

Community Land Management Plan (Draft)

Built Form 2026



Adelaide Hills
COUNCIL

Acknowledgment of Country

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 **Built Form**. Land in this category accommodates a wide range of users and activities such as scout and guide groups, kindergartens, community support hubs etc. This land is largely made up of halls and institutes that provide indoor spaces for meetings and events for community groups, private functions and which may, in future, support commercial tenancy opportunities to bolster financial stability.

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](#).

Built Form

Purpose for which the land is held

Land within the **Built Form** category is held to provide locations and facilities that support community groups, services and activities that deliver a community benefit.

A wide range of activities are supported. **Built Form** provides indoor meeting and function spaces, including but not limited to use by local community organisations, other community groups, private functions where permitted and which may, in future support commercial tenancy.

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

Where appropriate, the land may also be used to provide telecommunications and electric vehicle charging stations.

Proposals for the Management of the Land

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

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

A significant proportion of the built form covered by this plan is listed on either the Local Heritage Place or State Heritage Place register. As a result, renewal and upgrades typically incur a greater cost. Future lease or licence agreements will give due consideration to a fee structure that supports the ongoing preservation of those historically important buildings as well as other infrastructure on Built Form Community Land.

AHC owns several halls and institutes and acknowledges the significance these buildings hold for the local community. AHC may elect to delegate management of any of these facilities through a formalised agreement.

Buildings and other infrastructure on Community use reserves, halls, and institute sites may be owned by Adelaide Hills Council, or Council may make land available for organisations to construct their own premises.

Not all community halls within the Adelaide Hills Council area are owned by Council. Community halls and facilities owned by other entities are not subject to this Management Plan.

Council welcomes collaboration with community groups and existing lease and licence holders to identify opportunities to enhance activation and the visitor experience, and to explore the colocation of facilities, including commercial activities that align with the objectives detailed for community land within the **Built Form** category.

Land in this category is largely occupied by buildings and associated infrastructure, and improvements will generally focus on supporting the ongoing use, functionality and maintenance needs of these facilities.



Permits, Leases and Licences

Within **Built Form** Land, permits, leases and licences for one or more of the following purposes (in no particular order) will be considered consistent with this Plan and authorised for the purposes of Section 202(3) of the Act:

- To support activation of facilities and sites to provide for ongoing and changing community needs.
- To provide meeting spaces and facilities for local community groups, organisations and schools.
- To enable temporary community use of structures 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 wellbeing.
- To allow 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 Built Form objectives.
- To allow access for an activity of a 'short term' nature.
- To ensure proposed community infrastructure developments and improvements are progressed with Council consent and all relevant approvals.
- Other than where rights of occupation are granted in leases, licenses and permits, Built Form spaces may be made available for community use at other times.
- Council will give priority to groups that can demonstrate a collaborative approach to shared use of community land and facilities to maximise utilisation and strengthen community connection.

The granting of a lease or licence will be in accordance with the provisions set out in Sections 200 and 202 of the Act. 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 [Community Engagement Policy](#) in accordance with the Act.

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 all 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, we recognise 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.

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, 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, including formed driveways and car parks in recreation, sport and cemetery areas. 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 licensed 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 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

Built Form

The table below outlines Council's Objectives, Performance Targets and Measures for Community land designated as Built Form. The purpose of this table is to set overarching targets for the performance of Built Form land 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>Built Form</i> on community land in an environmentally responsible way.	1. Environmental impacts of <i>Built Form</i> are progressively reduced through upgrades incorporating environmental sustainability principles.	1. Sustainable practices and design elements are incorporated, where practicable, into scheduled upgrades to improve measurable energy efficiency and reduce energy and water use.
Delivery To manage the extent, condition and accessibility of <i>Built Form</i> on community land sustainably, by balancing evolving community need against Council's strategic priorities and available resources.	1. The <i>Built Form</i> portfolio is sustainably maintained whilst supporting ongoing service delivery and adapting to changing community use. 2. Renewal is in line with Council's strategic and asset management plans and is offset by fees and user contributions.	1. Regular review of asset condition, utilisation levels and lifecycle costs to inform decisions about retention, renewal, repurposing or disposal. 2. Annual review of fees and user contributions is conducted, to inform asset renewal costs in <i>Annual Business Plan and Budget</i> process.
Activation To promote community access to and engagement with <i>Built Form</i> on community land for a variety of community services, interest or action groups, social and recreation activities, through the grant of leases, licences and permits.	1. <i>Built Form</i> on community land is activated through leases, licenses, permits and hire arrangements for purposes consistent with the Plan. 2. Support facilitation of flexible use and commercial agreements that complement existing leasing and licence arrangements. 3. Investigate opportunities to enhance accessibility through collaborative upgrades and renewals, consistent with strategic and asset management plans.	1. Regular review of how community facilities and associated land are being utilised to inform future activation opportunities. 2. Review of current utilisation and vacancies to identify opportunities for contemporary and commercial tenure arrangements. 3. Support of community led grant applications to encourage renewal and infrastructure improvements to promote activation, diversification and accessibility.

