

Community Land Management Plan (Business Premises)

Normanville Jetty Holiday Park

Commonly known name (if any) and street address

Jetty Caravan Park, 34 Jetty Road, Normanville (Council Reference 21)

Ownership

District Council of Yankalilla

Certificate of Title Volume 5775 Folio 537, Allotments 114-117 in Filed Plan 171412

Certificate of Title Volume 5775 Folio 538, Portion Allotment 367 in Deposited Plan 3670

Certificate of Title Volume 5815 Folio 96, Portion Allotment 120 in Deposited Plan 1401

Certificate of Title Volume 6219 Folio 142, Portion Allotment 40 in Deposited Plan 119735

Certificate of Title Volume 6241 Folio 769, Portion Section 430 in Hundred 151100

The Community Land Register found on Council's website provides further information about the parcels this management plan relates to.

Trust, Dedication or Restriction

State Heritage Place No. 14041 for Normanville Coastal Dunes Geological Site – First Additional Area

Certificate of Title Volume 5775 Folio 537 – Allotment 14 only

Lease/Licence

Council may grant or renew leases and/or licences where the agreements are consistent with the uses and purposes included in this Community Land Management Plan and support the operational needs of Council.

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 CLMP may be granted by Council in accordance with Section 202(3) of the LG Act. Where a lease or 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 of the LG Act.

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

If any proposal to grant a lease and/or licence is not consistent with this CLMP, the CLMP must be amended in accordance with Section 198 of the LG Act.

Purpose for which the land is held

The current purpose is to operate as a caravan park and camping ground for use by the public on a fee for service basis.

A management plan is required because

The land is to be occupied under a lease or licence (Section 196 (1)b of the LG Act). The land has been specifically modified for the benefit and/or enjoyment of the community (Section 196 (1)c of the LG Act).

Aerial Photo

The following map shows the outline of the Normanville Jetty Caravan Park title boundaries, please note that Allotment 367 is also part of the Coastal Reserves Management Plan for its western section bordering the coast.



Relevant Council Planning Documents and Policies

- Annual Business Plan and Budget
- Infrastructure Asset Management Plan Buildings
- Infrastructure Asset Management Plan Recreation
- Parks & Reserves Maintenance Standards
- Southern Fleurieu Coastal Action Plan
- Stormwater Infrastructure Asset Management Plan
- Transport Asset Management Plan
- Strategic Plan

(In the event of an inconsistency between the provisions 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 will prevail to the extent of the inconsistency.)

Policies, proposals and objectives relating to the land are detailed below:

Objectives

1. To provide caravan park and camping ground infrastructure, which may include, but is not limited to ensuite sites, powered sites, movable dwellings, storage sheds, camping sites, ablution blocks, bunk house and camp kitchen.
2. To provide administrative infrastructure including an office and on-site residence for manager.
3. To provide lawned/landscaped areas to be used by the community for passive recreation activities and add to the aesthetic appeal of the property.
4. To provide reserve infrastructure, which may include bins, seating, barbecues, signage, lighting, monuments, shelters etc for the benefit of visitors.
5. To provide a playground to be used by children.
6. It may be appropriate to utilise a portion of the site for SA Water CWMS Infrastructure and Stormwater management purposes.

Proposals

1. To establish a management licence for the overall management of the caravan park.
2. To provide licences to recreation groups where appropriate for storage purposes.

Policies

1. Reserve has been identified as Class 1 under the Parks & Reserves Maintenance Standards.
2. Management of Allotment 14 in Certificate of Title Volume 5775 Folio 537 must be in accordance with the State Heritage listing for the Normanville Coastal Dunes which are recognised as one of the last major relics of coastal dunes along the east coast of Gulf St Vincent. (All parcels subject to the State Heritage listing are noted in the Community Land Register.)

Performance Targets and Performance Measures

Target 1

To ensure the caravan park camping ground is maintained to a reasonable standard and appearance.

Measure

Weekly inspections in accordance with the Parks & Reserves Maintenance Standards.

Target 2

Develop and maintain an appropriate management licence agreement for the overall management of the caravan park.

Measure

Periodical review of management agreement to ensure terms and conditions are met.

Target 3

To ensure the playground equipment is maintained and fit for purpose in accordance with the Parks & Reserves Maintenance Standards.

Measure

Parks and Reserves are inspected weekly with detailed playground inspections carried out monthly.

Target 4

Where CWMS Infrastructure has been installed, ensure location and installation has resulted in minimal impact on land use.

Measure

Inspection of infrastructure to ensure location meets requirements.

Target 5

To ensure any licences in place set out the responsibilities of each party.

Measure

Periodical review of licence to ensure terms and conditions are met.

Target 6

Management of land in the Normanville Coastal Dunes performed in accordance with the State Heritage listing.

Measure

Regular inspections by Council staff in accordance with the Heritage Listing.

