Areas and Business Areas (cont'd)

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Category	Dual Category	Trust or Dedication granting Town of Gawler as Custodians
WILLASTON CEMETERY	35-37 DAWKINS AVENUE, WILLASTON	SEC 464 H140700 CR5755/671	THE CROWN	COMMUNITY AREAS		LAND DECLARED FOR CEMETERY PURPOSES
	LOT 17 DAWKINS AVENUE, WILLASTON	SEC 17 H140700 CR5776/101	THE CROWN	COMMUNITY AREAS		LAND DECLARED FOR CEMETERY PURPOSES
	LOT 17 DAWKINS AVENUE, WILLASTON	SEC 463 H140700 CT5721/364	TOWN OF GAWLER	COMMUNITY AREAS		
CARPARK	20 REID STREET, GAWLER	LT 21 F4348 CT5513/17	TOWN OF GAWLER	COMMUNITY AREAS	RESERVES	
CARPARK	2 LYNDONCH ROAD, GAWLER	LT 7 D54834 CT5846/671	TOWN OF GAWLER	COMMUNITY AREAS		