CITY OF
TEA TREE GULLY
Naturally Better

Community Land Management Plan

Greenwith Sports Park

Amendments

Description of proposed amendment	Adopted for community engagement	Adopted by Council	Public notice

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1. Introduction

A Community Land Management Plan (CLMP) is a document that is prepared in consultation with the community within a Council area. CLMPs provide the framework and direction for the use of community land that is identified in a specific plan as well as the restrictions and limitations.

An 'Activity Category' is attached to each site and this identifies the intended activity or dominant activity on the land. The activity categories guide how the land is managed and the types of facilities and infrastructure that may be on the land. Activity categories are described in Appendix 2.

Community land is categorised using the same open space classifications that are in Council's Open Space Policy and describe the function and purpose of open space.

There are six (6) types of CLMPs:

- Sporting and Community
- Major Parks
- Minor Parks
- Natural Areas
- Cultural and Heritage Areas
- Tree Screens

A register of CLMPs is available on Council's website.

2. Definition of Community Land

Under the *Local Government Act 1999*, Local Government land is defined as land owned by a council or under a council's care, control and management. 'Land' defined by the *Local Government Act 1999* (Section 4(1) – Interpretation) includes any building, structure or improvement on the land including land covered by water.

All local government land (except roads) is classified as community land unless excluded by a formal resolution of Council, eg at the time of acquisition. Council may revoke the community land classification by a Council resolution with the revocation requiring the approval of the relevant Minister.

3. Requirement for a Community Land Management Plan

The *Local Government Act 1999* requires Council to have a CLMP for the land to which this document relates because:

- the land has, or is to be, specifically modified for the benefit or enjoyment of the community and
- some of the land listed in this CLMP has been, is, or is to be, occupied under a lease or licence.

4. Community Land Management Plan – Greenwith Sports Park

Name of Property	Greenwith Sports Park
Address/Location	Lot 511 The Golden Way Greenwith
Aerial Map Index/Link	Appendix 1
Legal Description	Allotment 511, DP76200 in CT6018/720 Allotment 100, DP37537 in CT5176/454
Ownership	City of Tea Tree Gully
Total Area of land	7.53 hectares
Lease or licence and actual land	See Item 4.3
Trust, Dedication or Restriction	Reserve
Open Space Hierarchy (catchment)[1]	District
Open Space Classification[2]	Sports Area
Category[3]	Active Recreation
Endorsed by Council	28 November 2023
Review Period	As required
CM Record Number	D24/16924

4.1 General description of the land

Greenwith Sports Parks consists of a single land parcel that makes up the site and is predominantly used for active and passive recreation. The site includes supporting infrastructure such as floodlights, sportsfield, ovals, goal posts and tennis courts. A playground, pedestrian bridges, signage, bins, irrigated green spaces and reserve furniture such as park benches, barbeque, picnic table provide opportunity for passive recreation.

Other elements within Greenwith Sports Park include a community centre, landscaping, drainage swale, wetlands, water pumping facility, a tank and bore.

Greenwith Sports Park is a District level reserve with a catchment that has the potential to benefit or draw people from within a 2 – 5 kilometre catchment.

4.2 Purpose for which the land is held

Section 7 of the Local Government Act 1999 requires Council to provide services and facilities that benefit its area, its ratepayers, residents and visitors to its area, including (but not limited to) recreational facilities.

[1] See Council's Open Space Policy
[2] See Council's Open Space Policy
[3] See Appendix 2 – Category Description

There is a joint use agreement between Council, Minister of Education (Greenwith Primary School) and the Catholic Church Endowment Society (Our Lady of Hope School) for ongoing use of the ovals, tennis courts and the community centre.

4.3 Permits, Licences, Leases and Casual Hire

Council may grant a lease or licence for the whole or any part of the land. There are no lease agreements in place.

