

COMMUNITY LAND MANAGEMENT PLAN



Marion Arena 262A Sturt Road, Marion

(Adopted by Council 28 June 2022)

(Amended Kurna Acknowledgement endorsed by Council 13 June 2023)

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E council@marion.sa.gov.au

Kurna Acknowledgement

The City of Marion acknowledges we are situated on the traditional lands of the Kurna people and recognises the Kurna people as the traditional custodians of the land.

The Land

Legal description	Address	Owner
Allotment 100 in Filed Plan 147234 being the whole of the land in Certificate of Title Volume 6274 Folio 785	262A Sturt Road, Marion	City of Marion

The Land is shaded in blue on the following aerial photo:



Trust, Dedication or Restriction

None

The City of Marion acknowledges it is part of Kurna land and recognises the Kurna people as the traditional and continuing custodians of the land.



Purpose for which the Land is held by Council

The Land is held for the provision of Principal Sporting or Recreational Facilities, which may include portions of open space or community facilities that are of a minor nature or act in support of the primary usage.

The Land may be subject to leases and licences where the agreements:

- support the sporting/recreational purpose of the land;
- make a commercial return to Council to support other sporting/recreational activities;
- enhance the provision of services to a sporting/recreational group; or
- are for other reasons at the discretion of Council.

The Land is also held for secondary purposes associated with Council's operational needs including but not limited to environmental, urban design, heritage and stormwater management requirements.

Objectives for the management of the Land

The following objectives each carry equal weighting. This means that not one objective outweighs another and rather, each objective is to be considered in a balanced and measured way taking into account (as relevant) the specific facts and circumstances applicable to the decision-making process.

- To provide facilities that encourage participation in recreational and community sport pursuits, and to seek to maximise the use of the Land and its facilities for these purposes.
- To pursue a use of the Land that maximises the high profile location of the site.
- To consider opportunities put forward by a Developer/Operator to manage a Sporting or Recreational Facility on this site pursuant to a long-term ground lease. (For any lease longer than 5 years, Council will follow its steps set out in its Public Consultation Policy.)
- To facilitate use of the Land for community/operational purposes consistent with this plan and in accordance with any lease or licence issued by the Council.
- To facilitate appropriate (as determined by the Council) recreational and cultural activities occurring on the Land in accordance with any lease, licence or permit issued by the Council.

Leases and Licences for the Land

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.

The current leases and licences for the Land (if any) are detailed in the Council's Community Land Register.

Leases and licences for less than 5 years that are consistent with the provisions of this Plan may be granted by Council in accordance with Section 202 of the Local Government Act.

Where a lease or a licence is proposed to be granted for a term of more than 5 years, Council will comply with its public consultation policy in accordance with Section 202(3) of the Local Government Act.

If the use of the Land will also include a business purpose, the business purpose must be consistent with the provisions of this Plan and Council may approve of such use in accordance with Section 200 of the Local Government Act.

If any proposal to grant a lease and/or a licence is contrary to this Plan, the Plan must be amended in accordance with Section 198 of the Local Government Act.

Proposals for the management of the Land

Subject to compliance with the requirements of all relevant legislation and Council Policies, the Council may develop and manage the Land to enhance its use as a community asset.

Council's proposals for the management of the Land are:

- The development of a sporting and recreational facility that will complement other sporting and recreational activities already provided for in the community.
- The provision, maintenance, renewal and upgrade of Council owned assets, as appropriate and within budget constraints, including (but not limited to) buildings, playing surfaces, drainage, water detention, car parking, lighting, footpaths, access roads, furniture and landscaping.
- Council may at its discretion, approve the use of any part of the Land for business purposes, provided that such business purpose is not inconsistent with this Plan.
- Granting of a long-term lease to a sporting and recreational provider, including undertaking public consultation in accordance with Section 202(3) of the Local Government Act.

