District Council of
Loxton Waikerie

COMMUNITY LAND MANAGEMENT PLAN

As per Section 196 of the Local Government Act 1999

WHOLE OF LAND

CROWN RESERVE 5755 FOLIO 583

Table of Contents

Page

Property Identification 3
Waikerie Institute Floor Plan 4
Prelude 5
Purpose for Which the Land is Held 5
Objectives for the Management of the Land 5
Policies and Proposals for Management 6
Performance Targets 7
Means for Achieving Objectives and Targets 8
Review and Amendment 8
Related Legislation and Standards 9
Contact Details 9

Property Identification

Name of land

Waikerie Institute

Location

Lot 37 White Street, Waikerie SA 5330

Certificate of Title Reference

Crown Reserve 5755 Folio 583

Ownership

Crown Land under the care and control of the District Council of Loxton Waikerie

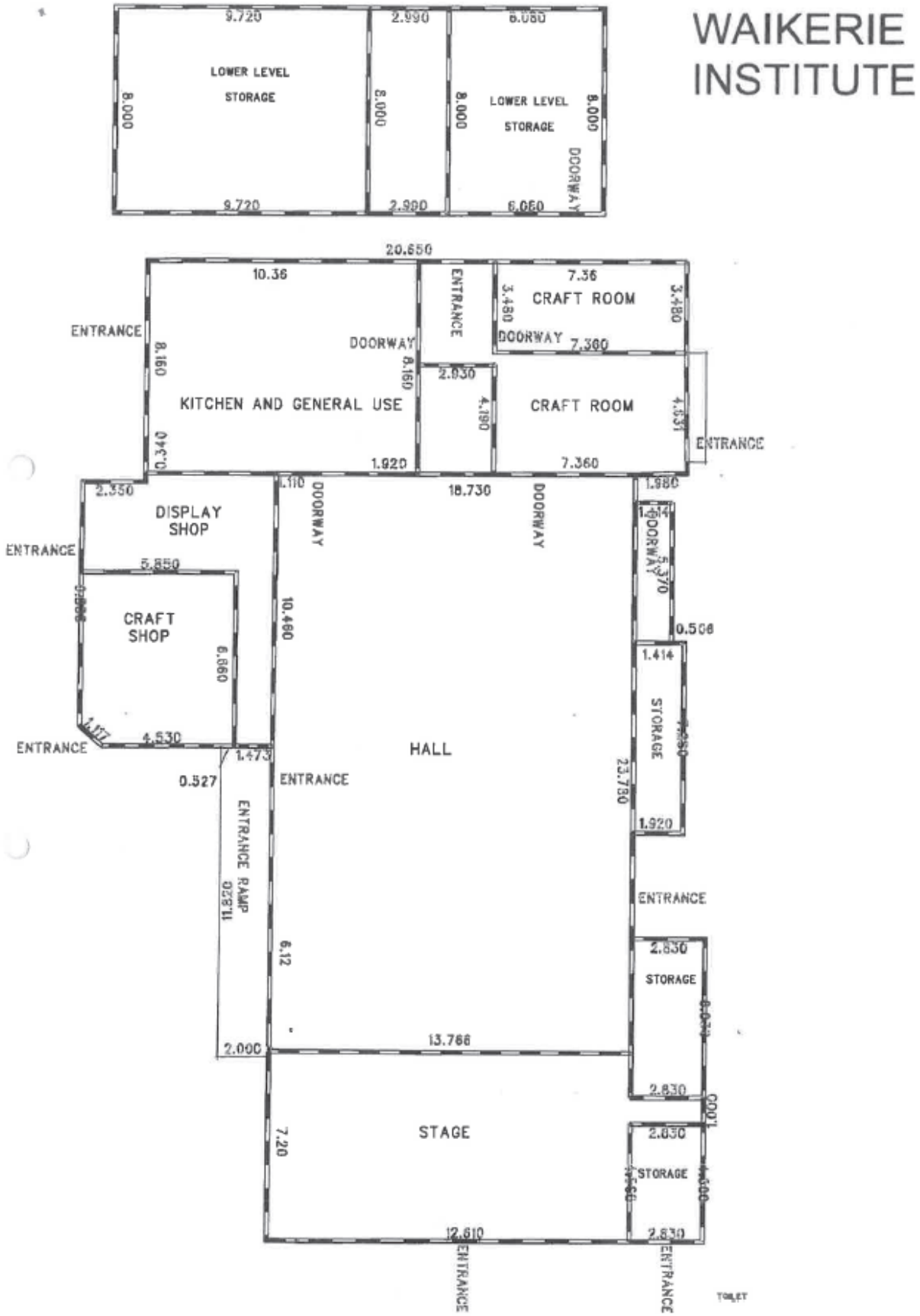
Land Classification

Community Land

Dedication/Purpose

Institute Library

Waikerie Institute Floor Plan



Prelude

The Waikerie Institute, Soldiers Memorial Hall was originally built in 1919 as a tribute to the soldiers who served during World War I and was completed in 1928. The hall features a spacious stage and polished wooden flooring and has long served as a central gathering place for the community. It continues to host a range of events including community concerts, the annual Waikerie Flower Show, and Waikerie Santa's Cave each December.

