



CITY OF
TEA TREE GULLY
Naturally Better

Community Land Management Plan

Banksia Park Sports Area



Banksia Park Sports Area

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 categorized 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 park
- 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 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 herein has been, is, or is to be, occupied under a lease or licence over the whole of or portion of the land.

4. Community Land Management Plan – Banksia Park Sports Area

Name of property	Banksia Park Sports Area	
Address/location	111-113 Haines Road, Banksia Park 16-24 Steventon Drive, Banksia Park 88-100 Elizabeth Street, Banksia Park 82-86 Elizabeth Street, Banksia Park 6-14 Steventon Drive, Banksia Park	
Aerial map index/link	Appendix 1	
Legal description and area of land	Lot 188, DP7293 in CT3040/26 Lot 6, FP131351 in CT5356/496 Lot 6, DP131351 in CT5891/983 Lot 7, FP131352 in CT5802/321 Lot 68, DP7134 in CT3040/27	10,759 sqm 83,796 sqm 37,035 sqm 4,081 sqm 5,301 sqm
Ownership	City of Tea Tree Gully	
Total area of land	14.1 hectares	
Lease or licence and actual land	See Item 4.3	
Trust, dedication or restriction		
Open space hierarchy (catchment)	District	
Open space classification	Sports Area	
Category	Active Recreation	
Endorsed by Council	28 November 2023	
Review period	As required	
Record number		

4.1 General description of the land

The Banksia Park Sports Area consists of five (5) land parcels that collectively make up the site. The site is predominantly used for organised and formal sporting activities and includes sporting ovals, tennis and netball courts, community buildings, car parking and landscaped areas with Dry Creek traversing the south-western end of the complex.

The facility is organised through the use of footpaths, fences and features natural areas as well as landscaped areas and pockets of biodiversity. The District level facility has the potential to benefit or draw people from within a two to five 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 and residents and visitors to its area, including (but not limited to) recreational facilities.

Banksia Park Sports Area site is held by Council for the purpose of providing sports fields, ovals, courts and facilities and a setting for formal and organised sporting activity.

4.3 Permits, leases, licences and casual hire

Council may grant a lease or licence for the whole or any part of the land. The casual hire of the ovals may be arranged by contacting Council on 8397 7444.

The Council currently grants land-use seasonal permits to little athletic groups, cricket clubs and football clubs.

Lease agreements are in place for the following sporting organisations:

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
Tea Tree Gully Gymsports Incorporated	10 years expiring on 1 April 2031 Renewal term – 10 years expiring on 31 March 2041	88-100 Elizabeth Street CT5891/983	Any Gymsport as defined by the Federation of International Gymnastics, Gymnastics Australia and Gymnastics SA and accepted by the GA as a program under its jurisdiction and associated club activities.
Tea Tree Gully Sportsman's Club Incorporated	16 years expiring 31 March 2031	91-99 Haines Road CT5891/983	The conduct of Australian Rules football games, cricket matches and associated club activities.
Tea Tree Gully Athletics Centre Incorporated	10 years expiring 30 September 2025	16-24 Steventon Drive (Bulkana Oval) CT5356/496	The conduct of athletics and track and field events and associated club activities.
Tea Tree Gully Tennis Club Incorporated	10 years expired 31 March 2022. Currently in holding over	88-100 Elizabeth Street CT5891/983	All activities associated with Tea Tree Gully Tennis Club incorporated.

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
	during new facility development (ref E22/84532)		
Telstra Corporation Ltd	Five years expires 31 March 2026	Portion allotment 6, FP131351 91-99 Haines Road CT5891/983	Telecommunications facility
Vodafone Network Pty Ltd	Five years expires on 8 June 2026	Portion allotment 6, FP131351 91-99 Haines Road CT5891/983	Telecommunications facility

4.4 Objectives for the land

Council's key objectives for the management of Banksia Park Sports Area 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 for their maximum potential, which may include shared use by the community and clubs.

The infrastructure for Banksia Park Spots Area 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 or permit.

4.5 Relevant Council policies

The management and development of the Banksia Park Sports Area 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 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 the CLMP. Where relevant these will be considered when contemplating management and future development of the Banksia Park Sports Area.

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 in relation to the sports area. 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 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 incorporating 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 Banksia Park Sports Area 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 not limited to community centres, clubrooms, indoor training facility, sheds, toilets.	<p>Tea Tree Gully Athletics Club, Tea Tree Gully Sportsmans Club, Tea Tree Gully Tennis Club and Tea Tree Gully Gymsports use and maintain the buildings in accordance with the requirements of the lease between each of these clubs and Council.</p> <p>Formal agreements with user groups are in place and include conditions to maintain amenity 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	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	Sports lighting	Floodlight infrastructure illuminates sporting fields, courts 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 and/or the relevant sporting code requirements.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.5	General lighting	Lighting is provided to ensure safe movement for pedestrians and vehicles around the park/open space/to and from buildings.	Maintenance is undertaken to ensure lighting complies with Australian Standards.
5.6	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.
5.7	Leases, licences	Leases and licence agreements align Council's <i>Leases and Licences to Sporting and Community Organisations Policy</i> .	Maintenance of a lease/licence register including lease/licence fee payable and due date/s. Regular reviews conducted to ensure compliance with lease/licence conditions.
5.8	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 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.
5.9	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.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.10	Permits	Seasonal permits are granted for uses that are consistent with the objectives of the land.	Regular reviews are conducted to ensure compliance with permit conditions.
5.11	Playground x 1	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 inspected and 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.
5.12	Sports courts, including but not limited to tennis, basketball, netball, cricket pitch, shot put, discus, long jump and sports goals.	Court surfaces are managed by Council and maintained by Council and clubs (when leased), 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 the lease agreement. Maintenance is carried out as required.
5.13	Sporting ovals x 2	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.
5.14	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.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.15	Telecommunications infrastructure (third party)	Telecommunications infrastructure is managed and maintained by the owner in accordance with the lease and the requirements of the <i>Local Government Act 1999</i> and the <i>Telecommunications Act 1997</i> (Cwlth).	Review of terms and conditions undertaken at the end of each lease period to determine compliance by the lessee.
5.16	Watercourse maintenance	Watercourses and creeks are maintained and free of obstructions to enable natural waterflow.	Watercourses are inspected on a regular basis and maintained for weed growth, debris, pollutants and erosion.
5.17	Water storage tanks x 2	Storage tank forms part of the irrigation network at Banksia Park Sports Area and supplements irrigation to the ovals.	The storage tanks and pumping infrastructure are inspected regularly to ensure fit for purpose. Water quality at Banksia Park Sports Area storage tanks are monitored regularly to evaluate salinity and other factors.

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 and may accommodate structured and/or unstructured recreation and physical activity, sportsfields/courts and associated buildings.
Cemeteries	Are specifically designed 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 elements, 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 culs-de-sac or roads or between two or more Council facilities.
Local Heritage Place State Heritage Place	Contain a building, element or place that is designed 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 and infrastructure that supports or complements these buildings, elements or places.
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 and infrastructure that supports these elements.

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 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	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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