Community Land Management Plan (Draft)

Emergency Services 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.

Contents

Introduction	3
Purpose for which the Land is held	4
Proposals for the Management of the Land	4
Leases and Licences	4
Objectives, Targets, Performance Targets and Measures	7
Appendix A - Land Identification Details	8



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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 Emergency Services, comprising reserves containing Country Fire Service (CFS) operational bases, with one reserve also accommodating a South Australian Ambulance Service operational base.

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.



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Emergency Services Land

Purpose for which the land is held

Council provides more than 20 CFS station locations across the area, as well as one ambulance station. These small reserves provide adequate space for emergency service operations, buildings and parking. Two CFS stations, Cherryville and Montacute, are located on road reserves, and as road reserves are excluded from the definition of community land, these stations are not subject to this Community Land Management Plan.

Not all CFS and ambulance stations within the council area are located on Council-owned community land; those stations are also excluded from this plan.

While council retains ownership or care and control of the land parcels listed at Appendix A, the Minister for Emergency Services has ownership and maintenance responsibility over built infrastructure and operations within Emergency Services station sites.

Council owns and maintains various supporting infrastructure for joint use (such as bores and fire water tanks). These are located outside of Emergency Services station sites. Council issues licences for access and use of this infrastructure for emergency management purposes to the Minister for Emergency Services.

Proposals for the Management of the Land

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

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

Proposed infrastructure and improvements on Emergency Services land will require relevant state or Council approvals and may be subject to approval from the relevant Minister or delegate before proceeding.

Envisaged actions for Emergency Services land include but are not limited to:

- Ensure leases, licences and permits for Emergency Services sites balance shared use to ensure safe access and operation for emergency response.

Leases and Licences

The current leases or licenses for all community land are detailed in the Community Land Register (on Council's website).

For security reasons, long term leases are in place for all land in this category. If there is a change in the name of the Lessee, this will not constitute a change in the management plan for Emergency Services reserves.

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.

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Other considerations

Significance to Traditional Custodians

The Adelaide Hills Council area is traditionally the land of the Peramangk and Kaurna 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.

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 D*isability, 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.



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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*

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Objectives, Performance Targets and Measures

Emergency Services

The table below outlines Council's Objectives, Performance Targets and Measures for community land designated as Emergency Services. The purpose of this table is to set overarching targets for the performance of **Emergency Services** 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.

Objective	Performance Target	Measure
Stewardship To manage our shared **Emergency Services** community land in an environmentally responsible and sustainable manner.	1. Environmental values are protected via lease agreements and shared site management, alongside operational use.	1. Condition of environmentally valuable areas of shared sites is maintained or improved, whilst compliance with site plans is upheld.
Delivery To manage shared sites to improve sustainability, compatibility and alignment with community needs.	1. Management arrangements must prioritise safe and efficient Emergency Services operations. 2. Maintenance responsibilities are clearly documented to ensure assets are managed to optimise life-cycle performance and minimise long-term costs.	1. Shared-use arrangements operate effectively with clear communication to tenants from Council. Our processes do not unnecessarily impede upgrades that support safe and efficient sites. 2. Effective lease management through clear documentation of responsibilities and streamlined access and inspection processes.
Activation To strengthen collaborative relationships between council and the Emergency Services to support delivery and operation of emergency services across our region.	1. Support the ongoing operation of and relationship with Emergency Services on community land through leases, licences and permits for purposes consistent with the plan.	1. Regular review of lease arrangements to ensure they remain mutually beneficial to council and emergency services and allow for future planning and sustainability. 2. Regular open communication and feedback between council and emergency services to maintain relationships and encourage involvement in relevant council activities, promotions and events.

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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

Emergency Services CLMP

Land parcels not listed below, that are identified in any other Community Land Management Plan and that house infrastructure for use by emergency services (e.g. Rainwater tanks, bores and associated infrastructure) will remain accessible to Emergency Services regardless of their primary and secondary categories under these plans.

Activation on Land key:

(**L**) Available or existing leasing/licensing (including community and commercial and sub-hire arrangements, consistent with Crown Land or Trust Dedication and relevant Council policy)

(**P**) Permit

(**H**) Hire

Name of land	Address of land	Certificate of title	Plan and parcel	Owner	Primary Use	Crown Endorsement or Restriction Trust, Dedication or Restriction	Land and Area (Approx SQM)	Activation Options
Birdwood CFS	67 Shannon Street, Birdwood, Lot 16 Lange Crescent, Birdwood	CT 5779/88 and CT 5539/370	D21778 A17 A16	AHC	Emergency Services		1494	L
Bradbury/Longwood CFS and Hall	706 Longwood Road, Bradbury	CT 6184/878	D113105 A51	AHC	Emergency Services		3051	L

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Name of land	Address of land	Certificate of title	Plan and parcel	Owner	Primary Use	Crown Endorsement or Restriction Trust, Dedication or Restriction	Land and Area (Approx SQM)	Activation Options
Bridgewater CFS	2 Shannon Street, Bridgewater	CT 5331/289	F171071 A93 F171071 A94 F171071 A95	AHC	Emergency Services		3558	L
Carey Gully CFS	1981 Greenhill Road, Carey Gully	CT 5512/492 R1839 AF	H105600 S566 R1839 AF	AHC	Emergency Services		450	L
Cudlee Creek CFS	2 Hollands Creek Road, Cudlee Creek	CT 5791/913	F130237 A83	AHC	Emergency Services		582	L
Forreston CFS	875 Watts Gully Road, Forreston	CT 5659/402	D14137 A4	AHC	Emergency Services		882	L
Hermitage CFS	105 Range Road North, Upper Hermitage	CT 5854/841	F218343 A5	AHC	Emergency Services		4671	L
Ironbank CFS	350 Pole Road, Ironbank	CT 5477/122	F12759 A2	AHC	Emergency Services		739	L
Lenswood CFS	1654 Lobethal Road, Lenswood	CT 5595/674	F156818 A83	AHC	Emergency Services		168	L
Norton Summit	2 St John Road,	CT5624/6	Portion of Lot 37 Sec	AHC	Emergency Services		1024	L

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Name of land	Address of land	Certificate of title	Plan and parcel	Owner	Primary Use	Crown Endorsement or Restriction Trust, Dedication or Restriction	Land and Area (Approx SQM)	Activation Options
	Norton Summit		P1112 FP 130290					
Norton Summit	6 St John Road, Norton Summit	CT:5662/781	Portion of Lot 13 Sec: P1065 DP:50939	AHC (subdivision being finalized)	Emergency Services (Tank)		TBC	L
Paracombe CFS	517 Paracombe Road, Paracombe	CT 5408/238	D29234 A3	AHC	Emergency Services		561	L
Upper Sturt CFS	189 Upper Sturt Road, Upper Sturt	CT 5845/583	D30577 A102	AHC	Emergency Services		1676	L
Woodside CFS and Ambulance Stations	8-10 Nairne Road, Woodside	Pt CT 5445/390	F206236 A91	AHC	Emergency Services			L

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08 8408 0400
mail@ahc.sa.gov.au

ahc.sa.gov.au

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