Casual hire of the reserve may be arranged by contacting Council on 8397 7444. The Council currently grants a land-use seasonal permits for football, cricket and netball to:

- The Eagles American Football Club
- Norwood Football Club
- Golden Grove Football Club
- Modbury Hawks Netball Club
- other user groups hire for set times, in the recreation building such as Calisthenics Club, Karate and Taekwondo Clubs, Playgroups and Children and Adult Dance Classes.

4.4 Objectives for the land

Council's key objectives for the management of Greenwith Sports Park are to provide:

- safe open space areas and facilities that encourage participation in sporting, community and recreation activities;
- infrastructure to support sporting, community and recreation activities;

and for these facilities to be utilised to their maximum potential, which may include shared use by the community and clubs.

The infrastructure for Greenwith Sports Park is set out in Item 5 – Performance Targets and Measures.

The granting of a lease, licence or permit formalises the use of community land and/or facilities and the land will be managed in accordance with the relevant lease, licence, joint use agreement or permit.

4.5 Relevant Council Policies

The management and development of Greenwith Sports Park must have regard to Council's policies and procedures (as published from time to time), that are relevant to the land, including (listed in alphabetical order and not in order of priority or importance):

- Asset Management Policy
- Boundary Fence Management Policy
- Cat Management Policy
- Community Engagement Public Consultation Policy
- Disposal of Land and Assets and Acquisition of Land Policy
- Drone Policy
- Easements Management Policy
- Emergency Management Policy
- General Complaints Policy
- Leases and Licenses to Sporting and Community Organisations Policy
- Liquor Licence Application Management Policy
- Open Space Policy
- Pest Plant and Animal Control Policy
- Public Art Policy
- Public Lighting Policy
- Public Toilets Policy
- Recycled Water Management Policy
- Sponsorship Policy
- Sports Field Floodlighting Policy
- Risk Management Policy
- Tree Management Policy
- Unsolicited Proposals Policy

4.6 Public Consultation

Council may only adopt or amend a Community Land Management Plan after following the steps set out in its public consultation policy.

Council acknowledges that it has complied with the requirements of Sections 50 and 197 of the *Local Government Act 1999* which sets out the requirements for councils to prepare and adopt public consultation policies and the relationship with CLMPs.

4.7 Legislative Requirements

This CLMP has considered the relevant state government and City of Tea Tree Gully plans, policies and legislation about the conservation, development and use of the land that falls within this CLMP. Where relevant these will be considered when contemplating management and future development of Greenwith Sports Park.

4.8 Performance Appraisal

Council will measure its management of the land in the following ways (in no particular order or priority):

- Council undertakes community consultation in relation to the purpose and use of the land and for any proposed significant changes to this Plan, in accordance with its Community Engagement (Public Consultation) Policy.

- The community has the opportunity to interact directly with Council via Council's website to request maintenance on this reserve. The request can be monitored by the community member.
- Scheduled maintenance and inspections will be aligned with Council Maintenance Service Levels.
- Asset management models are used to assist with planning for the maintenance and replacement life of all assets.

4.9 Development

As required by the *Local Government Act 1999*, the community will be engaged where there is likely to be a significant impact on the interests of the community or where a proposal may be inconsistent with this CLMP.

Subject to compliance with the requirements of all relevant legislation the Council may seek to sell, dispose of or alienate this land from community use in line with the provisions of the *Local Government Act 1999*.

The Council may during the life of this CLMP grant leases, licences and permits and casual hire over the whole or portion of the land by the erection of buildings, structures or other improvements to enhance or provide benefit to the community.

Council renews and upgrades assets with consideration for the needs of existing and future communities and incorporates universal design where possible.

Future development will be subject to budget considerations.

5. Performance targets and measures

Performance targets and performance measures relating to the objectives for the provision and maintenance of infrastructure and other elements for Greenwith Sports Park are summarised in the following table (in alphabetical order and not in order of priority or importance).

