



Community Land Management Plan – Bowden Village Reserve

Name and Address of Property	Bowden Village Reserve - Fourth Street BOWDEN
Ownership	City of Charles Sturt
Legal Description	Lot 400 in DP 112982 (Certificate of Title Vol 6183 Fol 369)
Location	Bordering Fourth Street, Gibson Street and Third Street BOWDEN
Trust, Dedication or Restriction	Nil
Open Space Category	Regional
Open Space Types	Recreation Park
Endorsed by Council	
Relevant Policies/By Laws (no order of priority is intended)	Environmental Sustainability Policy Memorials Policy Path Policy Play Space Policy Public Art Policy Public Environment – Smoke Free Policy Public Open Space Water Consumption Policy Tree and Landscape Policy Telecommunication and Electricity Infrastructure on Council Land Policy Use of Council Land for Fireworks Policy Use of Public Reserves for Commercial Fitness Activities Policy. Council By-Law No. 1 – Permits and Penalties Council By-Law No. 3 – Local Government Land Council By-Law No. 5 – Dogs and Cats

General description of the land

Bowden Village Reserve is a vibrant meeting place addressing the varied cultural and recreational needs of the community. It attracts visitors from within the local community, greater Adelaide, interstate and overseas due to its prominent inner suburban location and proximity to the City. Bowden Village Reserve is identified in the 'Site Map' of this Community Land Management Plan. The Reserve is identified to serve the community as Regional Open Space Hierarchy and Recreation Park Open Space Type (except for any part of the land, where relevant, that is subject to any lease/licence as granted by Council in accordance with Section 202 of the Local Government Act). Open space hierarchy and open space types are explained in [Community Land Management Plans – An introduction](#).

Purpose for which the land is held

The Council holds this land for the primary purpose of providing an open space area, recreation facilities and services from those spaces and facilities to be used by the community and for complementary commercial business purposes. The Council also holds these lands for secondary purposes associated with addressing environmental, urban design, heritage and stormwater management needs (in no particular order of precedence).



Lease or Licence Permissions

Council may grant or renew leases and/or licences over any part or parts of the Reserve.

Any lease or licence granted or proposed to be granted must be consistent with the uses and purposes for which the Council holds the Reserve, and its objectives for the Reserve, as outlined in this Community Land Management Plan. They may be issued to various recreation, business, social or community clubs or groups and commercial enterprises for the use of open space within the Reserve whose activities cater for the local or broader community.

The Council may grant leases and licences of any length, and on any terms, to organisations established for recreation, social, commercial and/or community purposes over any land to which this Community Land Management Plan relates.

Council may issue a permit to allow access over the Reserve or to allow for an activity of a short-term nature. Uses of land prohibited by Council by laws without approval may be approved in relation the Reserve.

Council may issue an authorisation for commercial activities under Section 200 of the Local Government Act 1999. Authorised activities must be consistent with the purposes for which the Reserve is held. Approvals may be given on conditions the Council considers appropriate.

An example of activities Council considers relevant to the purposes of the Reserve when considering lease, licence or permit requests are (without limitation)

- Artistic, cultural and community events that support a diversity of community interests and pursuits.
- Passive recreational activities and/or services catering to all ages and cultural groups.
- Licenced outdoor dining activities in areas immediately adjacent Plants 3 and 4 and construction of private assets on the Reserve to support the outdoor dining activities (prescribed area shown in yellow of the Site Map).
- Fundraising, educational and community awareness events that support cultural diversity, health, fitness and general community wellbeing.

Permits, licences or easements may be granted by Council to public service provider authorities, within delegations of a relevant Act, for the purposes of provision of electricity, gas, water, internet and telecommunications services (except for above ground telecommunications towers).



Management Objectives for the land (in no order of precedence)

- To provide a vibrant and interesting open space area for formal and informal recreational and cultural activities and/or opportunities for use by the local and broader community.
- To support and encourage activation of the space by community groups, commercial businesses and others to provide the community a broad and diverse range of opportunities for cultural, passive recreational, dining and artistic experiences.
- To permit the encroachment of private assets within a prescribed area of the Reserve (shaded yellow areas of the Site Map) to support licenced outdoor dining activities.
- To address specific environmental, heritage and urban design objectives.

