

Community Land Management Plan (Draft)

Cemeteries 2026



Adelaide Hills
COUNCIL

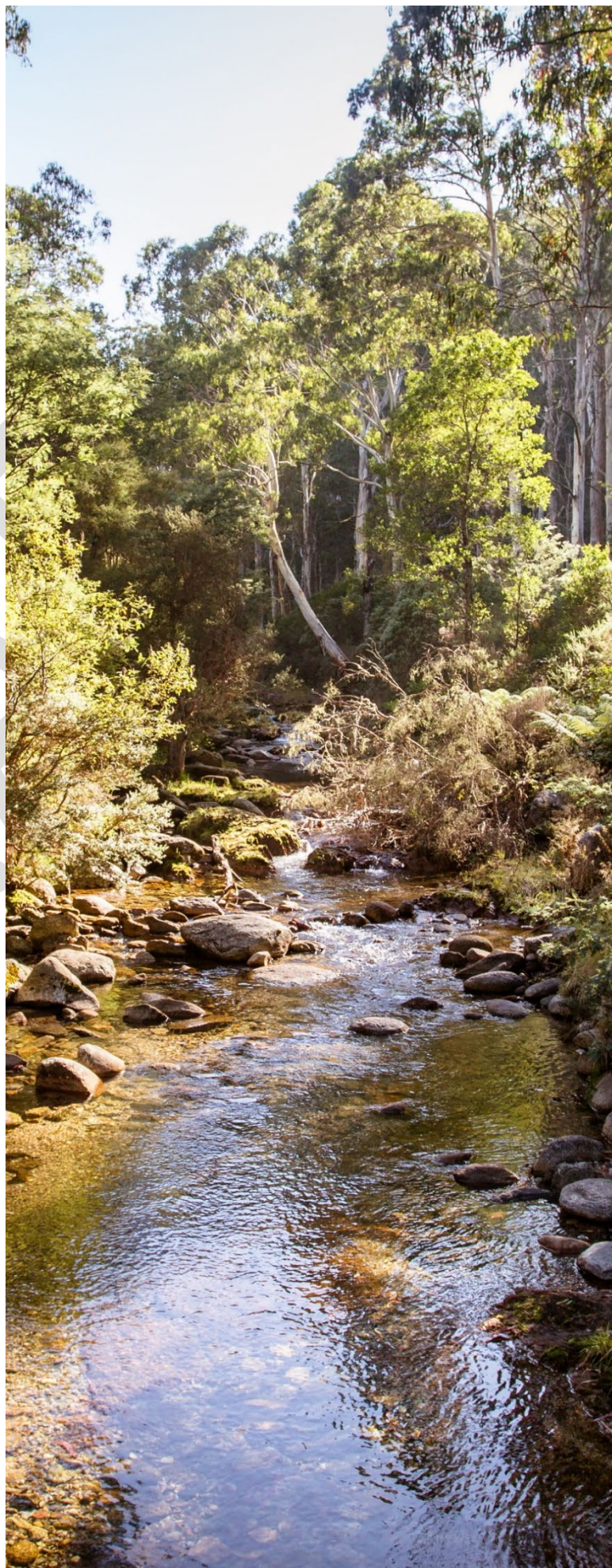
Acknowledgment of Country

Adelaide Hills Council acknowledges that we undertake our business on the traditional Country of the Peramangk and Kaurna peoples.

We pay our respects to Ancestors and Elders past and present as the Custodians of this ancient and beautiful land, for they hold the memories, traditions, spiritual relationships, culture and hopes of the First Nations of Australia. We are committed to working together to ensure that Peramangk and Kaurna culture and traditions are sustained, valued and continuing. Together we will care for Country for the generations to come and in this context the decisions we make should be guided by the principle that nothing we do should decrease our children's ability to live on this land.

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Introduction

Purpose of the document

Adelaide Hills Council (Council) has prepared a suite of six Community Land Management Plans (CLMPs) to guide the management of its Community Land (Land).

This Plan relates specifically to community land categorised as **Cemeteries** for burial, memorialisation and remembrance.

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?

Section 193 of the *Local Government Act 1999* (the Act) states that all land owned by a council or under a council's care, control and management, other than roads, is classified as community land unless the council has resolved to exclude it from community land.

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 [Community Engagement 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.

Community land is held for a range of purposes and is grouped into categories based on shared characteristics. Each category is managed under its own Community Land Management Plan.

