



CITY OF
TEA TREE GULLY
Naturally Better

Community Land Management Plan

**Greenwith
Reserve**



Greenwith Reserve

Community Land Management Plan

(Sporting and Community)



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 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 [here](#).

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's 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
- 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 Reserve

Name of Property	Greenwith Reserve
Address/Location	171-191 Greenwith Road, Golden Grove 201 Greenwith Road, Golden Grove
Aerial Map Index/Link	Attachment 1
Legal Description	Allotment 17, FP9277 in CT5868/614 (18,179 sqm) Allotment 4, DP84080 in CT6104/278 (8,834 sqm)**
Ownership	City of Tea Tree Gully
Total Area of land	2.72 hectares
Lease or licence and actual land	See Item 4.3
Trust, Dedication or Restriction	Nil
Open Space Hierarchy (catchment) ¹	Neighbourhood
Open Space Classification ²	Sports Area
Category ³	Active Recreation
Endorsed by Council	28 November 2023
Review Period	As required
CM Record Number	

** Portion Allotment 4, DP84080, Cnr Hamilton and Greenwith Roads is excluded from the community land classification. The land is used as Council’s Water Reuse Facility and is fully fenced to identify the excluded portion of land.

4.1 General description of the land

Greenwith Reserve consists of two land parcels that collectively make up the site. The site is predominantly used for active and passive recreation and contains an informal car park, community buildings including a storage shed and an equestrian circuit for use by the Pegasus Pony Club. The site features extensive natural grasses and trees with some landscaping. The site has a Neighbourhood level catchment that has the potential to benefit or draw people from within 1-2 kilometres.

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 and 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

Greenwith Reserve is leased to the Pegasus Pony Club for the purpose of recreational horse riding. The reserve also provides a setting for sport and recreation activities for the community.

4.3 Leases, Licences, Permits and Casual Hire

Council may grant a lease, licence, permit or casual hire for the whole or any part of the land.

The Council currently grants a land-use seasonal licence to the Pegasus Pony Club Incorporated.

A Lease agreement is in place as follows:

Name of lessee or licensee	Term of the lease or licence	Actual land to which the lease or licence relates	Purpose for which the lease or licence has been granted
Pegasus Pony Club Incorporated	Ten (10) years to 30 September 2026 (Lease document – Council Ref: E16/81732)	Community Building and Storage Shed – 171-191 Greenwith Road, Golden Grove CT5868/614	All activities associated with the Pegasus Pony Club

4.4 Objectives for the land

Council's key objectives for the management of Greenwith Reserve 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 Reserve 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 these will be managed in accordance with the relevant lease, licence or permit.

4.5 Relevant Council Policies

The management and development of Greenwith Reserve 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 Licences to Sporting and Community Organisations Policy
- Liquor Licence Application Management Policy
- Open Space Policy
- Pest Plant and Animal Control Policy
- Public Art Policy
- Public Fundraising 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 how they relate to 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 Reserve.

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 Performance Measures

Performance targets and performance measures relating to the objectives for the provision and maintenance of infrastructure and other elements for Greenwith Reserve are set out 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 Community Centres, Clubrooms, sheds, Toilets, Garages.	<p>The Pegasus Pony Club manages and maintains the buildings in accordance with the requirements of the lease.</p> <p>Formal agreements with user groups are in place and include conditions to maintain amenities buildings.</p> <p>Buildings are safe, well maintained and available for use by the community and community groups.</p>	Building inspections are undertaken in line with Council's <i>Leases and Licences to Sporting & Community Organisations Policy</i> , the Minister's Specification SA76 (for essential safety) and Council's Asset Management Plan.
5.2	Carpark includes but is not limited to formal and informal, lined, concrete, dolomite or asphalt surfaces	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 on an annual basis and maintained in accordance with relevant Australian Standards.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.4	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 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.
5.5	Leases and licences	<p>Leases and licence agreements align with Council's <i>Leases and Licences to Sporting and Community Organisations Policy</i>.</p> <p>Lessees and licencees are bound by the terms and conditions of the agreement.</p>	<p>Maintenance of a lease / licence register including lease/licence fee payable and due date/s.</p> <p>Regular reviews conducted to ensure compliance with lease/licence conditions.</p>
5.6	Open Space Furniture includes but is not limited to signage, seats, bollards, bins, drinking fountains, picnic tables, BBQs, bike racks, fitness equipment, monuments.	Open Space furniture is fit for purposes, safe to use by the community and encourages usage.	<p>Open Space furniture will be inspected on an annual basis and maintained in accordance with relevant Australian Standards.</p> <p>Identified maintenance issues are addressed in order of priority for safety and function.</p>
5.7	Permits	Seasonal permits are granted for uses that are consistent with the objectives of the land	Regular reviews conducted to ensure compliance with permit

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.8	Sporting Oval	The turf and associated infrastructure are maintained in a fit for purpose state.	Council will regularly inspect the condition of the oval and associated infrastructure and undertake maintenance and renewal works as required.
5.9	Stormwater infrastructure	Stormwater management is balanced with consideration for amenity and recreational activities.	Stormwater infrastructure is maintained in accordance with Stormwater Asset Management Plans for the relevant catchment.

6. Appendix 1 – Aerial Map – Greenwith Reserve



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 and may accommodate structured and/or unstructured recreation and physical activity, sportsfields/courts and associated buildings
Cemeteries	Designated as burial grounds containing graves, headstones, urns and other elements to commemorate deceased human beings.
Kaurna culture	Sites that contain significant and important cultural elements, including history for Aboriginal and Torres Strait Islanders.
Linear Park	Includes 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) or Include the corridor of open space located alongside the O-Bahn Busway linking the CBD with the City of Tea Tree Gully.
Linkage	Creates a relatively short link via a formal or informal pedestrian or shared use path between two or more roads or between two or more Council facilities or sites.
Local Heritage Place State Heritage Place	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. For the purposes of the CLMP, these include infrastructure on the site that supports or complements these buildings, elements or places.

Category for dominant activity / function or purpose (label to be included in CLMP)	Description/Characteristics - Parcels that:
Memorial Sites	Infrastructure and/or elements e.g. storyboards, plaques, memorial walls, flag poles, arbour that identify and commemorate significant national and local events and/or individuals who served in war and peace to defend Australia and on-site infrastructure that supports these elements.
Passive Recreation	Minimal facilities or areas where the community may sit and reflect or informally interact with others. May contain sensory gardens, large areas of open space. Suitable for walking, cycling and informal activities, playspaces and infrastructure that supports these elements.
Screening	Generally relatively narrow strips of land containing mature trees and/or shrubs that perform a screening 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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