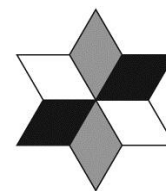


MANAGEMENT PLAN FOR COMMUNITY LAND

NORWOOD TOWN HALL CIVIC CENTRE



**City of
Norwood
Payneham
& St Peters**

1. **Plan No.**
CLMP-100900
2. **Name of Plan**
Community Land Management Plan for Norwood Town Hall Civic Centre
3. **Name of Land**
The whole of the land marked 'A' on the lease plan GP 673/1989 is named 'Norwood Town Hall Civic Centre'
4. **Identity of Land subject to this Plan**

Council Land No.	Lot No.	Plan No.	Street Address	Title Reference
100912	Pt Lot 5	FP 125393	175 The Parade, Norwood	Pt CT 5224/68
100913	Pt Lot 21	DP 756	175 The Parade, Norwood	Pt CT 5224/67

5. **Description of Improvements**
 - Council Chambers, Council Offices, Concert Hall, Don Pyatt Hall & former Senior Citizens Clubrooms at 49 George Street. There is a bell tower with four clock faces and a cast iron bell.
 - The Concert Hall has a permanent liquor licence. Occasional liquor permits may be granted for the Don Pyatt Hall.
6. **Area of Land**
3447 square metres.

7. **Ownership**

Council Land No.	Street Address	Land Owner
100912	175 The Parade, Norwood	City of Norwood Payneham & St Peters
100913	175 The Parade, Norwood	

8. **Purpose**
Council retains this land for the following purposes:
 - To provide civic, administrative, community, recreational, social and cultural facilities.
9. **Objectives**
To see the complex successfully fulfil its various roles.
10. **Trusts/Dedications/Restrictions**
The building is listed on the State Heritage Register.
11. **Relevant strategic or statutory plans and policies**
Unless the Council specifically resolves otherwise and with its reasons therefore, the Council and any user of the land must comply with the following policies:
 - South Australia's Strategic Plan 2007.
 - The Social Development Framework.
 - The Disability Policy Framework.
 - Planning Strategy for Metropolitan Adelaide.
 - Norwood Payneham and St Peters (City) Development Plan.
 - The City of Norwood Payneham & St Peters Strategic Plan 2006.
 - The City of Norwood Payneham and St Peters Strategic Plan 2006-2011 (being developed by the City of Norwood Payneham and St Peters).
 - City Plan 2030 (being developed by the City of Norwood Payneham and St Peters).
 - Tackling Climate Change 2007-2020.
 - No Species Loss (Dept. for Environment and Heritage).
 - State Natural Resources Management Plan 2006.
 - Initial Natural Resources Management Plan for the Adelaide and Mount Lofty Ranges Natural Resources Management Region 2006-2008 including The Torrens Catchment Water Management Board Plan 2002-2007.
 - The City of Norwood Payneham and St Peters Environmental Sustainability Policy.
 - The City of Norwood Payneham & St Peters Environmental Management System Management Plan.

- The Biodiversity Plan for the Greater Mount Lofty Region.
- The City of Norwood Payneham and St Peters Biodiversity Strategy 2006-2016.
- First to Fifth Creek Floodplain Mapping and Mitigation Studies for the River Torrens.
- Water Proofing Adelaide, A Thirst for Change.
- The City of Norwood Payneham & St Peters Irrigation Policy.
- The Central Sector Regional Recreation, Sport and Open Space Strategy.
- The City of Norwood Payneham & St Peters Open Space Strategy.
- The Parklands 2036/Open Space Strategy.
- The Regional Bike Plan Review – 1999.
- South Australian Tourism Plan 2003 – 2008.
- Responsible Nature-Based Tourism Strategy 2004 – 2009.
- Cycle Tourism Strategy 2005 – 2009.
- Cultural Tourism Policy 2007 (currently in final draft).
- The City of Norwood Payneham & St Peters Building Facilities Lead Policy.
- The City of Norwood Payneham & St Peters Community Buildings Facilities Policy.
- The City of Norwood Payneham & St Peters Commercial Buildings Facilities Policy.
- The City of Norwood Payneham & St Peters Playgrounds Strategy.
- The City of Norwood Payneham & St Peters Tennis Facilities Strategy.
- The City of Norwood Payneham & St Peters Community Consultation and Communication Policy.

12. Zoning

District Centre

13. Leases and Licences

Lease No. 52

Lessee: Brick + Mortar Creative Pty Ltd

Term: 1 year expiring 6 May 2016.

Area leased: former Norwood Senior Citizens Clubrooms 49 George Street, Norwood.

Purpose of lease: Creative Retail Hub.

14. Development Proposals

None envisaged.

15. Management Proposals

Short term leases, no greater than three (3) years' duration for each lease, are authorised, for the premises at 49 George Street Norwood.