Some operational land owned by Council, such as depots and offices, has been excluded from community land and is not subject to a Community Land Management Plan. Roads are not community land.

What are 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, i.e. 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 CLMPs describe who owns the land, any trust, dedication or restriction that applies, and what, if any provisions the owner requires.

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.

Register of Community Land

Adelaide Hills Council owns or has under its care and control over 300 parcels of Community Land for community benefit.

In accordance with Section 207 of the Act, Council maintains a register of its Community Land, recording key details about each parcel of land, including its legal description, location, size, ownership, and any leases or licenses over the land, such as who holds them, their duration, and their purpose.

A copy of the register is located on Council's [website](#).

Cemeteries Land

Purpose for which the land is held

Land within the **Cemeteries** category is held to provide locations for burial, memorialisation and remembrance.

Cemeteries within the Adelaide Hills Council area were established as communities developed in the early decades of European settlement and are held with respect for past community members who have been laid to rest. Adelaide Hills Council is responsible for 14 cemeteries distributed across the Council area and administer the provision and management of interment rights for community.

Three sites within this category are now closed to the public but are retained for ongoing management purposes. Cemeteries that are attached to churches or are owned or managed by other entities are not classified as community land and are therefore not held or managed by Council under this Management Plan.

The land may have a secondary purpose associated with Council's environmental and operational needs including, but not limited to, biodiversity and heritage (cultural and built form).

Proposals for the management of the land

This Plan provides overarching context and guidance for the management of **Cemeteries** land, and details the relevant objectives, performance targets and measures.

Where required, site-specific management may be informed by detailed plans for individual sites.

Council welcomes collaboration with community groups to identify opportunities to enhance the visitor experience on **Cemeteries** land, and to explore the colocation of facilities, including commercial activities that align with the objectives of community land within the **Cemeteries** category. Envisaged actions for **Cemeteries** community land include but are not limited to:

- Review and implement relevant Council strategies, including the development of master plans and improvement plans to ensure our cemeteries continue to meet the needs of our community
- Collaboration with community groups to identify opportunities to enhance the visitor experience
- Protect open space which provides a natural habitat and the protection and remediation of remnant vegetation where it has been

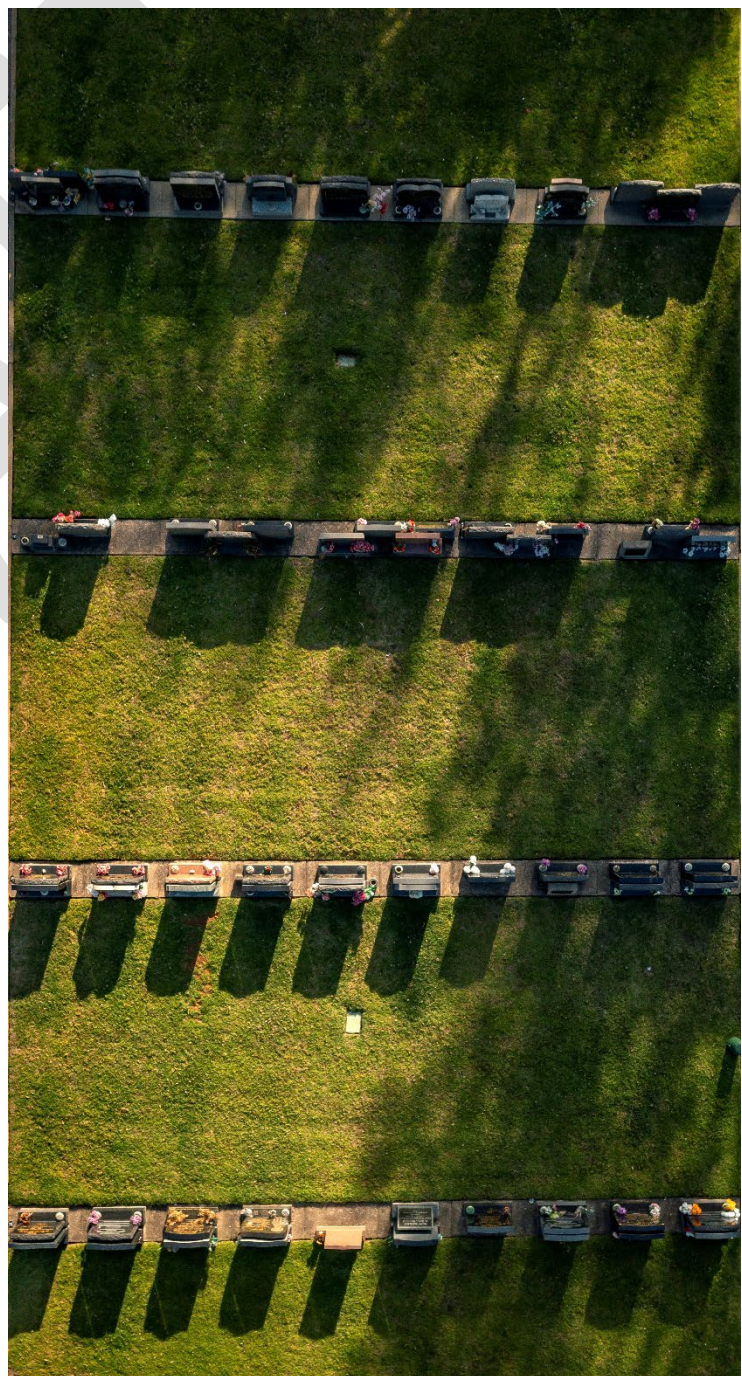
identified.

