

DISTRICT COUNCIL OF ROBE
COMMUNITY LAND MANAGEMENT PLAN
ROBE AIRFIELD

1. INTRODUCTION

This community land management plan (**CLMP**) has been prepared and adopted by the District Council of Robe (**Council**) in fulfilment of its obligations under section 196 of the *Local Government Act 1999* (**Local Government Act**).

2. LAND TO WHICH THIS CLMP APPLIES

This CLMP applies to the land in Certificate of Title Volume 5357 Folio 92 being Section 206 in the Hundred of Waterhouse, in the area named Robe, South Australia (**Land**).

3. OWNER

The Land is owned by the Council in fee simple.

4. PURPOSE FOR WHICH THE LAND IS HELD

The Land is held by the Council for the purpose for the purpose of providing a location for the following infrastructure and activities:

- an airfield, which includes an airstrip and aircraft hangars
- horse training and exercise
- cropping
- weather monitoring equipment
- community recreation
- aircraft service facilities

5. APPLICABLE COUNCIL POLICIES

The following legislation and Council plans and policies are relevant to the management of the Land:

5.1 Legislation

In addition to the Local Government Act, the management of community land is affected by the following main legislation:

- Planning & Development
 - Planning, Development and Infrastructure Act 2016;
 - Liquor Licensing Act 1997;
 - Development Act 1993;

- Disability Discrimination Act 1992; and
 - Encroachments Act 1944.
- Land Management
 - Crown Land Management Act 2009;
- Culture & Heritage
 - Native Title Act 1993 (Cth);
 - Aboriginal Heritage Act 1988; and
 - Heritage Act 1993.
- Tourism & Economic Development
 - The Local Government (Mobile Food Vendors) Amendment Act 2017.
- Environment & Natural Resources
 - Native Vegetation Act 1991;
 - Natural Resources Management Act 2004;
 - Environment Protection Act 1993; and
- Environmental Health
 - Local Nuisance and Litter Control Act 2016;
 - Dog and Cat Management Act 1995;
 - South Australian Public Health Act 2011; and
 - Graffiti Control Act 2001.

5.2 Council By-laws

Council has established by-laws, under the Local Government Act, relevant to the management of community land as follows:

- By Law 1 Permits and Penalties;
- By Law 2 Local Government Land;
- By Law 4 Moveable Signs;
- By Law 5 Dogs; and
- By Law 6 Cats.

5.3 Council Policies

This CLMP must identify Council policies for the management of community land. Main policies include:

- 1.01 Customer Service;
- 1.03 Fund Raising - Charitable & Community Groups;
- 1.11 Waste and Recycling Collection;
- 1.26 Streets & Parks Tree Planting Maintenance;
- 1.27 Child Safe Environment;
- 1.25 Environmental;
- 1.34 Busking;
- 1.35 Asset Capitalisation;

- 1.45 Asset Management;
- 2.15 Public Consultation;
- 2.25 Contract/Tenders/Disposal of Assets;
- 2.34 Mobile Food Vendor Location Rules;

These plans and policies may be updated from time to time. Current copies of the above plans and policies can be found on Council's website at www.robe.sa.gov.au

Note: In the event of an inconsistency between the provision of an official plan or policy under another Act and the provisions of a management plan under the Local Government Act the provisions of the official plan or policy prevail to the extent of the inconsistency.

6. PROPOSALS FOR MANAGEMENT OF THE LAND

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

- To set aside, maintain and develop areas of the Land for use for horse training and exercise, airfield, cropping and recreational uses.
- To manage existing arrangements in place with the Commonwealth Government (represented by the Bureau of Meteorology), and enter into new arrangements as required, for the maintenance, repair, upgrade and use of weather monitoring equipment on the Land.
- To ensure the ongoing maintenance of the existing airstrip on the Land.
- To grant leases and/or licences for the continued use of existing aircraft hangars on the Land.
- To grant leases and/or licenses for new aircraft service facilities to be established and used on the Land.
- To grant leases and/or licences for new aircraft hangars to be established and used on the Land.
- To grant licences to hangar owners for the use of the airstrip located on the Land.
- To prepare a master plan for the airfield components of the Land that includes proposals for:
 - the development of public facilities for the airfield;
 - upgrades to airfield infrastructure and components; and
 - new hangar sites.

