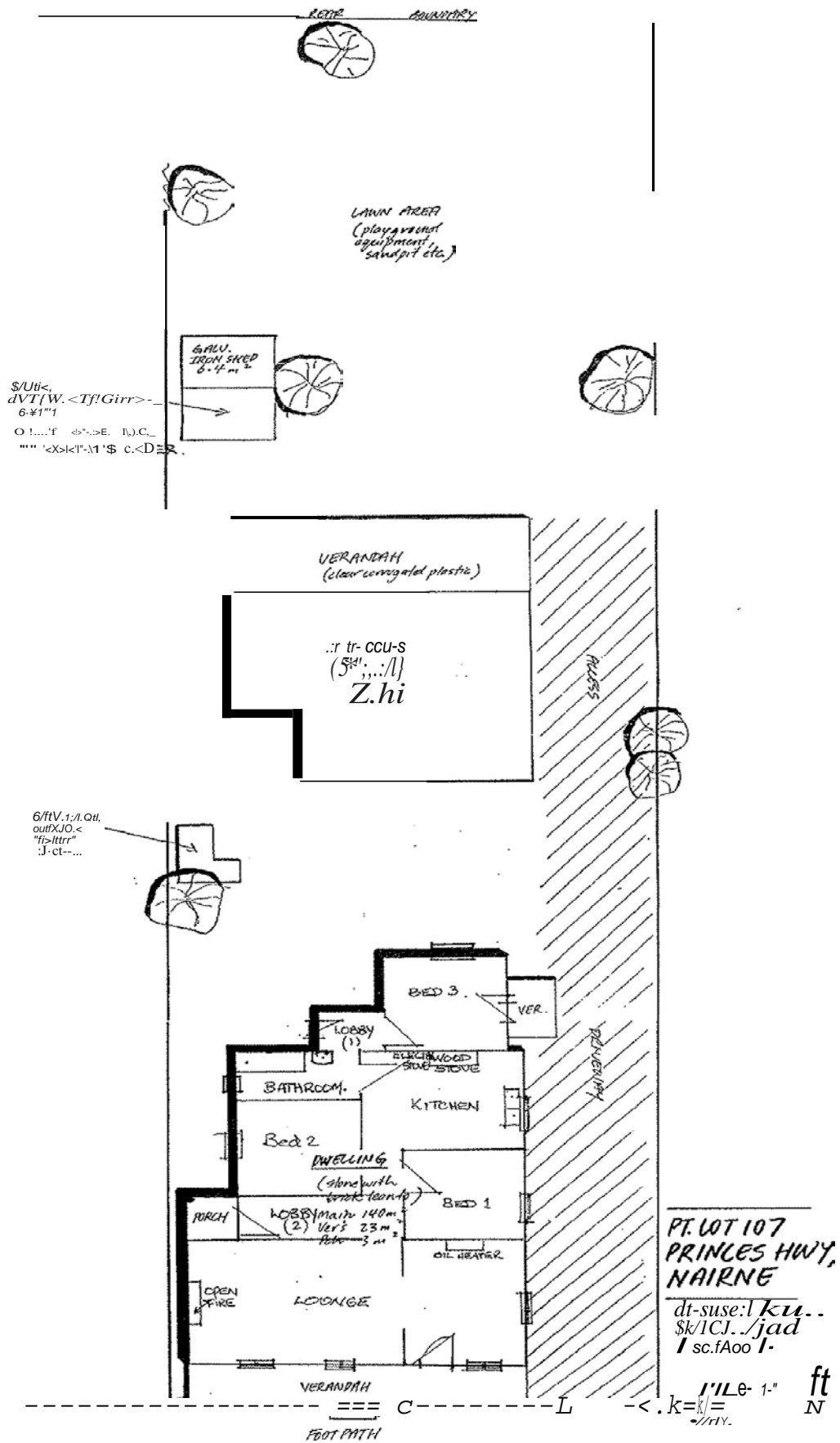


The Old Police Station, Nairne

Community Land Management Plan

(Endorsed 21 April 2008)

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1. BACKGROUND (THE LOCAL GOVERNMENT ACT 1999)

Pursuant to Section 193 of the Local Government Act 1999, herein referred to as the “Act” all local government land that is owned by Council or under Council’s care and control (excluding roads) is classified as Community Land. Section 193 of the Act requires Council to develop Management Plans for all Community Land.

2. WHAT IS A MANAGEMENT PLAN

A Management Plan is a document that guides the management of particular categories, or specific areas, of Community Land.

The management of these lands by Council is guided by the dominant community values for community land. Identified management issues are considered against stated values, and objectives are then developed to remedy and manage issues of concern.

The series of Management Plans for Community Land expands upon this theme and in so doing, aims to develop a range of strategies and actions to assist with the improved management of all Community Land.

The Management Plan may be generic (i.e. covering more than one area of Community Land) or specific (covering one area only). The Parks Management Plan is a generic Management Plan.

Under the Act a Management Plan must:

- a) Identify the land to which it applies;
- b) State the purpose for which the land is held by Council;
- c) State Council’s objectives, policies and proposals for the development of the land;
- d) State performance targets and how the Council proposes to measure its performance against its objectives and performance targets; and
- e) Be consistent with other relevant official plans and policies about conservation, development and use of the land.