Where a cemetery includes a significant area of undeveloped land, a licence for grazing may be issued to an adjoining landowner to assist with:

- Weed control
- Bushfire risk reduction provided that fencing prevents stock from entering developed areas.

Cemeteries are held under a range of ownership and management arrangements, including:

- Land in Council freehold ownership
- Dedicated Crown land under Council's care, control and management
- Land held under Crown condition agreements.



Permits, Licences and Access

Within **Cemeteries** land, the granting of Interment Rights is in accordance with conditions set out in the *Burial and Cremation Act 2013*, and Council's *Cemetery Operating Policy* which defines tenure periods for existing and new interment rights.

In areas not recognised as supporting cemetery use, the granting of licences or permits may be considered for appropriate activities, while remaining cognisant of adjacent memorial sites, where it is consistent with this plan and is authorised for the purposes of Section 202(3) of the Act:

- To support memorialisation and remembrance.
- To provide outdoor spaces for community.
- To allow for educational, historical and community awareness events that support cultural diversity, inclusion and general community health and wellbeing.
- To allow vegetation grazing for adjoining landowners to assist with Bushfire risk reduction and weed control, providing fencing is in place to protect memorial sites and biodiversity values.

In accordance with council's Cemetery Operating Policy, the portion of the land recognised as cemetery use that falls within the care, control or ownership of Adelaide Hills Council is open to the public from 7:00am to sunset 7 days per week, or as council may determine. Permissible community activities on land containing cemetery plots shall be in accordance with the secondary purpose of the land as per the table included in this plan.

Crown Land

Where Council is the custodian of Crown Land, the granting or renewal of leases and/or licences will be in accordance with the provisions of section 22 of the *Crown Land Management Act 2009*.

The activities of any lease, licence or permit on Crown Land must be consistent with the dedicated purpose of the land.

Any development on dedicated Crown land requires the consent of the Minister for Environment and Water (or delegate) before proceeding.

