

Gawler

COMMUNITY LAND MANAGEMENT PLANS

Overview





ACKNOWLEDGEMENT OF COUNTRY

Kadlitiyarlu tampinhi yalaka ngadlu Kurna yartangka inparrinhi. Ngadludlu tampinhi, parnaku tuwila yartangka. Kurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku, parnaku yaitya, parnaku tapa puru purruna. Kurna Miyurna ithu yaitya purruna, yarta kuma puru martinhi, puru warri-apinhi, puru tangka martulayinhi.

The Town of Gawler acknowledges this land we meet on today 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 Custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

INTRODUCTION

Community land plays a vital role in supporting public wellbeing, environmental sustainability, cultural heritage, and recreational opportunities. The majority of land owned or managed by councils in South Australia is classified as community land.

Under the Local Government Act 1999 (the Act), community land is defined in Section 193 as ‘all local government land (except roads) that is owned by a council or is under the council’s care, control and management,’ unless it has been specifically excluded or the classification has been revoked.

The Act requires councils to prepare a Community Land Management Plan for any community land that is leased, licensed, or developed for community use. These plans ensure community land is managed sustainably, in a way that reflects community values, complies with relevant laws, and supports strategic planning objectives.

Council is responsible for ensuring that all land classified as community land is managed in accordance with an adopted Community Land Management Plan. Land not classified as community land is not subject to these requirements.



TOWN OF GAWLER

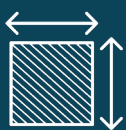
Located 42 kilometres north of Adelaide, Gawler sits at a unique crossroads; bordered by the growing metropolitan fringe to the south, the rolling Barossa hills to the east, and the vast stretches of the Adelaide Plains to the north and west. Gawler's rich history is woven into both its built and natural landscapes, evident in its distinctive architecture, heritage sites, natural riverine environments and extensive open spaces.

In 1837, Colonel William Light identified the junction of the North and South Para Rivers as an ideal site for a northern settlement. By 1839, Light had completed the plan for the town of Gawler, applying the same design principles he used in Adelaide. The layout featured a grid-like street network that reflected the natural topography, with spacious parklands along the river floodplains, open squares reserved for churches, and generous allocations of land for civic and community purposes.

These underlying features not only shaped the physical layout of Gawler but continue to define its character today, particularly through the extensive open spaces and river corridors that remain central to the town's identity.



Figure 1: Town of Gawler Council area



41.1
square
kilometres



14
suburbs



300+
community
land parcels



4
sporting
precincts



23
playspaces



320
hectares of
open space

COMMUNITY LAND MANAGEMENT PLANS

Community Land Management Plans provide a structured framework for the management of community land. Land is grouped into categories based on its characteristics, use, and purpose to support consistent and effective management.

The key objectives of Community Land Management Plans are to:

- Provide clear guidance for the ongoing and future use, development, and management of community land
- Strengthen the link between recreation and biodiversity to support safe, healthy, connected communities.

In accordance with legislative requirements, each Community Land Management Plan includes:

- An overview of the relevant land category
- A description of each community land parcel
- The purpose for which the land is held
- Details of any Crown Land dedication
- Council's objectives, policies, and proposals for managing the land
- Performance targets and how Council will measure success against them.

COMMUNITY LAND REGISTER

Under Section 207 of the Local Government Act 1999, councils are required to maintain a register of all community land within their area.

The Local Government (General) Regulations 2013 prescribe the specific information that must be included in this register:

- Legal description of the land (Certificate of Title)
- Street address
- Locality or suburb
- Common name of the land
- Total area of the land
- Name of the landowner
- Details of any lease or licence over the land, including:
 - Name of the lessee or licensee
 - Term of the lease or licence
 - Portion of land to which the lease or licence applies
 - Purpose for which the lease or licence has been granted

The Town of Gawler's Community Land Register is available for viewing on Council's website.



CATEGORIES

Each parcel of community land is assigned to a category that reflects its primary function and purpose within the Council's portfolio. These categories help group land with similar objectives, performance targets, and measures.

Some parcels of land serve more than one purpose. These multifunctional sites are identified in the relevant Community Land Management Plans and described according to their combined uses.

Town of Gawler's community land categories are as follows:

1. Community and Business Areas
2. Reserves
3. Sporting Grounds

DESCRIPTION OF CATEGORIES

Community and Business Areas

Properties owned or managed by Council that are designated for a variety of community or business uses such as events, recreation, gatherings or public services, and which may also be used to generate income for Council where appropriate.

Sporting Grounds

Sporting grounds are areas set aside for both recreational and competitive sporting activities. They may include playing fields such as ovals, courts for sports such as tennis and netball, racing tracks, and associated facilities including clubrooms, change rooms, and other supporting amenities.