3. IDENTIFICATION OF THE LAND

The land is legally described as Section 32 within Hundred Plan 170600 in the area named Nairne, Hundred of Kanmantoo. The subject property is contained within Crown Record Volume 5452 Folio 508. The property is commonly known as “The Old Police Station” located at 94 Main Road, Nairne and consists of the old Nairne Police Station, the old gaol cells and several outbuildings.

4. SCHEDULE OF INTERESTS

Land reserved for historic building preservation purposes by gazette 21.4.1977.

5. DEVELOPMENT ZONING, HERITAGE AND CURRENT LAND USES

The land is zoned “Neighbourhood Centre” which is a zone providing for *“minor retail and service development catering for the day to day needs of residents”*.

The Police Station and gaol cells are considered a “Local Heritage Place” as listed in Council’s Development Plan dated 18 October 2007.

Any future developments for the land must comply with the relevant Development Plan and be granted the relevant planning and/or building approvals.

6. PERMITTED PURPOSES FOR THE PROPERTY

The property may be used for the following purposes:

- a) Minor retail and service development;
- b) Heritage eg Museum;
- c) Tourism facilities eg Information Centre;

d) Community use eg meeting facility.

7. CORE OBJECTIVES FOR THE PROPERTY

This Community Land Management Plan is developed to specifically manage the property. The core objectives to effectively manage the property are to:

- a) Fulfil Council's responsibility as custodian and provider of community assets; and
- b) Ensure that community services are provided to the most appropriate standard meeting local community needs.

8. PERFORMANCE TARGETS AND MEASUREMENT

The principal targets for the property are that:

- a) Assets on the property are maintained in a safe and sound condition; and
- b) The property provides a valuable community service.

Performance against these targets will be monitored in accordance with the Action Plan.

9. LEASES OR LICENCES

A lease or licence enables Council to formalise agreements with organisations and individuals who occupy or manage Community Land. These agreements allow clear definition of the rights and obligations that an organisation or individual has in regard to the land ensuring public access is maintained. From time to time leases or licences will expire, require renewal and/or renegotiation, and new leasing proposals considered.

The establishment of new agreements or changes to existing agreements will not require public consultation where there is no change to the proposed use or activity on that particular portion of Community Land. However, where the lease or licence is proposed for a period exceeding five years, Council is required by the Local Government Act 1999 to consult with the community.

As with any proposed change of use of Community Land, where a new lease or licence is proposed that constitutes a change in use, the

Management Plan must be amended to provide for the change of use. Granting a lease or licence for a business activity is conditional on the activity being consistent with Management Plan objectives.

Council will only grant a lease or licence for use of Community Land under this management agreement if it is:

- (a) Consistent with the current use and purpose of the land;
- (b) For activities appropriate to the current and future needs of the community;
- (c) Anticipated that no significant damage to the land is caused as a result of the proposed activity;
- (d) There is no significant disturbance to adjoining property owners; and
- (e) The proposed lessee licensee or permit holder meets insurance requirements.

10. AMENDMENT OR REVOCATION OF MANAGEMENT PLAN

Pursuant to Section 198 of the Local Government Act 1999:

- “(1) A management plan may be amended or revoked by the adoption of a proposal for its amendment or revocation.*
- (2) A council may only adopt a proposal for amendment to, or revocation of, a management plan after the council has carried out the public consultation that would be required if the proposal were for a new management plan.*
- (3) However, public consultation is not required if the amendment has no impact or no significant impact on the interests of the community.*
- (4) A council must give public notice of its adoption of a proposal for the amendment or revocation of a management plan”.*

11. EFFECT OF MANAGEMENT PLAN

In accordance with Section 199 of the Local Government CT 1999 “A council must manage community land in accordance with any management plan for the relevant land”.

12. COMMUNITY CONSULTATION

Effective community consultation and community input is essential to ensure that a Management Plan meets the needs of the local community and has the support of the local community.

This Management Plan has been developed following community consultation.

13. REVIEW OF MANAGEMENT PLAN

This management plan will be reviewed every three (3) years and/or expiration of any lease.

14. RESPONSIBLE DEPARTMENT

Council's Corporate Services Department is responsible for the administration and review of this management plan.