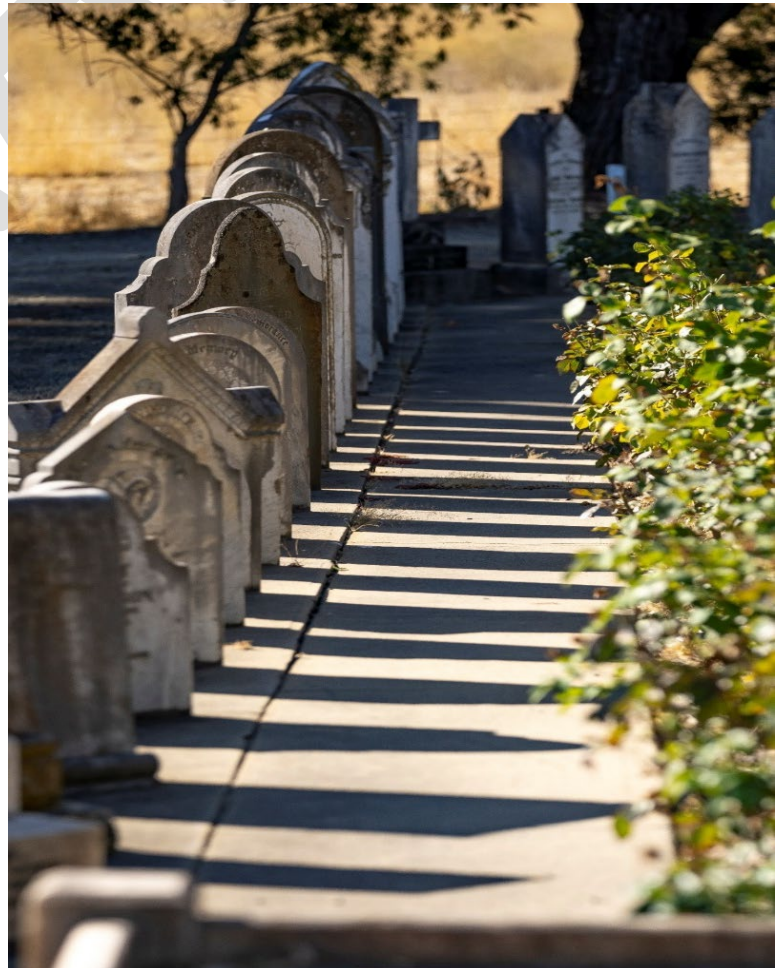
Commercial Activities on Community Land

Commercial use of community land may only occur where it is consistent with this Community Land Management Plan and authorised by Council in accordance with the Act. Community land is held for the benefit of the whole community, and any commercial activity must support community outcomes and not compromise the land's primary purpose.

Commercial use may be permitted where it:

- Aligns with Council's strategic plans and community objectives
- Is consistent with the purpose, objectives, and performance targets of the relevant land category
- Delivers a clear community benefit or complements existing community use
- Complies with relevant legislative, policy, and consultation requirements
- Maintains reasonable public access and amenity.

Commercial leasing may support Council's financial sustainability by generating income that contributes to the maintenance and improvement of community facilities, reducing reliance on ratepayer funding.



Other considerations

Significance to Traditional Custodians

The Adelaide Hills Council area is traditionally the land of the Peramangk and Kurna people. Community land retains heightened significance to these peoples, containing some of the few areas of their traditional lands that remain publicly accessible.

Whilst the heritage status of this land is subject to the *South Australian Aboriginal Heritage Act 1988* as administered by the South Australian Government, Council recognises that, as a living culture, heritage and cultural history is often passed as oral history through generations and local knowledge may not always be gleaned through standard research methods. Council values the role of traditional custodians in contributing to heritage knowledge in managing this land.

Cultural Significance of Cemeteries

Council acknowledges the establishment of existing cemeteries and the cultural significance that these sites provide for traditional and non-traditional custodians. Council will manage this land with respect to all parties.

Accessibility and Community Land

Adelaide Hills Council is committed to improving inclusive access across its community land. While many areas are accessible, the region's natural terrain and vegetation mean that some conservation areas and informal recreation spaces - including certain tracks and trails - are not currently accessible to everyone. Consistent with Council's *Strategic Plan* and *Disability, Access and Inclusion Plan*, Council adopts a strategic, evidence-based approach to planning and prioritising accessible sport and recreation opportunities and facilities. Council will continue to seek opportunities to enhance accessibility where feasible, while responsibly protecting the area's natural and environmental values.

Hazard Risk and Mitigation

Council may declare any community land to be closed to the public on any day when fire conditions are forecast to be or to become Extreme or Catastrophic, with the exception of any land that may be designated by the South Australian Country Fire Service as a Bushfire Safer Place or a Last Resort Refuge site.

Community Land may be closed during or following heavy rainfall and flooding events, for

activities that are or may be deemed detrimental to infrastructure and to minimise risk to community.

Council may also declare any community land to be closed for the following purposes:

- Carrying out and following a controlled burn
- Following an emergency
- Where a control agency has taken temporary control over the land
- Feral animal control
- Contamination risk or threat.

Vehicle Access to Community Land

Vehicle access is provided where appropriate on unformed land. Vehicle access is limited to authorised uses, including Council-approved contractors and events, statutory authorities, emergency services, existing legal rights of way, and temporary permit holder access where no alternative exists and no damage or safety risk will occur.

Disclaimer

Council has taken all reasonable steps to ensure the accuracy of the information provided; however, it may not always be complete, correct, or up to date, and Council accepts no responsibility for any loss arising from reliance on it. The Community Land Management Plans sit alongside Council By-law No. 3 and do not replace it, which means the by-law continues to apply at all times. Any reference to a Council decision or action includes decisions made by authorised Council staff, unless the plan specifically states otherwise.