Reserves

Reserves are designated open spaces that vary in size and function. This broad category can be further divided into the following subcategories:

- Premier Regional - Large outdoor areas with strong visitor appeal, supported by amenities such as playgrounds, trails, signage and other recreational infrastructure.
- Developed - Sites intentionally modified or enhanced for community use, supporting both active and passive recreation. These areas often include facilities such as neighbourhood playgrounds, seating, paths, and landscaped features integrated with natural elements.
- Stormwater Management - Areas designed to manage stormwater flow and reduce flood risk, generally requiring minimal landscaping and maintenance.
- Walkways - Pedestrian routes set within landscaped or natural areas, providing opportunities for both formal and informal use.
- Landscape Buffers (including tree screens and road reserves) – Vegetated zones that act as visual and acoustic buffers between properties, roadways, or transport corridors.
- Linear Open Space and Corridors - Long, connected stretches of green space that often follow natural features such as rivers or waterways, characterised by low-maintenance landscaping and opportunities for passive recreation and environmental connection.

LEASES AND LICENCES

In accordance with Sections 200 and 202 of the Local Government Act 1999, Council may grant a lease, licence, or permit over community land.

These agreements allow Council to formalise arrangements with organisations or individuals who occupy or manage community land. They provide a clear legal framework outlining the rights and responsibilities of all parties, while ensuring that public access is appropriately considered. In some cases, a lease or licence may provide for exclusive use of the land.

Any lease, licence, or permit must align with the purpose of the land, as outlined in the relevant Community Land Management Plan. Where the land is Crown land, the agreement must also align with the dedicated purpose of the land under the Crown Land Management Act 2009.

Council may be required to undertake public consultation before granting a lease or licence in the following circumstances:

- The proposed term is greater than five years (but not more than 42 years), or
- The proposed use differs from the purpose for which the land is held.

The proposed use of community land must also comply with Council by-laws and policies, and in some instances, development approval may be required prior to granting a lease, licence, or permit.

Details of current lease and licence arrangements are recorded in the Community Land Register, available on Council's website.

MANAGEMENT OF COMMUNITY LAND

Council will manage the development and maintenance of all community land in accordance with legislative requirements and Council's strategic framework. Each Community Land Management Plan will contain Council's proposals and detail objectives, targets and performance measures relevant for that category.



LEGISLATIVE REQUIREMENTS

The Community Land Management Plans and associated Community Land Register have been prepared and structured in accordance with the requirements of the Local Government Act 1999.

In preparing Community Land Management Plans, Council must also consider other legislation, including:

- Aboriginal Heritage Act 1988
- Burial and Cremation Act 2013
- Crown Land Management Act 2009
- Environmental Protection & Biodiversity Conservation Act 1999
- Disability Discrimination Act 1992
- Heritage Act 1993
- Native Title Act 1994
- Biodiversity Act 2025
- Planning, Development & Infrastructure Act 2016
- Real Property Act 1886
- Retail and Commercial Leases Act 1995
- Liquor Licensing Act 1997

A reference to legislation includes all amending and consolidating legislation and any replacement legislation. It also includes any regulations and codes or standards adopted under the legislation.



TOWN OF GAWLER STRATEGIC FRAMEWORK

Council's Community Land Management Plans are guided by an integrated strategic framework that brings together a range of strategies, plans, policies, and By-Laws. At the core of this framework is the Community Plan, which sets the overarching vision, values, and strategic objectives for the Town of Gawler.

Other strategic documents, including the Annual Business Plan, Long Term Financial Plan, and specialised and asset management plans, support and flow from the Community Plan. Together, these documents inform the development, use, maintenance, and management of community land.

The Community Land Management Plans are reviewed and categorised with reference to, and in alignment with, this broader strategic framework, which includes:

- Community Plan
- Annual Business Plan
- Long Term Financial Plan
- Biodiversity Management Plan
- Climate Emergency Action Plan
- Environmental Management Plan
- Disability Access and Inclusion Plan
- Gawler Growth Framework
- Gawler Urban Rivers Master Plan
- Gawler Town Centre Design Framework
- Gawler Walking and Cycling Plan
- Reconciliation Action Plan
- Willaston Cemetery Conservation and Management Plan
- Gawler Open Space, Sport & Recreation Plan
- Strategies, including:
 - Arts and Culture
 - Car Parking
 - Economic Development
 - Gawler Integrated Transport
- Asset Management Plans
- Master Plans
- Service Standards
- Town of Gawler Policies
- Town of Gawler By-Laws

This interconnected approach ensures that the management of community land is purposeful, future-focused, and aligned with Council's broader goals for the community.

DISCLAIMER

The Town of Gawler has made every reasonable attempt to ensure the accuracy of the information contained within the Community Land Management Plans. However, it does not guarantee the information is complete, correct or up to date and the information is subject to change without notice.

The Town of Gawler accepts no responsibility to any third party who relies on the information contained within the Community Land Management Plans under any law for any loss or damage (including, but not limited to, direct, indirect, economic or consequential damage) in respect of any matter whatsoever related to any information contained in the Community Land Management Plans.