The Institute was also used by the local RSL (Returned and Services League) and includes memorials that honour the service and sacrifice of local men and women in times of war.

Two shops attached to the side of the Institute once housed the town Library and Savings Bank. These buildings now serve as home to Bauer Accounting and the Cobweb Art and Crafts, continuing the site's tradition as a space for community connection and creativity.

Purpose for Which the Land is Held

The land is held for the benefit of the community, specifically for:

- Hosting public and private community events (e.g., cultural celebrations, markets, festivals)
- Providing a venue for education, training, and community meetings
- Supporting recreational and social programs for residents
- Encouraging cultural expression and community participation

Objectives for the Management of the Land

- Ensure equitable, transparent, and accountable leasing and licensing arrangements that support community benefit and are consistent with the land's designated purpose
- Maintain the land and facilities in a safe, accessible, and functional condition
- Support diverse and inclusive community use
- Protect environmental values and promote sustainability
- Facilitate partnerships with community organisations and local businesses
- Ensure legal compliance and good governance in all activities
- To preserve the cultural, historical, and environmental values of the site
- To comply with applicable health, safety, environmental and heritage requirements

Policies and Proposals for Management

Maintenance

- Implement a scheduled maintenance and inspection program to ensure all facilities, infrastructure, and open spaces are safe and clean
- All efforts will be made to keep buildings and infrastructure in repair, as far as budget availability allows
- Allocate maintenance funding based on need, urgency, and available resources
- Emergency repairs will be actioned promptly

Permitted Uses

- Use of the facility for formal and informal learning, including workshops, training programs, seminars, and courses.
- Community education in areas such as health, arts, sustainability, languages, and technology.
- Hosting of exhibitions, cultural events, performances, and public talks that promote community enrichment and cultural expression.
- Use of the premises by community organisations and not-for-profit groups for activities aligned with the educational and social purpose of the site.
- Use of indoor spaces for community events, including civic ceremonies, public forums, festivals, small-scale markets, and celebrations.
- Hire of the venue for private functions such as weddings, receptions, conferences, and other events, provided such uses are consistent with the character and purpose of the land and do not interfere with its primary community function.
- Provision of space for meetings, planning sessions, and collaborative work by local groups, educational institutions, and government agencies.
- Use of rooms and common areas for community support services and informal gatherings.
- Use of parts of the building for administrative purposes related to the institute's programs and events.
- Routine maintenance, upgrades, and minor capital works to ensure the facility remains safe, accessible, and fit for purpose.

Restricted Uses

- Activities that conflict with the designated community purpose of the land—such as industrial operations, private storage, or activities posing environmental or safety risks—are prohibited.

- Events that involve excessive noise, alcohol without permits, or restricted substances may require additional approvals or may be denied.

Leases, Licences and Permits

- Leases and licences will be managed in accordance with the Local Government Act 1999 (SA)
- Prioritising community benefit
- Proposals must demonstrate alignment with the land's designated purpose.
- All agreements will be documented, time-bound, and subject to review
- Long-term leases (>5 years) will require public consultation
- Community land may be leased to commercial businesses, including Bauer Accounting and The Cobweb Association, where the use aligns with community objectives, complies with relevant legislation, and provides a benefit to the local area without unreasonably limiting public access.
- Short-term permits issued upon application

Preservation of Heritage

- Any features of historical, Aboriginal, or cultural heritage significance will be identified, preserved, and protected.
- Alterations or developments must not compromise heritage values and will require heritage assessments when necessary.

Performance Targets

Maintenance	Target	Method of Measurement
Increase community engagement	Annual increase in community event bookings or attendance	Compare year-on-year data from event booking logs and attendance records
Maintain infrastructure standards	100% of scheduled inspections and repairs completed on time	Review maintenance logs, inspection checklists, and contractor reports
Improve environmental outcomes	Reduction in energy use by 2028	Track utility bills annually; audit recycling practices
Financial sustainability	Recover 30% of maintenance costs via leases and event fees	Compare income from lease/license agreements and bookings to total maintenance costs
Community satisfaction	Positive rating in annual user feedback surveys	Conduct and analyse results from structured annual

		community satisfaction surveys
Responsible lease/licence management	100% of leases/licences compliant with statutory requirements	Audit lease and license files annually for compliance with the Local Government Act

Means for Achieving Objectives and Targets

- Establishing a dedicated facility and grounds management team or committee
- Offering capacity-building support to community users
- Applying for grants from the SA Department for Infrastructure and Transport, Office for Recreation, Sport and Racing, and Green Adelaide
- Promoting the facility via local networks and media
- Encouraging co-use and shared resources among multiple community groups

Review and Amendment

This Plan will be reviewed every 5 years or earlier if required due to legislative change or operational need. Public consultation will be undertaken in accordance with Section 197 of the Local Government Act 1999 for significant changes.

Related Legislation and Standards

- **Local Government Act 1999 (SA)**
- **Planning, Development and Infrastructure Act 2016 (SA)**
- **Work Health and Safety Act 2012 (SA)**
- **Disability Discrimination Act 1992 (Cth)**
- **Environment Protection Act 1993 (SA)**
- **Building Code of Australia / National Construction Code**
- **Heritage Places Act 1993 (SA)**

Contact Details

Council Name

District Council of Loxton Waikerie

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