



CITY OF
TEA TREE GULLY
Naturally Better

Community Land Management Plan

Little Para Reserve



Little Para Reserve

Community Land Management Plan

(Sporting and Community)



Amendments

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

For more information please visit cttg.sa.gov.au

Contents

1.	Introduction	1
2.	Definition of Community Land	1
3.	Requirement for a Community Land Management Plan	1
4.	Community Land Management Plan – Little Para Reserve	2
4.1	General description of the land	2
4.2	Purpose for which the land is held	3
4.3	Permits, Licences, Leases and Casual Hire	3
4.4	Objectives for the land	3
4.5	Relevant Council Policies	4
4.6	Public Consultation	4
4.7	Legislative Requirements	5
4.8	Performance Appraisal	5
4.9	Development	5
5.	Performance targets and measures	6
6.	Appendix 1 - Aerial map	9
7.	Appendix 2 – Category Description	10

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 [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 and
- some of the land listed in this CLMP has been, is, or is to be, occupied under a lease or licence over the whole or portion of the land.

4. Community Land Management Plan – Little Para Reserve

Name of property	Little Para Reserve
Address/location	Silver Acre Pass, Greenwith Lot 11, Para Valley Road, Greenwith
Aerial map Index/Link	Appendix 1
Legal description	Allotment 200, DP5508 in CT5800/830 Allotment 11, DP12037 in CT5830/262
Ownership	City of Tea Tree Gully
Area of land	350sqm 41.7 hectares
Lease or licence and actual land	See Item 4.3
Trust, Dedication or Restriction	Nil
Open Space Hierarchy (catchment)¹	Regional
Open Space Classification²	Sports Area
Category³	Active Recreation
Endorsed by Council	28 November 2023
Review Period	As required
CM Record Number	

4.1 General description of the land

The Little Para Reserve consists of predominantly one land parcel with a small parcel on a separate title to the south of the site which contains stormwater infrastructure (head wall and junction pit).

A motocross track, amenities building, shelters, informal carpark is located on the north eastern corner of the land parcel, with the remaining land being in a relatively undeveloped state. A creek runs through the western corner of the land parcel.

There is a free and unrestricted right of way over the access roadway to the east of the land parcel in favour of the Minister for Public Infrastructure as well as an easement for the purpose of constructing and maintaining the access roadway. The roadway is open to the public wishing to access Little Para Reservoir to the north of the community land.

The site has a Regional level catchment that has the potential to benefit or draw people from within a ten-kilometre catchment with the capacity to support longer visits and visitors arriving by vehicle.

¹ See Council's Open Space Policy

² See Council's Open Space Policy

³ See Appendix 2 – Category Description

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.

Portion of the land is used by the Tea Tree Gully Motocross Club Inc (licence) to operate a motocross dirt bike track including off road motor cycle riding and racing. There is a clubroom for use by the Motocross Club (lease) for associated club activities.

The remainder of the land is undeveloped with the right of way to the east of the land parcel being used as an access road by the public to access Little Para Reservoir, by SA Water and its contractors and Council to undertake maintenance and by the Motocross Club for club activities.

4.3 Permits, Licences, Leases and Casual Hire

Council may grant a lease or licence for the whole or any part of the land.

A lease and licence 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
Tea Tree Gully Motocross Club Incorporated (ABN 32065239976) (Council reference D20/14439)	Five years expiring at midnight on 31 October 2024.	Licence – Motocross track – area highlighted on the Licence/Lease document. Lease – clubroom building – area highlighted on the Licence/Lease document	Motocross and off-road motor cycle use. Club activities associated with the operation of a motocross dirt bike track including off-rad motor cycle riding and racing.

4.4 Objectives for the land

Council's key objectives for the management of Little Para 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 Little Para Reserve is set out in Item 5 – Performance Targets and Measures.

The granting of a lease and licence formalises the use of community land and facilities and the land will be managed in accordance with the relevant lease and licence.

4.5 Relevant Council Policies

The management and development of Little Para 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 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 Little Para 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 measures

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

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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.	Tea Tree Gully Motocross Club Inc manages and maintains the building in accordance with the requirements of the lease between the Club and Council. Community buildings are safe, well maintained and available for use by the community and community groups.	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, 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	Leases, licences	Leases and licence agreements align with Council's <i>Leases and Licences to Sporting and Community Organisations Policy</i> . Lessees and licensees are bound by the terms and conditions of the agreement.	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.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.5	Motocross Track	The bike track is fit for purpose and safe to use by the Tea Tree Gully Motocross Club Inc.	Council will undertake inspections of the Bike Track every six (6) months to ensure that it is being maintained in a safe condition in accordance with the formal agreement with the Tea Tree Gully Motocross Club Inc.
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 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	Water Storage Tanks	Storage tanks provide water to the Motocross Club facilities. Storage tanks provide water to the Motocross bike track for dust suppression.	The storage tanks and pumping infrastructure are inspected every six months to ensure fit for purpose in accordance with the terms of the lease agreement between Council and the Motocross Club. Water quality at Little Para Reserve storage tank is monitored regularly to evaluate salinity and other factors in accordance with the terms of the lease agreement between Council and the Motocross Club.

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) or 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.
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.

Category for dominant activity/function or purpose (label to be included in CLMP)	Description/Characteristics - Parcels that:
Screening	<p>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.</p> <p>Parcels may contain a footpath and / or landscaping</p>
Stormwater Management	<p>Contain stormwater management pipes and/or other infrastructure and/or other drainage related services.</p> <p>Contain a watercourse.</p> <p>Contain no pipes but is required for overland flow purposes in case of flood.</p> <p>Detention basins, dams and wetlands.</p>



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