Proposal for managing the land

The management of Bowden Village Reserve is to be consistent with the descriptions and guiding principles for use and development identified in Regional Open Space Hierarchy and Recreation Park Open Space Type described in [Community Land Management Plans – An introduction](#).

Performance Targets and Measures for the land

The performance targets and measures for Bowden Village Reserve are outlined below. They do not indicate an order of hierarchy of priority.

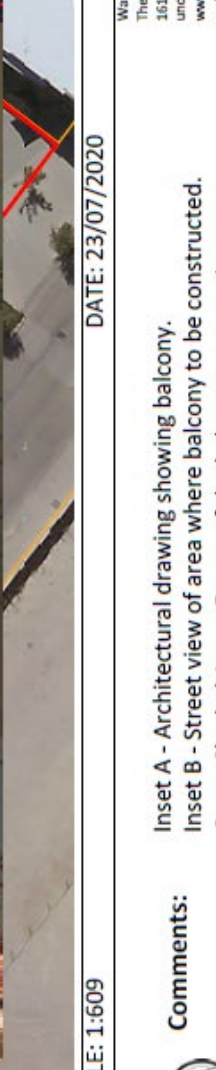
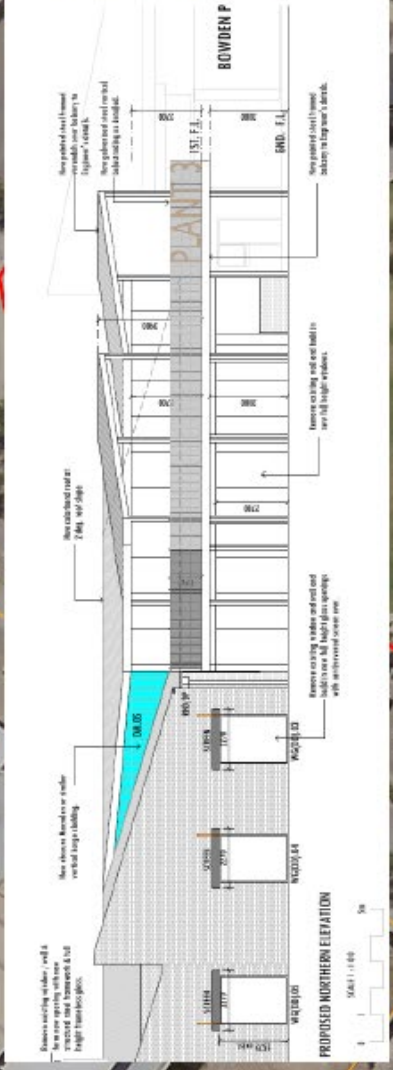
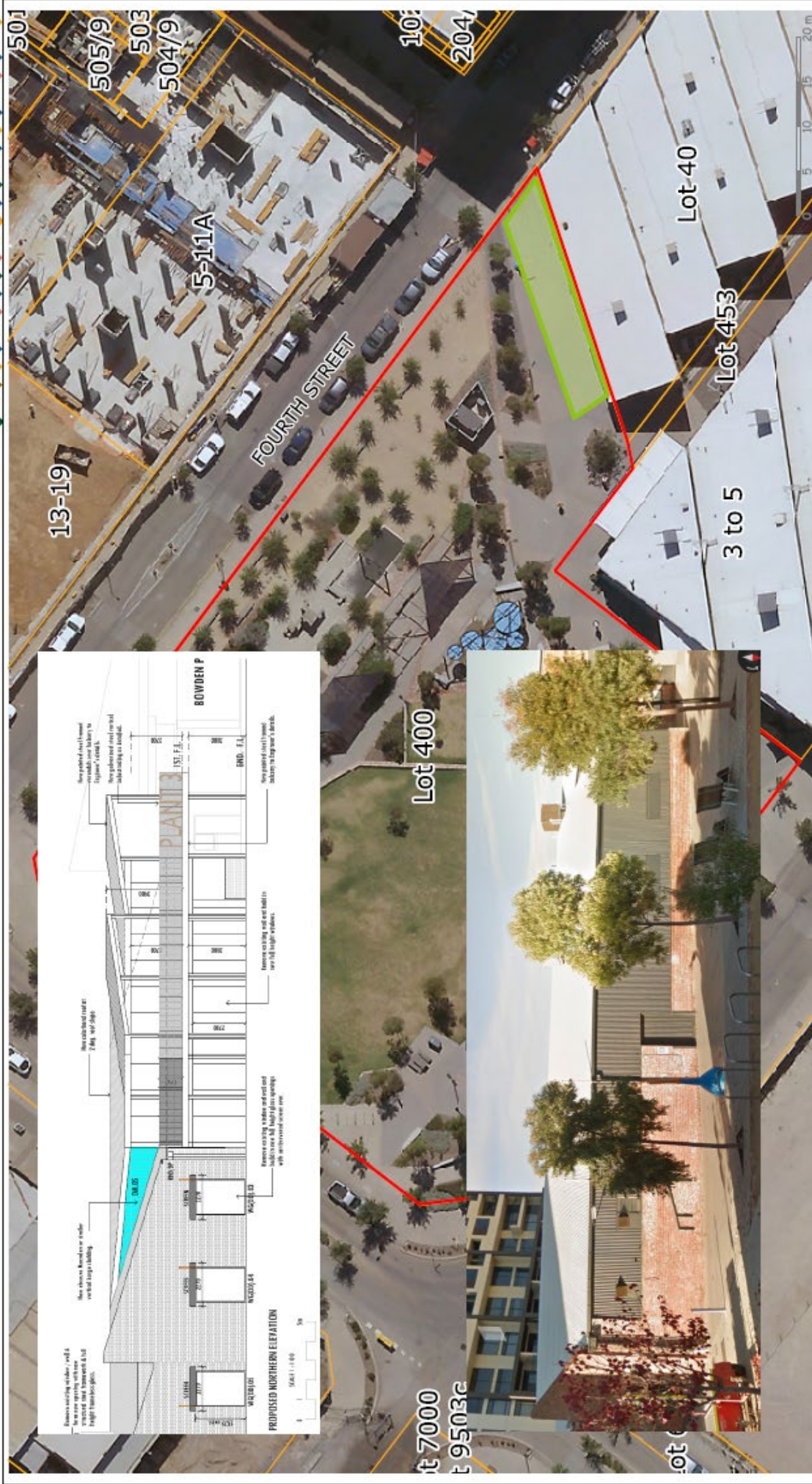
Performance Targets	Performance Targets
To develop and pursue opportunities for optimal/shared use of open space to accommodate a diversity of community, commercial, recreational and cultural uses.	Increased diverse usage of the open space areas as measured by an audit of Council’s issued permit approvals and licences granted and shown in Community Land Lease/Licence Register.
To develop, construct and pursue increased usage of the open space facilities (Council owned and privately owned) that supports community, commercial, recreational and cultural uses (including but not limited to facilities such as seating, shade, shelter, water play area, lighting, paths, amenities, art works and cultural heritage references etc.).	Increased customer satisfaction with, and usage of, open space facilities as measured by and audit of Council’s customer feedback platforms and customer surveys as conducted from time to time.
Renew/upgrade landscaped areas, assets, recreational facilities and associated infrastructure as outlined in the relevant Asset Management Plan.	Completed upgrade/renewal works reported to Council and AMS Committee in quarterly reports.
Provide a safe environment for visitors and users of the Reserve.	Reduction in security incidents reported to Council as measured by an audit of Council’s customer

feedback platforms as conducted from time to time.

Site Map



View of Balcony over Bowden Village Reserve



SCALE: 1:609

DATE: 23/07/2020

AUTHOR: Donna Moore



Comments:

- Inset A - Architectural drawing showing balcony.
- Inset B - Street view of area where balcony to be constructed.
- Green Shaded Area - Extent of the balcony construction.

Warning:

The data displayed is intended as a guide only, and must not be relied upon. The City of Charles Sturt ABN 42 124 960 161 offers no assurance the data displayed is complete, accurate or up-to-date. For information on any additional services underground, you are encouraged to contact Dial Before You Dig by telephone 1100 (free call) or via its website at www.1100.com.au. If a visitor finds an error in the displayed data, please contact the Council's Asset Information Team on (08) 9408 1111 or at council@charlessturt.sa.gov.au. Data displayed may be subject to copyright, and its copying or use regulated by the Copyright Act 1968 (Cwth).