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.1	Buildings include but are not limited to Amenities Buildings, Community Centres, Clubrooms, Indoor Training Facility, Sheds, Toilets.	Council manages and maintains the buildings in accordance with the Joint Use Agreement with the Minister for Education and Catholic Church Endowment Society Incorporated. Community buildings are safe, well maintained and available for use by the community and community groups.	Building inspections are undertaken in line with the Minister's Specification SA76 (for essential safety) and Council's Asset Management Plan.
5.2	Carparks include but are not limited to formal and informal, lined, concrete, dolomite, asphalt surfaces and traffic management devices.	Carparks are fit for purpose, safe to use by the community and accessible during all weather conditions.	Carparks are inspected as required with maintenance or renewal requirements identified and scheduled in works programs.
5.3	Fencing includes but is not limited to fencing set out in Council's Fencing Type Specification.	Fencing for which Council is responsible is structurally sound and fit for purpose.	Fences will be inspected as required and maintained in accordance with relevant Australian Standards.
5.4	General lighting	Lighting is provided to ensure safe movement for pedestrians and vehicles around the park and open space, and to and from buildings.	Maintenance is undertaken to ensure lighting complies with Australian Standards.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.5	Landscaped areas include but not limited to irrigated garden beds, grassed areas, non-irrigated gardens and plantings.	Landscaped areas are provided and maintained in line with the Open Space Quality Standards within Council's Open Space Policy.	Council will regularly inspect landscaped areas during the scheduled maintenance program and undertake maintenance identified during these inspections as required.
5.6	Open Space Furniture includes but is not limited to signage, seats, bollards, bins, drinking fountains, picnic tables, BBQs, bike racks, fitness equipment, pedestrian lighting, monuments.	Open Space furniture is fit for purpose, safe to use by the community and encourages usage.	Open Space furniture will be inspected on an annual basis and maintained in accordance with relevant Australian Standards. Identified maintenance issues are addressed in order of priority for safety and function.
5.7	Paths include but not limited to dolomite, concrete, pavers, recycled bitumen, blocks or bricks, stepping stones and may be formal or informal.	Paths are provided to ensure safe, accessible and convenient movement for pedestrians around the park, open space, to and from buildings.	Council monitors the condition of paths and attends to reported defects in accordance with its Customer Service standards.
5.8	Pedestrian Bridge	Bridges are maintained to ensure the safety of pedestrians.	Hand rails, decking timber and other elements such as abutments etc are inspected on a regular basis and defects are attended to as soon as possible.
5.9	Permits	Seasonal permits are granted for uses that are consistent with the objectives of the land.	Regular reviews conducted to ensure compliance with permit conditions.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.10	Playground	The playground provides opportunities for safe, interactive play and may include inclusive or accessible play elements. Where accessible play elements are provided, accessible pathways, materials, car parking and amenities will be considered. Development and maintenance of playgrounds is carried out in accordance with Council's Playground Guide.	Playgrounds are maintained in line with all relevant Australian Standards, principally AS 4685 and AS 4422. Non-conformance will inform priority of corrective actions and addressed according to risk assessment. Playgrounds are cleaned as required.
5.11	Shade structures including but not limited to shade sails, shelters, gazebos, coach boxes, team shelters.	Structures are safe, well maintained and available for use by the community and community groups	Shade structures inspections are undertaken in line with Council's *Leases and Licences to Sporting & Community Organisations Policy,* the Minister's Specification SA76 (for essential safety) and Council's Asset Management Plan.
5.12	Sports Courts, including but not limited to tennis, basketball, netball, cricket pitch and sports goals.	Court surfaces and cricket pitch are maintained and managed by Council and are fit for purpose with goal posts, nets and seating areas where relevant.	Courts are available for use in accordance with the terms of lease agreement. Maintenance is carried out as required.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.13	Sports lighting	Sports lighting infrastructure illuminates pathways, sporting fields and nearby equipment to ensure these areas are safe and fit for purpose.	Maintenance and repair work is undertaken to maintain flood lights in accordance with Australian Standards
5.14	Sporting Ovals	The turf and associated infrastructure are provided and maintained in line with the Open Space Quality Standards within Council's Open Space Policy.	Council will regularly inspect the condition of the oval and associated infrastructure and undertake maintenance and renewal works as required.
5.15	Stormwater infrastructure	Stormwater management elements are managed with consideration for amenity and recreational facilities.	Stormwater infrastructure is maintained in accordance with Stormwater Asset Management Plans for the relevant catchment.
5.16	Water Storage Tank	Storage tank forms part of the irrigation network at Greenwith Sports Park and supplements irrigation to the ovals.	The storage tank/s and pumping infrastructure is/are inspected regularly to ensure fit for purpose. Water quality at Greenwith Sports Park storage tank is monitored regularly to evaluate salinity and other factors.
5.17	Wetlands	Wetlands maintain or improve water quality by transforming and retaining nutrients and sediments from run-off which would otherwise flow into local creeks.	The following activities are carried out as required: • Silt Removal • Reed monitoring and control such as pruning or removal

