

## THE BAROSSA COUNCIL'S COMMUNITY LAND REGISTER MANAGEMENT PLAN 8 – TALUNGA VILLAGE

*This Community Land Management Plan identifies objectives, and performance targets and measures for the management of The Barossa Council's Talunga Village, Melrose Street, Mount Pleasant [Certificate of Title Volume 5690 Folio 30, DP246, Allotments 7 and 8].*

*The land is available for the provision of aged care facilities for use by elderly members of the community subject to a Management Agreement between The Barossa Council and the Barossa and Districts Housing Association Inc and Lutheran Community Housing Support Unit Inc.*

<b>MANAGEMENT ISSUES</b>	<b>OBJECTIVES, POLICIES AND PROPOSALS</b>	<b>PERFORMANCE TARGETS</b>	<b>PERFORMANCE MEASURES</b>
<i>Retirement Village/ Aged care Facilities</i>	Provision of a Retirement Village to be operated by an appropriately qualified entity to ensure it provides the highest possible benefit to the community.	To ensure the Retirement Village or other aged care facility is properly managed and is maintained in a reasonable manner.	Regular review of management agreements and inspection of facilities to ensure the terms and conditions of the agreement are being met.
<i>Parking Areas</i>	Provision of parking areas for use by occupants of the facilities and visitors.	To ensure that established designated parking areas can be accessed and utilised by all occupants and visitors and are in a reasonable condition.	Regular inspection and maintenance of parking areas in conjunction with an ongoing inspection process.
<i>Driveways</i>	Provision of driveways throughout the property for use by vehicles.	To ensure all driveways are easily accessible by vehicles and are in reasonable condition.	Regular inspection and maintenance of driveway areas in conjunction with an ongoing inspection process.
<i>Reserve Infrastructure</i>	To provide reserve infrastructure which may include but is not limited to shelters, bins, benches, signage, lighting, monuments etc for the benefit of members of the public.	To ensure the infrastructure is in reasonable condition, can be utilised adequately by occupants and does not pose a safety hazard.	Regular inspection and maintenance of infrastructure in conjunction with an ongoing inspection process.
<i>Fencing</i>	Maintain fencing throughout and around the perimeter of the property to bound the site from adjoining land and road frontages.	To ensure all existing fencing is maintained to a reasonable standard.	Regular inspection and maintenance of fencing in conjunction with an ongoing inspection process.

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		To maintain the fencing surrounds and prohibit unsightly overgrowth and weeds against the fencing.	Regular inspection of the perimeter fencing and treatment/removal of any overgrowth and/or weeds at the base of the fencing.
<i>Landscape Character</i>	To maintain existing lawned areas to be used by patrons of the property and provide lawned and landscaped areas to add to the appeal of the property.	To ensure lawned and landscaped areas are maintained to a reasonable standard / appearance. This maintenance will involve the removal and control of weeds, watering, mowing and other ongoing general maintenance along with the planting of new trees / shrubs where required.	Regular inspection and maintenance of the property by Council Staff as part of an ongoing maintenance schedule and to identify any issues for rectification.
<i>Leases/Licences</i>	To allow the lease/licence of the whole of or any part of the land and improvements to lessees/licensees as deemed appropriate by Council.	To negotiate adequate lease/licence agreements to appropriate people/ organisations to ensure the greatest benefit is offered to the community.	Maintenance and regular update of a lease/licence register.
		To ensure any lessees/licensees meet the terms and conditions of the agreement.	Periodical reviews of lease/licence arrangements to ensure terms and conditions are being met.
<i>Permits</i>	To allow Council to provide permits so that the land or portion of the land may be used by specified permit holders.	To monitor the issue of permits to members of the community so that fair use of the facilities is achieved.	Keep Council records of permits issued and monitor use.

*The Barossa Council*