



Community Land Management Plan

The W: Walkerville Recreation Centre



Land Identification

The land to which this Management Plan applies is the land on which The W: Walkerville Recreation Centre is located at 39 Smith Street, Walkerville, and identified in Appendix A.

The Land is owned by the Town of Walkerville in fee simple and there are no trusts reservations, dedications or other restrictions affecting the Land.

Purpose for which the land is held by Council

The W: Walkerville Recreation Centre is held as Community Land to provide a contemporary, multi-purpose facility that supports the health, wellbeing and social connection of residents, ratepayers and the wider community. The Centre is intended to accommodate a broad range of sporting, recreational and community activities, while remaining flexible to meet the evolving needs of the future generation.

Objectives for the management of the Land

- To provide occupancy agreements for informal and formal sporting, recreational and community activities by way of Lease, Licence, permit or management agreements which create an equitable balance between activities.
- To facilitate opportunities for social interaction, wellbeing, connection, and physical activity that respond to the diverse needs of the community.
- To ensure the facility is inclusive and accessible for people of all ages, backgrounds and abilities;
- To identify and pursue opportunities for efficient, equitable and innovative use of the facility, taking into account changing community needs over time.
- To ensure the facility is managed and maintained in a safe, effective and sustainable manner.
- To maintain sporting, community and commercial occupancy arrangements that balance Council's need to generate revenue with the broader goal of meeting community needs.
- To manage the facility and surrounds in an environmentally sustainable manner, including consideration of energy efficiency, water use, waste reduction and biodiversity.
- To ensure any heritage features or values associated with the Centre are identified and protected in accordance with relevant legislation.

Alienation of Land – Leases, Licences and Permits

In accordance with Section 202 of the *Local Government Act 1999 (SA)*, Council may grant leases, licences or permits over the Land.

- Any lease, licence or permit will be consistent with the objectives and purpose of this Management Plan.
- Agreements will prioritise community benefit and equitable access, while also ensuring financial sustainability for Council.
- Exclusive or long-term use greater than five (5) years may be granted where it supports the delivery of community, sporting, cultural or recreational outcomes, subject to appropriate community consultation.
- Occupancy agreements will set out responsibilities for maintenance, utilities, insurances and compliance with Council policies and By-laws.
- Public access will be retained wherever possible, with any restrictions (e.g., exclusive use during booked activities) clearly communicated to the community.

Policies for the management of the land

The following policies, plans and strategies (as updated from time to time), relate to the Land to which this Management Plan applies:

Council Policies

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| • Accounting for Assets Policy | • Request for Service and General Complaint Handling Policy |
| • Lease and License for Community Land and Buildings Policy | • Risk Management Policy |
| • Mobile Food Vendor Policy | • Tree Management Policy |
| • Fraud and Corruption Prevention Policy | • Use of Council Parks, Gardens, Reserves and Open Space Policy |
| • Public Land Encroachment Policy | • Public Consultation Policy |

Council Plans

- TOWards 2035
- Asset Management Plans
- Disability Access and Inclusion Plan
- Long Term Financial Plan
- Open Space Strategy
- Urban Master Plan

Council By-laws

- By-Law 1 – Permits and Penalties
- By-Law 2 – Local Government Land
- By-Law 3 – Roads
- By-Law 4 – Movable Signs

Proposals for the management of the land

Council's proposals for management of the land are:

- Facilitation of programs, services, recreational, sporting and community and/or commercial activities, including those undertaken by groups or organisations under an appropriate occupancy agreement granted by Council
- Ensure occupancy agreements for sport and recreation activities balance organised sports and recreational use by the community, to achieve optimal and sustainable use, in consideration of the capacity of the facility.
- Review and implement relevant Council strategies, including the development of improvement plans to ensure the facility continues to meet the changing needs of our community.
- Ensure the Land and facility are managed in accordance with Work Health and Safety requirements, risk management practices and relevant building and safety standards.
- Require lessees, licensees and permit holders to maintain appropriate insurances and risk management practices for their activities.

Performance targets and measures

Performance targets and measures relating to the Land are summarised in the following table:

Objectives	Performance targets	Performance Measures
To provide occupancy agreements for informal and formal sporting, recreational and community activities by way of Lease, Licence, permit or management agreements which create an equitable balance between activities.	A range of sports, recreation and community opportunities and programs are offered at the Centre	Evidence of regular programs being delivered.
	Any occupancy agreements are granted for the purposes consistent with the plan	Regular audit of leases and licences to evaluate how the facility is being used by our community.
To ensure the facility is inclusive and accessible for people of all ages, backgrounds and abilities;	Facility is well utilised for both sporting and casual recreation.	Positive response from community survey
The facility is inclusive and accessible for people of all ages, backgrounds and abilities;	All upgrades and redevelopments are compliant with relevant legislation, strategies and standards relating to public access.	Audit of upgrades and redevelopments once completed.
To identify and pursue opportunities for efficient, equitable and innovative use of the facility, taking into	Engage with individuals, clubs and groups to provide a mix of competitive sport, casual sport, functions, cultural events, sports	Diversity of Centre utilisation evidenced in monthly bookings by individuals and community groups.

account changing community needs over time.	carnivals, community gatherings and community programs.	
	improvements are considered in conjunction with a holistic review of all relevant Council strategies and community needs	Audit of improvements once completed.
To ensure the facility is managed and maintained in a safe, effective and sustainable manner.	Asset management in accordance with Infrastructure & Asset Management Plans, Council Policies, strategies and statutory requirements.	Asset Management Plan reviewed every five (5) years.
	Operation of the Centre in accordance with Council's endorsed operating budget and Long-Term Financial Plan.	Centre operated within annual endorsed operating budget.
To maintain sporting, community and commercial occupancy arrangements that balance Council's need to generate revenue with the broader goal of meeting community needs.	Revenue is sustained in accordance with Council's endorsed operating budget and Long Term Financial Plan.	Centre operated within annual endorsed operating budget.
To manage the facility and surrounds in an environmentally sustainable manner, including consideration of energy efficiency, water use, waste reduction and biodiversity.	Increase the proportion of renewable energy used at the facility.	100% of electricity sourced from renewable contracts (solar, wind, or green power).
	Divert the maximum practicable amount of waste from landfill through recycling and re-use initiatives.	Maintain waste disposal agreement with the current provider which ensures municipal waste is recycled and diverted from landfill.
	Incorporate water-wise landscaping and irrigation practices.	Implementation of water-efficient fittings and irrigation systems.
	Ensure biodiversity is maintained or enhanced within the surrounds of the facility.	Periodic audit of biodiversity outcomes (e.g., tree canopy cover)
To ensure any heritage features or values associated with the Centre are identified and protected in accordance with relevant legislation.	Identify and protect all heritage features (built, cultural, or environmental) associated with the Centre.	All works undertaken comply with heritage and planning approvals.
	Maintain and enhance significant trees and landscaped open space in line with Council's Open Space and Tree Management strategies.	Regular tree audits undertaken in line with the Tree Management Policy.
		Maintenance activities delivered in accordance with the Open Space Asset Management Plan.

Appendix A

Common Name	The W: Walkerville Recreation Centre		
Street Address	39 Smith Street		
Suburb	Walkerville		
Land Area	Approximately 10,183 m ²		
Land Owner	The Corporation of the Town of Walkerville		
Certificate of Title	Volume 5728 Folio 637	Volume 5838 Folio 95	Volume 5796 Folio 887
Parcel Reference & Allotment Number	F137233 A82	F137246 A95	D17006 A103

