

Optimising our Community Land

Factsheet



Help us to review our draft Community Land Management Plans (CLMP).

We have reviewed our existing CLMP and created six new plans that align with our priorities for the maintenance, renewal and sustainability of community land and associated infrastructure.

We want to understand if our priorities for community land, align with our communities'.

What's happening

We own and care for a diverse range of community land parcels across the Adelaide Hills. These spaces serve a range of different purposes from recreation reserves to biodiversity conservation sites and cemeteries.

They are home to many different clubs, community groups and community infrastructure and are used throughout the week for various activities.

Council currently manages all community land assets under a single overarching CLMP. This structure provides limited flexibility to address the differing functions, priorities and management requirements of various land types across the region.

The review of our CLMPs is the first step in a multi-year process to work with our community and stakeholders to understand priorities and explore opportunities for the future use of community land and association infrastructure.



What is the new structure?

We have reviewed our existing CLMP and created six new CLMPs that fit under the following categories:

1. Built Form
2. Cemeteries
3. Conservation
4. Emergency Services
5. Operational Land
6. Recreation

You can view the six draft CLMPs by visiting Adelaide Hills Engagement Hub or at any of our libraries / customer service centres.

How you can share your feedback

There are a variety of ways that you can provide your ideas and feedback on our six draft CLMPs:

- **Online** - complete our online feedback form at engage.ahc.sa.gov.au or via the QR code provided.
- **Feedback form** - you can collect a hardcopy feedback form from any of our libraries or customer service centres or print your own from the Documents tab on Adelaide Hills Engagement Hub.
- **In writing** - submit your ideas or feedback in writing via email (engage@ahc.sa.gov.au) or via letter addressed to 63 Mount Barker Rd, Stirling SA 5152.
- **Face to face** - come along to one of our engagement sessions in Stirling, Woodside, Gumeracha or Paracombe.
- **Invite us to a meeting** - if you are part of a community or residents' group, invite us along to one of your regular meetings so we can discuss your ideas and feedback.

This engagement closes Sunday 22 November 2026.



Community Workshops and Forums

Come along to one of the workshops or forums below to hear more about our six Draft Community Land Management Plans (CLMPs) and share your ideas and feedback with the project team.

- Paracombe Community Forum - 5.30pm-8pm, Monday 26 October - Highercombe Golf Club.
- Gumeracha Community Workshop - 6pm-7.30pm, Monday 2 November - Torrens Valley Community Centre.
- Woodside Community Workshop - 6pm-7.30pm, Wednesday 11 November - Woodside Positive Aging Centre.
- Stirling Community Workshop - 12.30pm-2pm, Wednesday 18 November - Stirling Council Chambers.

If you need assistance to provide your feedback, please email engage@ahc.sa.gov.au or call 8408 0400.

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Frequently asked questions



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.

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.

Why does Council have Community Land Management Plans?

A Community Management Plan (CLMP) sets a council's objectives and proposals for the management of the land to which the CLMP relates, as well as setting performance targets and detailing how the council proposes to measure its performance against its objectives and performance targets.

The Local Government Act 1999 (Act) requires councils to prepare and adopt a

management plan for all Community Land which is owned by council or under council's care, control and management (with the exception of roads), but only when the land;

- Is subject to a lease or licence or
- Has been or will be specifically modified or adapted for use by the community e.g. Land that has had things installed on it such as a playground or shelter.

What information is included in a CLMP?

The information contained in a CLMP is governed by the Act and councils must ensure that in accordance with section 196(3) of the Act a CLMP

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

Why are we proposing a new structure for our CLMP?

Many of the community assets within our open spaces are ageing and increasingly expensive to maintain. In some cases, usage patterns have changed significantly over time, resulting in varying levels of utilisation across facilities.

At the same time, Council faces increasing financial pressures associated with:

- Asset renewal and maintenance.
- Operational costs.
- Compliance obligations.
- Competing infrastructure priorities.

Community groups and sporting clubs are facing their own pressures, including:

- Aging members and volunteers.
- Changes in best practice around sports inclusivity.
- Increased requirements to meet compliance obligations.
- Changes in traditional participation – movement towards unstructured recreation activities.
- Challenges that come with aging infrastructure – low/no disability accessibility, heritage listed building, no/aging heating and cooling.