Council Strategies, Policies and Plans for the Management of the Land

Council By-Laws

- [By-law No 1 - Permits and Penalties](#)
- [By-law No 2 - Moveable Signs](#)
- [By-law No 3 - Local Government Land](#)
- [By-law No 5 - Dogs](#)

Plans and Strategies

- [Long Term Financial Plan](#)
- [Strategic Plan](#)
- [Annual Business Plans and Budgets](#)
- [Asset Management Plans](#)
- [Community Engagement Framework](#)
- [Disability Access and Inclusion Plan 2026-2030](#)
- [Sport and Recreation Strategy 2017-2021](#)
- [Biodiversity Strategy](#)
- [Reconciliation Action Plan](#)
- [Lobethal Bushland Park Masterplan](#)
- [Economic Development Plan](#)
- [Precinct Planning Framework and Guidelines](#)
- [Public Art Strategy](#)
- [Towards Zero Emissions Carbon Management Plan](#)

Council Policies

- [Arts and Heritage Collection Policy](#)
- [Asset Management Policy](#)
- [Burials Outside Cemeteries Policy](#)
- [Community Engagement Policy](#)
- [Community and Recreation Facilities Policy](#)
- [Community Information Display Policy](#)
- [Disposal of Assets Policy](#)
- [Festivals and Events Policy](#)
- [Management of Built Heritage Policy](#)
- [Memorials within Council Cemeteries Policy](#)
- [Models for Major Development Policy](#)
- [Native Vegetation and Conservation Encroachment Policy](#)
- [Outdoor Dining Policy](#)
- [Play Space Policy](#)
- [Public Place and Road Naming Policy](#)
- [Roadside Trading Policy](#)
- [School Parking and Associated Facilities Policy](#)
- [Trails and Cycling Routes Management Policy](#)
- [Tree Management Policy](#)
- [Tributes for Commemorative Services Policy](#)



Objectives, Performance Targets and Measures

Cemeteries

The table below outlines Council's Objectives, Performance Targets and Measures for community land designated for *Cemeteries*. The purpose of this table is to set overarching targets for the performance of *Cemeteries* with the aim of ensuring that this land meets Council and Community expectations. The target is the goal or standard to be aimed for or reached; whereas the measure is how the Council proposes to determine whether the target/objective has been reached. Objectives under Activation are strongly aligned with the Local Government Association of South Australia's Valuing Social Outcomes framework.

Objective	Performance Target	Measure
Stewardship To sustainably manage our <i>Cemetery</i> community land and associated assets in an environmentally responsible way.	1. Protect and conserve high-value ecological areas within <i>Cemetery</i> community land. 2. Environmental impacts of <i>Cemetery</i> infrastructure and operations are progressively reduced through practices and planned upgrades that incorporate environmental sustainability principles	1. Measurable improvement in condition of native vegetation, biodiversity markers and habitat quality and reduction of pressure indicators such as weed invasion or chemical runoff. 2. Sustainable practices and design elements are incorporated, where practicable, into scheduled upgrades and operational changes to improve measurable energy efficiency and reduce energy and water use.
Delivery To sustainably manage the extent, condition and accessibility of <i>Cemetery</i> community land and assets by balancing evolving community needs and preservation of cultural and heritage values against Council's strategic priorities and available resources.	1. The <i>Cemetery</i> portfolio is sustainably maintained whilst supporting ongoing service delivery and adapting to changing community use and needs. 2. Renewal is in line with Council's strategic and asset management plans and is offset by fees and user contributions while balancing community affordability.	1. Regular review of <i>Cemetery</i> community land and asset conditions, capacity levels and lifecycle costs to inform decisions about future management, maintenance and renewals. 2. Annual review of fees and user contributions is conducted, to inform community land and asset renewal costs in <i>Annual Business Plan and Budget</i> process and update information in Asset Management Register.

Objective	Performance Target	Measure
Activation To support places of reflection and remembrance, whilst encouraging appropriate passive community use and heritage awareness through the grant of licenses and permits and support for community activities and programming.	1. Explore the activation of cemeteries land through facilitation of appropriate flexible use and commercial agreements that give due respect and complement the primary purpose of the land. 2. Investigate opportunities to enhance accessibility through collaborative upgrades and renewals, consistent with strategic and asset management plans.	1. Facilities support year-round visitation including appropriate passive use and/or complementary commercial agreements to enhance the visitor experience while respecting the primary purpose of cemeteries land. 2. Review of current land uses and vacancies to identify opportunities for contemporary and commercial tenure arrangements.

