

TOWN OF GAWLER
COMMUNITY LAND MANAGEMENT PLAN
TOWN OF GAWLER ADMINISTRATION CENTRE

Introduction

This Community Land Management Plan (CLMP) has been developed in accordance with the requirements set out in the *Local Government Act 1999* (LGA 1999). The LGA 1999 requires that all community land under the care, control, management or ownership of the Council must have a CLMP.

This CLMP has been developed to outline the current and future management of the Town of Gawler Administration Centre, in accordance with legislative requirements and Council's By-Laws, Plans and Policies, including its Corporate Plan.

Identification Details

The identification details of the community land that is managed within the scope of the Town of Gawler Administration Centre Community Land Management Plan may be sited in Council's Community Land Register at the Town of Gawler, 41 – 43 High Street Gawler or www.gawler.sa.gov.au

Ownership Details

The Town of Gawler, 41 – 43 High Street, Gawler SA 5118 is the register proprietor of the land identified within the Town of Gawler Administration Centre Community Land Management Plan.

Purpose for which the land is held

The Town of Gawler Administration Centre is held for the purpose of:

- Continuing to support and provide the wider community a diverse range of core Council administrative services
- Providing the wider community with a community building, providing opportunities to participate in meetings, social gatherings, cultural events and educational opportunities
- Providing the community an environment for social and economic opportunities and development

Reason for this Community Land Management Plan

The reason for the Town of Gawler Administration Centre Community Land Management Plan is to:

- Provide direction in the management of the land ensuring continued support to the wider community in the provision of a diverse range of core Council administrative services
- Provide the wider community with a community facility that provides opportunities for the participation in meetings, social gatherings, cultural events and educational opportunities
- Provide the community an environment for social and economic opportunities and development
- Provision of a facility that is management and developed for the benefit and enjoyment of the community

Objectives of this Community Land Management Plan

The objectives of this Community Land Management Plan are to:

- Achieve a diverse community facility that is well utilised and valued by the wider community, businesses and visitors to the Town of Gawler
- Provide physical and social infrastructure and development to match population growth
- Support and encourage community involvement and teamwork
- Deliver ongoing effective and efficient services, including support for regional collaboration
- Support the refurbishment and redevelopment of civic buildings and areas within the public realm,

creating destinations that appeal to all ages and serve a changing population, subject to available resources, financial and physical

- Promote people-orientated activities at key town precincts
- Support the timely provision of community facilities and services to meet community expectations
- Ensure all council owned infrastructure is managed and maintained in a sustainable manner and to a quality the community can afford
- Design and develop pedestrian-friendly areas in key civic and Town Centre precincts
- Provide the ability to offer leases, licences and permits to community and commercial entities in accordance with the requirements of the *Local Government Act 1999* and Council policy
- Manage the facility in an environmentally sensitive manner in accordance with sound financial management principles

By Laws, Policies and Related Plans

During the life of this Community Land Management Plan it is anticipated that there may be changes to By-Laws, Policies and Plans – where those changes do not change the intent of this Community Land Management Plan this Plan will be updated accordingly and public consultation will not be undertaken.

Where the intent of this Plan is changed through changes to legislation, Council's By-Laws, Policies or Plans Council will undertake public consultation in accordance with its Public Consultation Policy and the requirements of the *Local Government Act 1999*.

Council By-Laws that affect the management of the identified land:

- By-Law No. 4 Local Government Land - 2012

Council Policies that affect the management of the identified land:

- 02-03 Public Consultation Policy
- 02-04 Procurement Policy
- 02-08 Prudential Management Policy
- 02-09 Disposal of Land and Assets Policy
- 04-03 Risk Management Policy
- 04-10 Environment Policy
- 05-10 Hire of Council Owned Facilities

Council Plans that affect the management of the identified land:

- Asset Management Plans
- Corporate Plan 2014 - 2024
- Long Term Financial Plan 2013/14 – 2022/23
- Social Infrastructure and Services Study
- Town Centre Strategic Framework
- Traffic and Transport Management Plan

Council By-Laws, Policies and Plans may be viewed at the Town of Gawler, 41 – 43 High Street Gawler or www.gawler.sa.gov.au

Community Land Management Plan Performance Targets

The performance targets associated with this Community Land Management Plan are to:

- Ensure management and improvements to the facility that enhance the accessibility and experience of the community
- Effective public and stakeholder consultation, including lessee's, which ensures effective and efficient site improvements
- Review the needs of the community and stakeholders, including lessees, determining and effective strategy for the on-going future of the site
- Enhance the accessibility, aesthetics and functionality of the facility
- Review the economic development to the community by reviewing opportunities for the facility

- Ensure a legislatively compliant annual building maintenance and inspection schedule is in place, including the requirement for Work Health and Safety requirements

Community Land Management Plan Performance Measures

The performance measures associated with this Community Land Management Plan are:

- Community and economic opportunities associated with the site are optimised
- Site is maintained in good and safe repair according to Council's building maintenance schedules, risk and WHS requirements
- Improved and well utilised facility
- Site specific management plan developed, implemented and reviewed
- Annual review and consultation with lessee's
- Annual report on the maintenance and management of the facility to be prepared and reported to Council, including proposed future works.

Lease, Licence Permit Details

During the life of this Community Land Management Plan it is anticipated that there may be amendments or variations to current leases, licences and permits – where those amendments or variations do not change the intent of this CLMP this Plan will be updated accordingly and public consultation may not be undertaken.

Where the intent of this Plan is changed through changes to legislation, Council's By-Laws, Policies or Plans Council will undertake public consultation in accordance with its Public Consultation Policy and the requirements set out in the *Local Government Act 1999*.

Council will continue to negotiate and enter into leases, licences and permits within the scope of this CLMP, the *LGA 1999* and Council policy. Such negotiations will clearly define the responsibilities of Council and lessee's, with those responsibilities monitored regularly ensuring the responsibilities of all parties are being met appropriately.

The details of leases, licences and permits that are managed within the scope of the Town of Gawler Administration Centre Community Land Management Plan may be sited in Council's Community Land Register at the Town of Gawler, 41 – 43 High Street Gawler or www.gawler.sa.gov.au

Owner	Lot Number	C/T Number	Location	Suburb	Common Name	Current Use
Council	Lot 2	5922/699	41 – 43 High Street	Gawler	Town of Gawler Administration Centre	Business and Administration