The Council may develop, or permit the development of, further infrastructure consistent with this CLMP and may remove or replace, or permit the removal or replacement of, infrastructure from time to time.

7. OBJECTIVES, TARGETS AND PERFORMANCE MEASURES

Objective	Performance Targets	How Performance will be Measured
To develop and make available areas of the Land for use for horse training and exercise, cropping and recreational uses.	Portions of the Land (as determined by the Council) are set aside, developed and maintained (as applicable) for use for horse training and exercise, cropping and recreational uses.	Inspections of the Land are undertaken not less than annually to confirm that portions of the Land have been set aside, and are fit for use, for horse training and exercise, cropping and recreational uses.
To maintain arrangements for weather monitoring equipment to be situated on the Land.	Existing arrangements with the Bureau of Meteorology are managed, replaced and/or extended as necessary.	Agreements with Bureau of Meteorology are reviewed at least bi-annually to determine their currency.
To grant and maintain leases and/or licences for the continued use of existing aircraft hangars and for new aircraft hangars on the Land on terms acceptable to the Council.	Written lease and/or licence agreements are in place for all aircraft hangars situated on the Land as at the date of adoption of this CLMP, all new leases and/or licence are in writing and all leases and licences are managed in accordance with their terms and conditions and good governance standards.	All lease and licence agreements are reviewed at least annually to confirm their currency and to verify tenant compliance with terms and conditions.
To ensure that an airstrip is maintained on the Land for use by hangar owners and visitors to the area.	The airstrip is maintained so that it is fit for use for hangar owners and visitors to the area.	Twice yearly inspections of the airstrip are undertaken to confirm if the airstrip is being maintained in accordance with applicable laws and standards.
To prepare a master plan for the airfield component of the Land that includes proposals for: <ul style="list-style-type: none"> • the development of public facilities for the airfield; • upgrades to airfield 	A master plan is prepared for the airfield component of the Land by May 2024.	A master plan has been prepared, public consultation has been undertaken in respect of it, and it has been adopted by the Council by June 2024.

Objective	Performance Targets	How Performance will be Measured
infrastructure and components; and <ul style="list-style-type: none"> • new hangar sites. 		

8. LEASES, LICENCES AND PERMITS

8.1 The Council may lease or licence all or part(s) of the Land for purposes consistent with the purposes and objectives stated in this CLMP (and such leases and licences will be deemed to be consistent with this CLMP for the purposes of sections 202(6) of the Local Government Act). Leases and licences may be granted for business purposes where those business purposes would, in the Council's opinion, further the Council's objectives for the management of the Land stated in this CLMP. Leases and Licences may be granted for the maximum period permitted by the Local Government Act.

8.2 In addition (and without limitation to the above paragraph 8.1), for the purposes of section 202(3)(a) of the Local Government Act, the grant by the Council of the following leases or licences for a term of 5 years or less are authorised by this CLMP (and do not require public consultation prior to their grant or issue):

- Any lease over land on which an aircraft hangar has been installed (with the Council's consent as landowner).
- Any lease for the establishment and use of a new aircraft hangar on portion of the Land.
- Licences for the use of the airstrip located on the Land.
- Any lease to the Commonwealth Government (represented by the Bureau of Meteorology) over portion of the Land on which a weather station exists or is established.
- Any licence for cropping portion(s) of the Land.
- Any licence for horse training activities.

8.3 Such leases and licences may allow for the erection of buildings or structures on the Land and may permit business use of the Land.

8.4 The Council may also grant permits under the Local Government Act or relevant council by-laws for short term access to and use of portion(s) of the Land or any building or structure on the Land, including for business use.

9. NOTES

9.1 The sequence of dot points and numbering within this CLMP does not infer any hierarchy or order of priority.

9.2 The Council retains absolute discretion to determine which areas of the Land are to be used for each of the purposes and objectives detailed in this CLMP.