



# COMMUNITY LAND MANAGEMENT PLAN

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## LINEAR PARKS

JULY 2025

## Acknowledgement of Country

*Ngadlurlu tampinhi, ngadlu Kurna yartangka inparrinhi.  
Ngadlurlu parnuku tuwila yartangka tampinhi.*

*Ngadlurlu Kurna Miyurna yaitya yarta-mathanya Wama  
Tarntanyaku tampinhi. Parnuku yailtya, parnuku tapa  
purrana yalarra puru purruna.\**

We acknowledge this land 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 traditional custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

*\*Kurna Translation provided by Kurna Warra Karrpanthi*



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# INTRODUCTION

## Purpose of this document

This document describes how the City of Unley (the Council) manages its community land. This document relates specifically to Linear Parks.

Other than where indicated the sequence of objectives, proposals and policies within community land management plans does not infer a hierarchy or order of priority.

## What is Community Land?

Community land is defined in the Local Government Act 1999 (the Act) as, *'All local government land (except roads) that is owned by a council or is under the council's care, control and management'*.

## Who is the 'Community'?

The Council's Community Engagement and Public Consultation Policy defines community as, *'Community means "the public" and includes ratepayers, residents and all people who live, work, study, conduct business or use the services, facilities and public places in the City of Unley. These people are often referred to as "stakeholders" in the affairs of Council.'*

## What are Community Land Management Plans?

Community Land Management Plans (CLMPs) are management documents that are required by Section 196 of the Act to:

- \_ Identify the land to which it applies; and
- \_ State the purpose for which the land is held by the council; and
- \_ State the council's objectives, policies (if any) and proposals for the management of the land; and
- \_ State performance targets and how the council proposes to measure its performance against its objectives and performance targets.

If the Council does not own the community land, ie. it is

held by the Crown, it has been bequeathed to the Council, or is held in trust by the Council—it must ensure the plans describe who owns the land, any trust, dedication or restriction that applies, and what if any provisions the owner requires.

## What is not Community Land?

In accordance with the Act, Council excluded some parcels of land from classification as community land prior to 31 December 2003. Council may revoke the classification of land as community land provided it follows the process set out in the Act and the relevant steps set out in its consultation policy.

Council is also able to exclude new land acquired from community land classification if it resolves to exclude the parcel(s) before it becomes local government land.

Examples of Council owned land that are excluded from the community land classification include: Unley Civic Centre, Council Depot, Katherine Street Reserve, the Village Green and multiple Community Centres.

Roads are not Community Land.

## Register of Community Land

In accordance with Section 207 of the Act, Council maintains a register of Community Land which is available from the Unley Civic Centre or online within the public registers list on Council's website at [www.unley.sa.gov.au](http://www.unley.sa.gov.au)

## Reasons why a Management Plan is required

A management plan is required where:

- \_ Portion of the land is, or is to be, occupied under a lease or licence.
- \_ Portion of the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

## COUNCIL POLICIES FOR THE MANAGEMENT OF THE LAND

The following Council-wide policies have application to Linear Parks. Council policies undergo regular review, and may be amended, superseded, or replaced.

- \_ Asset Management Policy
- \_ Climate Change Policy
- \_ Commercial Fitness Training on Community Land Policy
- \_ Community Engagement and Consultation Policy
- \_ Community Grants and Sponsorship Policy
- \_ Conservation Grants Policy
- \_ Customer Complaints Policy
- \_ Encroachment Policy
- \_ Environmental Policy
- \_ Flag Management Policy
- \_ Graffiti Removal Policy
- \_ Memorials Policy
- \_ Mobile Food Vendor Location Rules Policy
- \_ Property Management Policy
- \_ Public Arts Policy
- \_ Risk Management Policy
- \_ Sport and Recreation Policy
- \_ Tree Policy

Councils have the power to establish By-laws under the Local Government Act 1999. The following Council-wide By-Laws have application to Linear Parks. Council By-laws undergo regular review, and may be amended, superseded, or replaced.

- \_ By-law No. 1 - Permits and penalties
- \_ By-law No. 3 - Local Government Land
- \_ By-law No. 5 - Dogs

The following Council-wide strategies and plans have application to Linear Parks. Council strategies and plans undergo regular review, and may be amended, superseded, or replaced.