15. ACTION PLAN

Objective	Performance Target	Means of Achievement (Action)	Timeframe/Responsibility
Fulfil Council's responsibility as custodian and provider of community assets.	Assets on the property are maintained in a safe and sound condition.	Building Audit	Annually General Manager Corporate Services
	Adequate return to Council	Application of market rental	When appropriate General Manager Corporate Services
Ensure that community services are provided to the highest standard meeting local community needs.	The property provides a valuable community service.	Utilisation of property by the community	Annually General Manager Strategy, Development & Communities

ANNEXURE A-CERTIFICATE OF TITLE

SEARCH OF CROWN RECORD

* VOLUME 5452 FOLIO 508 *

COST	\$16.80 (GST exempt	PARENT TITLE	17 0600/0032
REGION	FAX 0883917299	AUTHORITY	CONVERTED TITLE
AGENT	LGB2P BOX NO : 000	DATE OF ISSUE	24/09/1997
SEARCHED ON	: 02/01/2008 AT : 10:41:21	REGISTRATION	1

OWNER

THE CROWN

CUSTODIAN

THE DISTRICT COUNCIL OF MOUNT BARKER OF PO BOX 54 MOUNT BARKER SA 5251

DESCRIPTION OF LAND

SECTION 32
HUNDRED OF KANMANTOO
IN THE AREA NAMED NAIRNE

TOTAL AREA: 1016 SQUARE METRES CALCULATED
DAIGRAM BOOK PAGE 41

EASEMENTS

NIL

SCHEDULE OF INTERESTS

LAND RESERVED FOR HISTORIC BUILDING PRESERVATION PURPOSES BY GAZETTE
21.4.1977

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

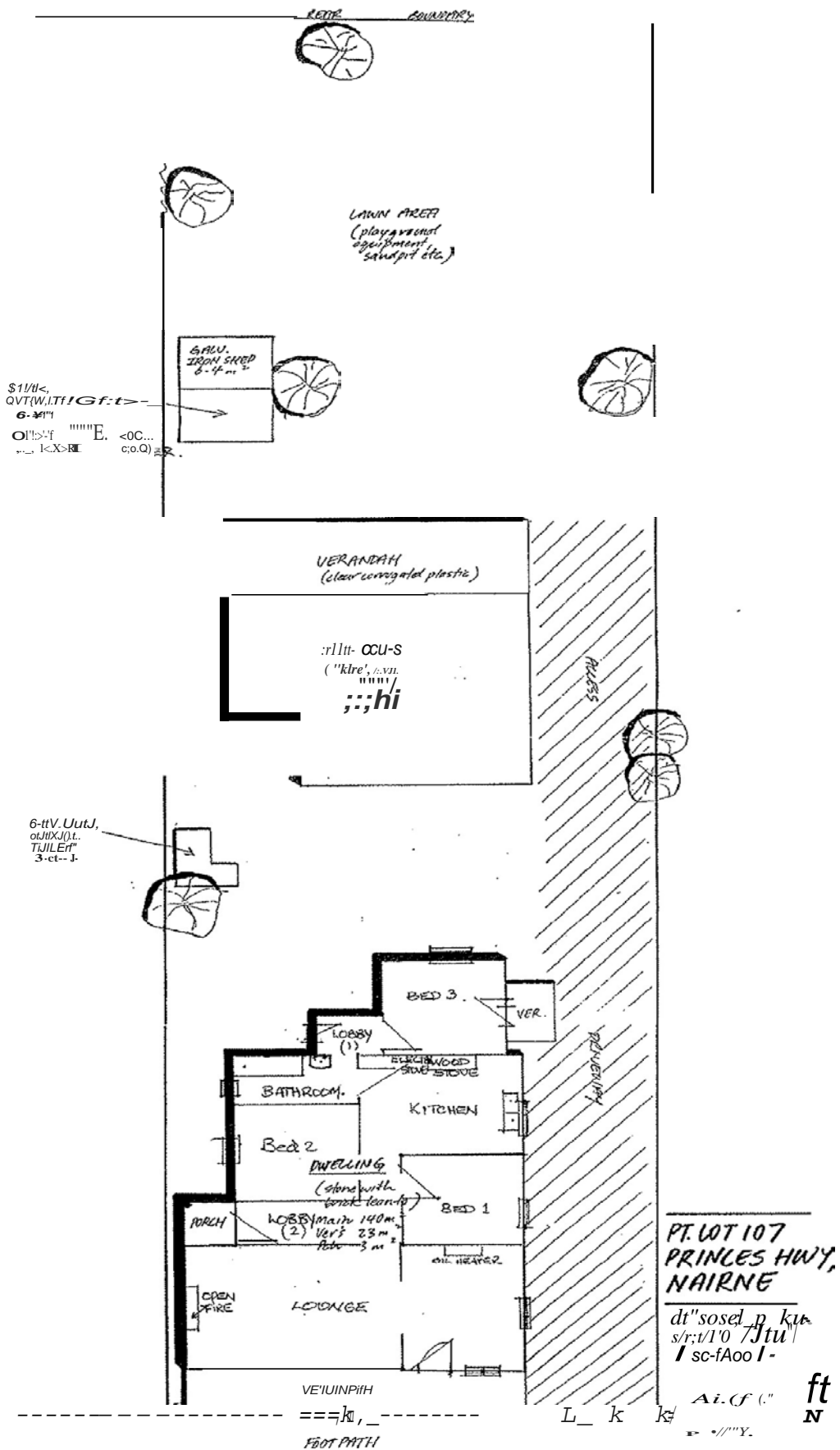
REGISTRAR-GENERAL'S NOTES

NIL

ADMINISTRATIVE INTERESTS AND CROWN NOTES

NIL

ANNEXURE B-MANAGEMENT PLAN AREA



ANNEXURE C- PHOTOGRAPHS