Item no.	Infrastructure and other elements	Performance targets	Performance measures
		Wetlands provide valuable habitat for local wildlife including aquatic and small bird species that utilise vegetation in the water bodies and surrounding vegetation. Wetland biodiversity provides ecosystem services such as purification of water, breakdown of wastes and pest management as well as mental health and wellbeing benefits to the community.	• Surrounding vegetation management • Cleaning of trashbags • Water quality testing • Weed control • Wildlife monitoring

6. Appendix 1 - Aerial map

7. Appendix 2 – Category Description

The City of Tea Tree Gully CLMPs contain a category for each parcel of community land listed. The categories assist to readily identify the dominant activity or function and/or the intended activity for the land. Description of the categories is below:

Category for dominant activity/function or purpose (label to be included in CLMP)	**Description/Characteristics - Parcels that:**
Active Recreation	Include a playground, kick about area, irrigated grassed area, toilets, BBQs. May include a formal or informal carpark. Suitable for structured and unstructured recreation and physical activity.
Cemeteries	Are specifically designated as burial grounds containing graves, headstones, urns and other elements to commemorate deceased human beings.
Kaurna culture	Are sites that contain significant and important cultural history for the Kaurna people.
Linear Park	Include portions of the regional open space corridor linking the Adelaide foothills to the coast with access to a range of recreational experiences (River Torrens Linear Park) Include the corridor of open space located alongside the O'Bahn Busway linking the CBD with the City of Tea Tree Gully.
Linkage	Create a relatively short link via a formal or informal pedestrian path between two or more cul-de-sacs or roads or between two or more Council facilities.
Local Heritage Place State Heritage Place	Contain a building, element or place that is designated as a place of local heritage by the Planning and Design Code or registered in the SA Heritage Register as a place of state heritage value.
Memorial Sites	Contain infrastructure and/or elements (eg storyboards, plaques, memorial walls, flag poles, arbour) to identify and commemorate significant national and local events and/or individuals who served in war and peace to defend Australia.

Category for dominant activity/function or purpose (label to be included in CLMP)	**Description/Characteristics - Parcels that:**
Passive Recreation	Contain minimal facilities, areas where the community may sit and reflect or quietly interact with others. May contain sensory gardens, large areas of open space that are suitable for walking, cycling or quiet play.
Screening	Are generally relatively long/narrow strips of land containing mature trees and/or shrubs that perform a screen function and/or road traffic buffer between an arterial road and private properties or a Council reserve. Parcels may contain a footpath and / or landscaping
Stormwater Management	Contain stormwater management pipes and/or other infrastructure and/or other services. Contain a watercourse. Contain no pipes but is required for overland flow purposes in case of flood. Detention basins, dams and wetlands.

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