- \_ Community Plan 2050
- \_ Four Year Delivery Plan
- \_ Long Term Financial Plan
- \_ Stormwater Management Strategy
- \_ Animal Management Plan
- \_ Disability Access and Inclusion Plan
- \_ Environmental Sustainability Strategy
- \_ Event Planning Toolkit
- \_ Living Active - Sport and Recreation Plan
- \_ Living Well Plan
- \_ The Living City - Open Space Strategy
- \_ A Smart Plan for the City of Unley
- \_ Tree Strategy
- \_ Walking and Cycling Plan

## PERMITS, LEASES AND LICENSES

Within Linear Parks, the granting of exclusive and non-exclusive permits, leases and licences for one or more of the following purposes (in no particular order) is consistent with this Community Land Management Plan and is authorised for the purposes of Section 202(3) of the Act:

- \_ To support community sport and training.
- \_ To provide outdoor meeting spaces and facilities for local community groups, organisations and schools.
- \_ To enable temporary community use of structures and or land for functions, activities, and events.
- \_ To allow for the provision of essential infrastructure for the provision of electricity, gas, water, internet, and telecommunications services.
- \_ To allow for commercial fitness training, including personal training, skills based training and obedience and behavioural training of dogs.
- \_ To allow for fundraising, educational and community awareness events that support cultural diversity, inclusion and general community health and well-being.
- \_ To allow for commercial traders to sell goods from temporary facilities.
- \_ To allow for commercial and business uses of the land that are consistent with or ancillary to the above purposes, including publicly accessible electric vehicle charging stations.
- \_ To allow access for an activity of a 'short term' nature.

### Existing Tenure Details

The current leases or licenses for Linear Parks (if any) are detailed in the Community Land Register.

### New Leases or Licenses

Granting of a lease or licence will be done in accordance with the provisions set out in Sections 200 and 202 of the Local Government Act 1999. Leases and licences proposed for a term greater than 5 years or that are not otherwise authorised by this Plan will be subject to Council's consultation policy in accordance with the Act.

### Community Use

Other than where rights of occupation are granted in leases, licenses and permits Linear Parks spaces are available for community use at other times.

### Commercial Use

Commercial use of Community Land may only be undertaken if it is consistent with the provisions of this Community Land Management Plan and is authorised by Council.

## **PURPOSE FOR WHICH THE LAND IS HELD**

The land is held to provide stormwater management across the City, integrated with accessible walking and cycling corridors.

The land is held for secondary purposes associated with Council's environmental and operational needs including, but not limited to, urban heat mitigation, air quality, biodiversity, urban design and heritage (cultural and built form).

## **PROPOSALS FOR THE MANAGEMENT OF THE LAND**

- \_ Investigate stormwater management to increase capacity to mitigate flooding and associated community impacts.
- \_ Continue implementation of the Brown Hill Keswick Creek Stormwater Project
- \_ Improve accessibility through continued implementation of the Walking and Cycling Plan.
- \_ Protect open space which provides a natural habitat and the protection and remediation of remnant vegetation where it has been identified.
- \_ Install public art to encourage a stronger 'sense of place', community engagement/activation, as well as recognition of the cultural heritage and indigenous history of Unley.
- \_ Continue planting of trees in line with the Tree Strategy to contribute to Council's urban forest to build neighbourhood resilience and reduce the impact of climate change.

## OBJECTIVES, PERFORMANCE TARGETS AND MEASURES

OBJECTIVE	PERFORMANCE TARGET	PERFORMANCE MEASURE
To provide infrastructure to the community to manage the Council's stormwater network for flood risk mitigation.	<p>Stormwater infrastructure is kept in a safe condition in accordance with the Council's Asset Management Policy and relevant Australian Standards.</p> <p>Stormwater infrastructure has the capacity to deal with real-life rain events</p>	<p>Inspection of stormwater infrastructure to ensure asset renewal is undertaken in accordance with work schedules, Asset Management Plans and the Capital Renewal Program.</p> <p>Review rain events at the end of the winter season against flood modelling undertaken by the Council in relation to stormwater infrastructure.</p>
To provide the community with safe and accessible corridors that are of high standard and suitable use for walking, cycling and other activities.	<p>Corridors are kept in a safe and attractive condition.</p> <p>Maintenance and renewal works are completed in line with relevant Asset Management Policy and Capital Renewal Program.</p>	<p>Positive response from community surveys.</p> <p>Inspection of corridors to ensure asset maintenance and renewal is completed in line with the relevant Asset Management Policy and Capital Works Program.</p>
To support the Council-wide objective to protect and grow our urban forest across our City.	To increase canopy coverage by up to 20 percent by 2045.	Tree canopy mapping shows that coverage remains steady or increases year on year over community land.
To protect biodiversity and native flora and fauna on the land.	To ensure there is no net loss of native habitat or degradation of remnant native vegetation.	Periodic inspections of the linear parks to be conducted with rectification of any identified issues.