16. Approved Business Purposes

The land may be used for business purposes provided that the activities are consistent with the purpose and objectives set out in this management plan, and comply with one or more of the following criteria:

- that the use is incidental to the permitted use of any lease or licence granted in respect of the land; or
- that the use is for a single event, held by an organisation or person, which may occur a maximum of four times in any one year; or
- that the use is a use authorised by the Council.

17. Performance Targets and how they are to be measured

The following performance measures are common to all Community Land Management Plans and a particular measure may or not have relevance to this piece of community land.

17.1 Safety

Description: Measures that are taken to reduce the chance of injury to persons.

Performance Target: Have a facility that is safe for people.

Performance Measures: Details of all accidents and incidents recorded, including frequency.

Actions: Regular safety checks and risk assessments undertaken. Accidents and incidents are investigated. Any recommendations or findings are noted for action and are thoroughly followed up.

17. Performance Targets and how they are to be measured

17.2 Environmental Management

Description:	Measures that are taken to either enhance the environment, or to minimise harm to it and to assist with Council's aim of sustainability.
Performance Target:	Provide facilities that contribute to a healthy and sustainable environment.
Performance Measures:	Evaluation of the environment through the Council's Environmental Management System.
Actions:	Compliance with Council's environmental plans, programs and systems.

17.3 Heritage

Description:	Proper regard for places and objects that are of significant heritage importance.
Performance Target:	Heritage items are properly restored and maintained.
Performance Measures:	The condition of heritage items has not significantly deteriorated and is rejuvenated in accordance with accepted maintenance practices.
Actions:	Compliance with Local and State Heritage Plans and Registers and an annual audit of condition of recognised heritage items.

17.4 Bush Fire Safety

Description:	Measures that are needed to comply with the Country Fires Act and the South Australian Metropolitan Fires Act and other measures to prevent damage by fire.
Performance Target:	Fires in grass or bush do not cause significant risk to life or property.
Performance Measures:	No open fire on community land causes death, injury or significant property damage.
Actions:	An inspection of likely areas is undertaken and remedial action taken before the fire danger season commences. The results of any fires on community land are examined for compliance with the performance target and future requirements noted and acted upon.

17.5 Graffiti and Vandalism

Description:	Unwanted disfiguring, or damage of Council property.
Performance Target:	Graffiti and vandalism damage reduced to minimal levels and any such damage repaired in a timely manner.
Performance Measures:	The number and cost of 'attacks' are reduced. Instances of damage are repaired within agreed service standards.
Actions:	Facilities are planned and built so that opportunities for malicious damage are reduced.

17.6 Buildings

Description:	Refer to Item 5 for data.
Performance Target:	Buildings are maintained in a safe and economical manner.
Performance Measures:	Buildings are safe and of a neat, fresh appearance.
Actions:	Each building is to have a maintenance and upgrade plan, which is adhered to. An annual inspection is undertaken and variations noted for incorporation into the maintenance plan for the responsible party, i.e., The Council or the lessee.

17.7 Public Toilets

Description:	Conveniences available for members of the public to use.
Performance Target:	Safe, clean and useable facilities during agreed hours.
Performance Measures:	The service standard is adhered to.
Actions:	Random inspections are made. Any variations from the service standard are reported and actioned.

17. Performance Targets and how they are to be measured

17.8 Paths

Description:	Formed pathways including associated bridges and underpasses available for pedestrians and cyclists (if signs indicate that cyclists may use the pathway).
Performance Target:	Pathways suitable for their designed use.
Performance Measures:	No accidents or incidents occur.
Actions:	Regular safety and condition checks are undertaken. Accidents/incidents are investigated. Work requests are actioned in accordance with the service standard.

17.9 Roadways and Car Parks

Description:	Formed roadways and car parks including associated bridges and underpasses.
Performance Target:	Roadways and car parks suitable for their designed use.
Performance Measures:	No accidents or incidents occur.
Actions:	Regular safety and condition checks are undertaken. Accidents are investigated. Work requests are actioned in accordance with the service standard.

17.10 Stormwater Management

Description:	Drainage infrastructure including surface and underground drains, sumps, grates, etc.
Performance Target:	Stormwater and roof water efficiently and properly drained in accordance with accepted standards.
Performance Measures:	No flooding occurs within the design parameters of each drainage system.
Actions:	Annual inspections are made. Sumps and drains are regularly cleared of rubbish and materials that could cause blockages or pollution. Work requests are actioned in accordance with the service standard.

17.11 Public Lighting

Description:	Area lighting provided in areas used at night or as a measure to deter vandalism and graffiti.
Performance Target:	Provide lighting that is adequate for the original purpose of it being installed.
Performance Measures:	No complaints are received about the inadequacy of the lighting of community land.
Actions:	Complaints about poor lighting are investigated and appropriate action taken within budgetary limits. Regular checks are made to see if the lighting is working. Work requests are actioned in accordance with the service standard.

