**DISTRICT COUNCIL OF PETERBOROUGH**

**DRAFT COMMUNITY LAND MANAGEMENT PLAN**

**Section 486 in the Hundred of Yongala**

# INTRODUCTION

This community land management plan (**CLMP**) has been prepared by the District Council of Peterborough (**Council**) in fulfilment of its obligations under section 196 of the *Local Government Act 1999* (**the Act**)

# LAND TO WHICH THIS CLMP APPLIES

This CLMP applies to section 486 in the Hundred of Yongala (CR 5388/642) which is situated at 1 Telford Avenue, Peterborough, South Australia (**the Land**). See the attached map.

The Land is situated adjacent to other land that is owned by the Council and is managed together with the Land. This CLMP applies only to the Land.

# OWNER

The Land is owned by the Crown and is under the care, control and management of the Council.

# NATURE OF ANY TRUST, DEDICATION OR RESTRICTION

The Land is dedicated for Tourist Railway and Water Management purposes pursuant to the *Crown Lands* Act *1929* (SA), by Government Gazette 04/06/2009 at page 2267. The dedication of the Land continues in force under the provisions of the *Crown Land Management Act 2009* (SA).

# PROVISIONS REQUIRED BY OWNER

The Council must manage the land in accordance with the dedicated purpose, pursuant to the *Crown Land Management Act 2009* (SA).

[to be confirmed by Minister for Environment and Water]

# PURPOSE FOR WHICH LAND IS HELD

The Land is held for the following purposes consistently with its dedication:

* to provide a location for the construction and operation of a Tourist Railway and associated facilities consistently with the dedication of the Land; and
* to be used for Water Management consistently with the dedication of the Land.

# APPLICABLE COUNCIL POLICIES

## Council Policies

This CLMP must identify key Council policies for the management of the Land. The relevant policies of the District Council of Peterborough at the date of this CLMP are:

* Disposal of Land and Assets Policy;
* Public Consultation Policy.

The Council may from time to time update or replace its policies.

## Council By-laws

The Council has established by-laws under the Act. The following by-laws have been identified as relevant to the management of the Land:

* By Law 1 Permits and Penalties;
* By Law 2 Moveable Signs;
* By Law 4 Local Government Land;

The Council may from time to time revoke and/or replace its by-laws.

## Access to Documents

Council by-laws, policies, and plans are available for inspection at the Council’s principal office during ordinary business hours and on Council’s website at www.peterborough.sa.gov.au. Copies will also be provided to interested members of the community upon request, and upon payment of a fee as fixed by the Council at its discretion.

# PROPOSALS FOR MANAGEMENT OF THE LAND

The Land must be managed consistently with its dedication and with any applicable Council policies and plans.

The Council proposes to grant a lease to facilitate the development and operation of a Miniature Tourist Railway and associated facilities on the Land. Further details are provided below.

# leases/licences

Subject to the provisions of the Act and the *Crown Land Management Act 2009*, the Council may grant exclusive and non-exclusive leases or licences over part or the whole of the Land for any purpose consistent with the dedication of the Land.

Subject to the provisions of the Act and the *Crown Land Management Act 2009,* the Council may allocate appropriate tenancies for the provision of public infrastructure such as water, electricity and telecommunications.

The Council may grant permits under the Act for short term access to and use of the Land.

# OBJECTIVES, TARGETS AND PERFORMANCE MEASURES

| Objective | Performance Targets | How Performance will be Measured |
| --- | --- | --- |
| To facilitate the development of a Miniature Tourist Railway and associated facilities. | * An appropriate lease will be entered into. * A Miniature Tourist Railway will be developed in accordance with the terms of the relevant lease. * The Land will be managed in accordance with the lease. | * Annual Report to the Council on the status of the lease and the development of the Land. |
| To provide appropriate water management for the district. | * Water management infrastructure is maintained so that it is safe and fit for purpose. * Any identified maintenance requirements are documented and followed up in a timely manner. | * Undertake annual inspections of the Land to identify maintenance requirements. * Review inspection reports to assess whether they have been actioned and review any work orders to assess whether they have been completed. |
| To ensure that any part of the Land occupied under lease or licence is used appropriately. | * Land and facilities occupied under leases and licences are developed, occupied and/or maintained in accordance with the terms of the lease or licence. * Tenants comply with all lease/licence conditions. | * Undertake annual inspections or audits of all facilities and land held under lease or licence to ensure compliance with terms by lessee or licensee. * Review inspection/audit reports to determine compliance with conditions. |
| Maintain accurate records of tenancies | * Leases and Licences are recorded in the Council’s Community Land Register. * Permits for casual hire and temporary organised use of the Land are recorded. | * Regular audits of the Council’s Community Land Register to ensure information is accurate and current. |

# Notes

The sequence of dot points and numbering of purposes, objectives, policies, proposals and performance targets and measures listed within this CLMP do not infer a hierarchy or order of priority.