## LAND IDENTIFICATION DETAILS

This CLMP applies to the following parcels, further information is included in the Community Land Register which can be found on Council's website. Over time it is expected that this list will change due to Council acquiring new parcels of land, selling surplus land, changes to title references and changes to tenant details. Please refer to the Community Land Register for the current list of parcels that this CLMP applies to.

Land that is subject to a dedication under the Crown Land Management Act 2009 is held by the Council for the purpose for which it was dedicated as set out in the Council's Community Land Register and in the land identification section of this CLMP.

NO.	NAME OF LAND	ADDRESS OF LAND	CERTIFICATE OF TITLE	PLAN AND PARCEL	OWNER	TRUST, DEDICATION OR RESTRICTION	LAND AREA (APPROX. SQM)
<b>Linear Parks CLMP</b>							
1	Charles Lane/ Walk	Lot 209 Charles Walk, Unley	Pt 5874/44	F12870 A209	City of Unley		5,795
		Lot 3 Charles Walk, Unley	Pt 5874/44	D24162 A3	City of Unley		4,516
		Lot 1 Tyne Place, Unley	5938/874	D66543 A1	City of Unley	Reserve	694
2	Ferguson Avenue Reserve	Lot 54 Ferguson Avenue, Myrtle Bank	5866/416	D3456 A54	City of Unley	Reserve	2,624
		Lot 422 Ferguson Avenue, Myrtle Bank	6219/530	D117448 A422	City of Unley	Reserve	92
		Lot 100 Braeside Avenue, Myrtle Bank	6178/529	D110680 A100	City of Unley	Reserve	2,008
		Lot 22 Burnham Avenue, Myrtle Bank	5866/419	D3225 A22	City of Unley	Reserve	770
		Lot 36 Palmer Avenue, Myrtle Bank	5866/420	D3240 A36	City of Unley	Reserve	897
3	Palmer Avenue Reserve	Lot 530 Palmer Avenue, Myrtle Bank	5866/422	F15852 A530	City of Unley	Reserve	500
		Lot 531 Palmer Avenue, Myrtle Bank	5866/423	F15852 A531	City of Unley	Reserve	422
4	Ron Praite Walk/ Culvert Street	Lot 3 Culvert Street, Parkside	6216/640	D46015 A3	City of Unley	Reserve	2,852
		Lot 582 Maud Street, Parkside	5842/351	D1051 A582 & A583	City of Unley		4,094
5	Simpson Parade Reserve	2 Simpson Parade, Wayville	Pt 5874/44	F12736 A34	City of Unley		1,401
		2z Simpson Parade, Wayville	5476/146	F40059 Piece 1 & 2	City of Unley		1,408

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## LAND IDENTIFICATION DETAILS CONT.

NO.	NAME OF LAND	ADDRESS OF LAND	CERTIFICATE OF TITLE	PLAN AND PARCEL	OWNER	TRUST, DEDICATION OR RESTRICTION	LAND AREA (APPROX. SQM)
6	Wilberforce Walk	Lot 221 Third Avenue, Everard Park	6244/865 - 72	D123803 A221, 222, 223, 224, 225, 226, 700, 701	City of Unley		653
		Lot 202 Anzac Highway, Everard Park	6263/766	D127363 A202	City of Unley	Reserve	320
7	Windsor Street Linear Park	Lot 557 Windsor Street, Fullarton	5967/228	D62144 A557	City of Unley		1,370
		Lot 102 & 103 Windsor Street, Unley	5967/235	D55806 A102 & A103	City of Unley		7,019



NO. NAME OF LAND	
1	Charles Lane/ Walk
2	Ferguson Avenue Reserve
3	Palmer Avenue Reserve
4	Ron Praite Walk/ Culvert Street
5	Simpson Parade Reserve
6	Wilberforce Walk
7	Windsor Street Linear Park