17.12 Reserve Furniture

Description:	Includes seats, benches, tables, barbecues, litter bins, signs and small structures.
Performance Target:	All items are fit for purpose and are well maintained.
Performance Measures:	No complaints are received about the inadequacy of the furniture or fixtures on community land.
Actions:	Complaints about reserve furniture are investigated and appropriate action taken within budgetary limits. Regular inspections are carried out. Work requests are actioned in accordance with the service standard.

17.13 Playgrounds

Description:	An area supplied with play equipment and set aside for children to use.
Performance Target:	Playgrounds to be well maintained.
Performance Measures:	No complaints are received about the condition of any playground equipment.
Actions:	The playground inspection program is to be adhered to. Work requests are actioned in accordance with the service standard.

17. Performance Targets and how they are to be measured

17.14 Landscaping

Description:	General planting and features including garden beds, screening shrubbery, copses, retaining walls, etc.
Performance Target:	Landscaping areas and features to be well maintained and having regard to the nature or type of landscaping that has been established incorporating crime prevention practices.
Performance Measures:	No complaints are received about the condition of landscaped areas.
Actions:	Regular inspections are carried out. Work requests are actioned in accordance with the service standard.

17.15 Dry Grassed Areas

Description:	Areas of grass that are not irrigated.
Performance Target:	Regularly cut so that grass/weeds do not exceed 30 cm in height. Weed control to be carried out as per the Council's weed control program.
Performance Measures:	No complaints are received about the condition of areas of dry grass.
Actions:	Regular inspections are carried out. Work requests are actioned in accordance with the service standard.

17.16 Irrigation

Description:	Watering systems used to maintain plants and grass. Automatic or manual irrigation systems are to be programmed to match the needs of each particular area in relation to soil types, grass type, use of area (e.g. cricket pitches, field sports or general public use), water quality, climatic conditions and Government restrictions on the use of water.
Performance Target:	Efficient use of water and successful performance of watering system while delivering a quality grass surface having regard to the impact of water restrictions.
Performance Measures:	No complaints are received about the condition of irrigated areas, or water wastage.
Actions:	Irrigation systems are to be monitored to ensure correct operation. The grass is to be regularly mown and maintained. Weed control is to be carried out in accordance with Council standards. Regular inspections are carried out. Work requests are actioned in accordance with the service standard.

17.17 Trees

Description:	A perennial woody plant.
Performance Target:	Trees are to be in good health and safe for the users of community land. Lost trees are to be replaced as required.
Performance Measures:	No complaints received about the condition of trees on community land or about lost trees not being replaced.
Actions:	Dead trees are removed where dangerous and dead limbs of trees are removed where they pose a threat. Where practicable lost trees are to be replaced. Regular inspections are carried out. Work requests are actioned in accordance with the service standard.

17.18 Creeks and Creek-lines

Description:	Open watercourses including the immediate banks.
Performance Target:	To be managed in accordance with the Environment Protection Act 1993, the River Torrens Water Catchment Management Plan and the Council's Environmental Management Plan.
Performance Measures:	No complaints are received and deterioration in the environment has not occurred.
Actions:	Regular inspections are carried out. Work requests are actioned in accordance with the service standard.

17. Performance Targets and how they are to be measured

17.19 Fencing

Description:	Boundary or perimeter fencing around community land as well as internal fences.
Performance Target:	Adequate fences exist at all times.
Performance Measures:	Fences are repaired or replaced to ensure that they are structurally sound and suit the intended purpose. Where applicable, the provisions of the Fences Act 1975 are complied with.
Actions:	Regular inspections are carried out. Work requests are actioned in accordance with the service standard.

17.20 Litter Removal and General Maintenance

Description:	General works undertaken on community land.
Performance Target:	Areas to be well kept and maintained, with no accumulation of litter and rubbish to occur.
Performance Measures:	No complaints are received about the state of community land.
Actions:	Regular inspections are carried out. Work requests are actioned in accordance with the service standard.

18. References:

18.1 Open Space Strategy Classification and References

Not applicable

18.2 History of Plan

Original Community Land Management Plan adopted at the Council meeting held 4 April 2005.
Plan updated administratively on 1 November 2007 to correct errors and superseded information.
Refer to memorandum to Chief Executive Officer dated 3 October 2007 [Ref: S.1259 (9)].

19. Review of Plan

Although there is no set period in which councils must review a Community Land Management Plan, a review will be undertaken if circumstances or potential opportunities indicate that a review is necessary or appropriate. Public consultation is required if the Council proposes to amend or revoke a Plan, unless the proposed amendment has no significant impact on the interests of the community [*Section 198 of the Local Government Act 1999*].

Refer to History of Plan (Item 18.2) for information on adopted changes.