Appendix A - 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 should Council acquire new parcels of land, due to any sale of land, or 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.

Cemeteries CLMP

Activation Options on Land key:

- (R) Available or existing Interment Right arrangements in accordance with the *Burial and Cremation Act 2013*, and Council's *Cemetery Operating Policy*.
- (P) Permit (permits that allow temporary activation of community land e.g. mobile food and beverage operators, markets, events)

Name of land	Address of land	Certificate of title	Plan and parcel	Owner	Primary Purpose	Trust, Dedication or Restriction	Land and Area (Approx SQM)	Activation Options
Birdwood Cemetery	2972 Onkaparinga Valley Road, Birdwood	CT 5877/380	D17439 A3	AHC	Cemeteries		12925	R P
Cromer Cemetery	Lot 182 Cromer Road, Birdwood	CR 6303/685	P132376 A821	AHC	Cemeteries	In Trust as Cemetery.	24040	R P
Cudlee Creek Cemetery	Lot 69 Gorge Road 25 Gould Place, Cudlee Creek	CT 5697/727 CT 5849/800	F155484 A69 F155486 A71	AHC E James E Ludewigs G Schlein R Pritchard Pursuant to Trustee Act, 1936 E James	Cemeteries	To be used at all times as a public cemetery Via Govt. gazette 29.4.1976	8092	R P

Name of land	Address of land	Certificate of title	Plan and parcel	Owner	Primary Purpose	Trust, Dedication or Restriction	Land and Area (Approx SQM)	Activation Options
Gumeracha Cemetery	67 Forreston Road, Gumeracha	CT 5835/361	F155593 A78	AHC	Cemeteries	Caveat 17.11.1958 registered Proprietor has no power to sell this land	7502	R P
Houghton Cemetery	Lot 70 Blackhill Road 34 Johns Road, Houghton	CT 5513/13 CT 5661/982	D47953 A70 H106100 S2298	AHC	Cemeteries	To be used at all times as a public cemetery Via Govt. gazette 29.4.1976	15668	R P
Kenton Valley Cemetery	Burfords Hill Road, Kenton Valley	CR 5753/757	H105900 S46	The Crown	Cemeteries	Care and Control to AHC. Cemetery Purposes 22.12.1955	1532	R P
Kersbrook Cemetery	1671 South Para Road, Chain of Ponds	CT 256/185	H105700 S481	AHC	Cemeteries	In Trust, Public Cemetery	12256	R P
Kersbrook Cemetery	1671 South Para Road, Chain of Ponds	CR 5753/749	H105700 S482	The Crown	Cemeteries	Care and Control to AHC Cemetery Purposes 28.6.1984	56297	R P
Montacute Cemetery	986 Montacute	CT 5827/224	F130440 A86	AHC	Cemeteries		3265	R P

Name of land	Address of land	Certificate of title	Plan and parcel	Owner	Primary Purpose	Trust, Dedication or Restriction	Land and Area (Approx SQM)	Activation Options
	Road, Montacute							
Mount Lofty Cemetery	23 Swamp Road, Uraidla	CT 5445/628	D19899 A52	AHC	Cemeteries		4105	R P
Mount Torrens Cemetery	Section 69 Hammerwood Lane, Mount Torrens	CR 5753/756	H105900 S39	The Crown	Cemeteries	Care and Control to AHC, Plantation and Cemetery Purpose. 15.1.1948	73465	R P
Norton Summit Cemetery	47 Church Road, Norton Summit	CT 5861/131	D52708 A17	AHC	Cemeteries		11625	R P
Scott Creek Cemetery	26 Cemetery Road, Scott Creek	CR 5753/726	H105500 S1618	The Crown	Cemeteries	Care and Control to AHC, Cemetery Purposes 27.9.1894	37673	R P
Stirling Cemetery	130 Strathalbyn Road, Aldgate	pt CT 5137/585	H105500 S1579	AHC	Cemeteries	In Trust, Public Cemetery	72379	R P
Summertown Cemetery	1123 Greenhill Road, Summertown	CT 5475/229	F17410 A5	AHC	Cemeteries		11425	R P



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