The revised structure will:

- Better align land management with land purpose and use.
- Establish clear objectives and management strategies for community land management.
- Provide greater transparency and clearer decision-making regarding use of community land.
- Support financial sustainability for both Council and community users.

- Establish performance measures for our open spaces that align with community priorities.
- Create a framework for future leasing and licensing reform.
- Invite collaboration with community groups to activate sites and enhance the visitor experience where possible.

Will this change how I use my local park or community hall?

In most cases the way you currently use community land will remain unchanged. The CLMP's aim is to provide flexibility to enhance the visitor experience and increase usage in alignment with the priorities of the various land categories.

The review of our CLMPs is the first step in a multi-year process to work with our community and stakeholders to understand priorities and open possibilities to improve utilisation of community land and association infrastructure.

Does a CLMP mean my local community land will be sold?

No. Classifying land as community land protects it. Community Land may only be sold if the council undertakes a separate, rigorous legal process to revoke its community land status under Section 194 of the Act.

Prior to a proposed revocation of community land, Council must make publicly available a report on the proposal containing but not limited to:

- Reasons for the proposed revocation.
- A statement as to the intent for the land following a revocation of community land (e.g. sale of land), including how council proposes to use any proceeds from sale of land.

- An assessment of how the proposal would affect the area and the local community.

What is meant by commercial use of community land?

The CLMPs refer to the possibility of commercial use of community land. The types of commercial use envisaged are generally to enhance the visitor experience and increase activation. Some examples could be a mobile coffee vendor at your local park or sporting ground, or a fitness provider that has scheduled classes for the benefit of community. Revenue generated from commercial use of community land enhances sustainability of community land assets and infrastructure and reduces pressure on ratepayers.

Will Council still be required to engage with the community on proposed long term lease agreements?

Yes. The *Local Government Act 1999* requires that any proposed lease or licence on community land for a period of greater than 5 years must first go out for community consultation. This would include long-term infrastructure on community land, such as a telecommunications tower.



Do the CLMPs give automatic approval to lease or licence holders for commercial use and activation on Community Land? 5

No, the Activation Options shown in the CLMPs are indicative only and are intended to provide initial guidance, they do not provide automatic approval for a particular use. All proposals will still need to follow the appropriate Council approval processes and meet legislative requirements.

What will happen to my feedback?

Feedback provided on our draft CLMPs will be analysed and presented to Council prior to the final CLMPs being endorsed.

Where appropriate, revisions will be made in line with community feedback and these changes will be incorporated into the final CLMPs presented to Council.

How can I share my feedback?

- Visit our engagement page and submit your feedback at engage.ahc.sa.gov.au
- Attend a workshop to hear a short presentation and speak to staff.
- Pick up or ask to be sent a hard copy feedback form and drop it in or post to Adelaide Hills Council, 63 Mount Barker Road, Stirling SA 5152.
- Email your feedback to engage@ahc.sa.gov.au.
- Call 8408 0400 and ask to speak to a staff member during business hours.

Community feedback cannot influence:	Community feedback can influence:
Community land classification – Most community land (other than roads) is automatically classified as community land under the Act. A formal legislative process is required to revoke community land status. Requirements to have a CLMP - Councils are legally required to prepare, adopt and manage community land where land is leased, licensed, modified or developed for community use. Mandatory content required in a CLMP – Certain objectives, management provisions and registers are prescribed by legislation and cannot be omitted through consultation. Lease and licence legislation – Council must comply with statutory requirements relating to leases and licences over community land. While engagement may help inform lease policies, community feedback cannot override legislative requirements. Trust, reservations and other legal restrictions on the land – Where land is subject to existing legal restrictions such as Crown land conditions, trusts, dedications and easements, council must continue to comply with those restrictions regardless of community preferences. Consistency with other legislation and statutory plans – CLMPs should be consistent with relevant planning, conservation, heritage, environment and other government policies. Community engagement cannot authorise outcomes that conflict with those requirements. Disposal and sale of community land - The Act requires formal processes, including revocation of the community land classification before sale can occur.	Priorities for the management of community land - community feedback helps to understand balancing competing interests and to establish shared priorities for community land. Permitted use and activities on community land - community feedback can help determine preferred uses and activities supported on community land. Community land management objectives, targets and measures – community feedback can assist with refining objectives, targets and measures for different categories of community land.