Performance Targets and measures

Performance Target	Performance Measure
To support lease or licence holders to provide and develop sporting and recreational opportunities for the community.	Increased visitation to and use of the Land, which may be measured through customer surveys and feedback.
	Council is not notified of any breaches of the lease or licence and is not required to

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To ensure that any leases or licences that are in place clearly set out the responsibilities of each party.	issue any Notices of Breach to agreement holders.
To provide high quality sport and recreation facilities and related infrastructure that meet community needs.	<p>Any new infrastructure that is installed on the Land complies with applicable Australian Standards</p> <p>Increased visitation to and use of the Land, which may be measured through customer surveys and feedback.</p>
To ensure the provision of safe and appropriately maintained Council owned assets.	<p>Periodic inspections of the Land to be conducted and any obvious safety concerns arising in connection with them will be addressed as a matter of priority and as soon as practical.</p> <p>Any reported accidents or service requests will be investigated by Council and responded to in accordance with Council's customer service standard.</p> <p>Signage to be erected on the Land where appropriate, to provide guidance to the public regarding appropriate uses of the Land.</p>

Relevant Policies and Plans

This Community Land Management Plan will be implemented and managed in accordance with other plans and policies that relate to the Land (as may be amended from time to time), including the plans and policies listed below.

These plans and policies establish objectives, strategies and actions that will guide the future development, maintenance and management of all community land within the Council's area, including the Land.

Each are available for inspection at the Council's principal office during ordinary business hours and on the Council's website www.marion.sa.gov.au.

In accordance with the Act, in the event of an inconsistency between the provision of an official plan or policy under another Act and the provisions of this CLMP, the provisions of the official plan or policy prevail to the extent of the inconsistency.

Council Plans and Strategies

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.

- **City of Marion Strategic Plan 2019-2029**
A strategic plan that provides a framework to respond to the economic, social and environmental sustainability pressures faced by the Council region.
- **Open Space Framework 2018- 2028**
The Council's Open Space Framework provides a strategic framework that guides the future provision, development and management of open space across the Council area over the next 10 years. The Framework is focused on achieving an equitable spread of appealing and functional open space across the City, establishes nine (9) areas to renew, develop and improve open space within the area, addresses current and future community needs, establishes a 'needs based' assessment to help deliver open space projects throughout Wards, and confirms how the council will engage with the community on local open space projects, including playgrounds and reserves.
- **Disability Access and Inclusion Plan 2020 -2024**
The Disability Access and Inclusion Plan is a framework to ensure that all persons can participate in community life with dignity.
- **Resilient South**
A plan to ensure the southern region remains a vibrant, desirable and productive place to live, work and visit, and that our businesses, communities and environments can respond positively to the challenges and opportunities presented by a changing climate.
- **Tree Management Framework**
Has been developed to meet the changing nature of tree management principles in a strategic and sustainable way. This includes a tree character vision for the city and tree management principles, which drive directions for trees in parks, reserves and streets.
- **Local Government Land By-Law No 3**
Regulates access to and activities that may be undertaken on the Land.

Council Policies

- **Asset Management Policy**
Identifies how asset management is to meet a required level of service in the most cost-effective way, through the creation, acquisition, maintenance, operation, rehabilitation and disposal of assets to provide for present and future community needs.
- **Climate Change Policy**
Council's commitment to respond to climate change when undertaking operational activity.
- **Community Facilities Policy**
To guide the development of community facilities planning and works programs.

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- **Equity, Access and Social Inclusion Policy**
Supports Council's commitment to creating a community where people of all ages and abilities have equal opportunity to access and participate in community life with dignity.
- **Leasing and Licensing of Council Owned Facilities Policy**
Guiding principles and statements that will form the negotiating position of Council as new leases are entered into for all organisations who occupy Council owned facilities.
- **Risk Management**
Council will integrate risk management into its corporate culture and its everyday business operations at the strategic, project, operational and emergency risk levels.

South Australian Government Policy

- **Resilient South Adaption Plan**
The goal of Resilient South is a region that is resilient to natural hazards associated with climate change, focused on preparedness and crisis avoidance and captures opportunities in innovation in adapting to climate change.

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COMMON NAME	ADDRESS	SUBURB	TENURE	TITLE REFERENCE	PLAN	PARCEL	AREA	RESERVE/DEDICATION	HERITAGE	OWNER	Improvements	Purpose	CLMP	LEASE/LICENCE	TERM	LAND	PURPOSE
Marion Arena	262A Sturt Road	Marion	Fee Simple	CT 6274/785	FP 147234	Allotment 100	8898			City of Marion	Croquet lawn, clubhouse, parking. To be developed as Marion Arena on a ground lease.	Marion Arena	Marion Arena	Marion Ice Arena Ground Lease	42 yr term - 1 February 2023 to 31 January 2065	Whole of the land	Sport and Recreation

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