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.

Built Form CLMP

Activation Options on Land key:

- (L) Available or existing leasing or licensing arrangements (including community, commercial, sub-hire and shared used agreements, consistent with Crown Land or Trust Dedication and relevant Council policy)
- (P) Permit (permits that allow temporary activation of community land e.g. mobile food and beverage operators, markets, events)
- (H) Hire

Note: Activation Options refer to the available options that Council can use to activate Community Land. Where a lease exists (L) a subsequent (H) indicating hire as an option refers to sub-hire as negotiated with and organised through the lessee.

Name of land	Address of land	Certificate of title	Plan and parcel	Owner	Primary Purpose	Crown Endorsements and Restrictions. Trust, Dedication or Restriction	Land and Area (Approx SQM)	Activation Options
Ashton Community Memorial Hall	4 Stony Rise Road, Ashton	CT 5387/911	F130018 A59	AHC	Built Form		4153	L H
Balhannah Soldiers Memorial Hall	91 Onkaparinga Valley Road, Balhannah	CT 5898/844	F218878 A6	AHC	Built Form		1017	L H
Birdwood Hall	42 Shannon Street, Birdwood	CT 6113/430	F6360 A5	AHC	Built Form		1693	L H

Name of land	Address of land	Certificate of title	Plan and parcel	Owner	Primary Purpose	Crown Endorsements and Restrictions. Trust, Dedication or Restriction	Land and Area (Approx SQM)	Activation Options
Bridgewater Institute	1 Carey Gully Road, Bridgewater	CT 5849/424, A14	F159177 A14	AHC	Built Form	In Trust as a site for an Institute	2506	L H
Car park	1 Bartholomew Street, Lobethal	CT 5672/305	D4833 A1	AHC	Built Form		950	P
Cherryville Community Centre	49 Cherryville Road, Cherryville	CR 5753/738	H105600 S504	The Crown	Built Form	Care and Control to AHC. Community Centre purposes 12.10.1972	1783	L
Coach House Reserve	17 Townsend Street, Mount Torrens	CT 5318/542	D40375 A3	AHC	Built Form		1418	L P
Gumeracha Kindergarten	34 Albert Street, Gumeracha	Pt CT 5842/972	F155542 A27	AHC	Built Form		2429	L
Hills Community Toy Library	24 Fenchurch Road, Aldgate	CT 6078/158 CT 6078/159	D85113 A41 D85113 A42	AHC	Built Form		290	L
Houghton Village Green	4 Blackhill Road, Houghton	CT 5343/354 CT 5363/452 CT 5363/842	F132876 A85 D26030 A12 D26030 A11	AHC	Built Form		1332	P

Name of land	Address of land	Certificate of title	Plan and parcel	Owner	Primary Purpose	Crown Endorsements and Restrictions. Trust, Dedication or Restriction	Land and Area (Approx SQM)	Activation Options
Montacute Institute	63 Institute Road, Montacute	CT 5845/746	F130437 A83	AHC	Built Form		2004	L H
Mylor Institute	242 Strathalbyn Road, Mylor	CT 5843/33 CT 774/142	T105502 A23 T105502 A30	AHC	Built Form	In Trust as a site for an institute	2081	L H
Stirling Community Children`s Centre Inc	25 Pine Street, Stirling	CR 5753/722 Section 1628	H105500 S1628	The Crown	Built Form	Care and Control to AHC - Community Purpose 10.8.1978	4206	L
Uraidla Institute	1197 Greenhill Road, Uraidla	CT 5866/170	F129777 A23	AHC	Built Form		1210	L H
Woodside Hall	24 Onkaparinga Valley Road, Woodside	CT 5445/391	F156646 A11	AHC	Built Form		849	L H
Lobethal Hall	36 Main Street Lobethal	CT 5904/46	Lot 22 Sec P5125 DP 62139	AHC	Built Form		1300	L H



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