



CITY OF
TEA TREE GULLY
Naturally Better

Community Land Management Plan

Modbury Sports Area



Modbury Sports Area

Community Land Management Plan

(Sporting & Community)



Amendments

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

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

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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 [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 in this CLMP has been, is, or is to be, occupied under a lease or licence.

4. Community Land Management Plan – Modbury Sports Area

Name of Property	Modbury Sports Area	
Address/Location	53/59 Golden Grove Road, Ridgehaven 75 Golden Grove Road, Ridgehaven 403 Milne Road, Ridgehaven 26-42 Ashley Avenue, Ridgehaven 24 Ashley Avenue, Ridgehaven 22 Ashley Avenue, Ridgehaven 4 Oval Avenue (West) Ridgehaven 2 Oval Avenue (West) Ridgehaven Allotment 6, Hazel Grove, Ridgehaven	
Aerial Map Index/Link	Appendix 1	
Legal Description	Allotment 6, FP10813 in CT 5486/282 Allotment 10, DP 12895 in CT 5888/434 Allotment 529, DP 9681 in CT 5897/899 Allotment 244, DP 6305 in CT 3837/124 Allotment 11, DP 6305 in CT 5642/435 Allotment 12, DP 6305 in CT 5642/435 Allotment 13, DP 6305 in CT 5644/565 Allotment 14, DP 6305 in CT 5642/592	152,560 sqm 41,322 sqm 1,685 sqm 6,929 sqm 717 sqm 711 sqm 695 sqm 722 sqm
Ownership	City of Tea Tree Gully	
Area of land	Total: 205,341 sqm	
Lease or licence and actual land	See Item 4.3	
Trust, Dedication or Restriction	Allotment 528, DP 9681 in CT 5897/899 – Reserve	
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

Modbury Sports Area consists of eight land parcels that collectively make up the site. The site is predominantly used for active and passive recreation including:

- Aquatic Centre with splashground, three swimming pools, three waterslides
- Carparks, pedestrian paths
- Community Buildings
- Cricket practice nets
- Five bowling greens

¹ See Council's Open Space Policy

² See Council's Open Space Policy

³ See Appendix 2 – Category Description

- Grassed areas for passive recreation
- Natural Creek and extensive natural grasses and trees throughout the site
- Playground
- Road safety area
- Skate ramps
- Tennis Courts

Modbury Sports Area has a Regional level catchment that has the potential to benefit or draw people from within a 10-kilometre catchment and the capacity to support longer term visits and visitors arriving by vehicle.

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.

Council holds the land within this site to provide a range of community and sporting facilities that in turn provide opportunities for the community to participate in recreational activities. Amongst other recreational facilities the Modbury Sports Area features an aquatic centre, bowling greens, road and cycle safety centre, skate plaza, tennis courts, and a dog park.

4.3 Permits, Licences, Leases and Casual Hire

Council may grant a lease or licence for the whole or any part of the land. Casual hire of certain areas may be arranged by contacting Council on 8397 7444 or visit Council's website.

Lease and Licence agreements are 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
Modbury Bowling Club Inc (ABN 72750434066) (Ref: D15/46112)	Ten years expiring at midnight on 30 September 2024.	Portion of the land in CT5486/282 as indicated in the lease document (Jack High Lane, Ridgehaven (Ashley Avenue), Ridgehaven)	Lawn bowling and associated club activities.
Modbury Soccer Club Inc (ABN 29569421979) (Ref: D20/65638)	Five years expiring at midnight on 25 November 2024.	Portion of the land in CT5888/434 as indicated in the lease document (Cnr Golden Grove and Milne Roads, Ridgehaven)	Operating a soccer club including hosting soccer matches and carrying out associated soccer club activities.

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
Modbury Sporting Club Inc (ABN 23931136082) Modbury Cricket Club & Modbury Football Club (Ref: D15/37757)	Ten years expiring at midnight on 31 October 2024.	Portion of the land in CT5486/282 as indicated in the lease document. (Hazel Grove and Ashley Avenue, Ridgehaven)	Playing Australian Rules football and Cricket.
Modbury Tennis Club Inc (ABN 72186545775) Ref: D15/37780)	Ten years expiring at midnight on 31 December 2024.	Portion of the land in CT5486/282 and CT3837/124 and CT5642/435 as indicated in the lease document. (Ashley Avenue, Ridgehaven)	Playing tennis.
Vodafone Network Pty Ltd (ACN 081918461) (Ref: D17/41389)	Twenty years expiring at midnight on 25 September 2034.	Portion of the land in CT5888/434 and marked 'C' in FX251734	A telecommunications base station forming part of a telecommunications network.
Telstra Corporation Ltd (ACN 051775556) (Ref: D16/46685)	Ten years expiring at midnight on 31 March 2025 together with two options of renewal of five years each.	The area marked 'X' in Filed Plan FX251267, CT5486/282	A telecommunications base station and tower forming part of a telecommunications network
Tea Tree Gully Amateur Swimming Club (ABN 19 938 436 060) (Ref: D16/65528)	Ten years expiring at midnight on 30 June 2026	Portion of land comprised in CT5486/282 highlighted in blue on the plan within the lease document	All activities associated with the Tea Tree Gully Amateur Swimming Club

4.4 Objectives for the land

Council's key objectives for the management of Modbury 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 to their maximum potential, which may include shared use by the community and clubs.

The infrastructure for Modbury Sports 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 Modbury 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 this CLMP. Where relevant these will be considered when contemplating management and future development of the Modbury 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 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 Modbury Sports Area 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	Biodiversity	Biodiversity values are protected and/or restored where suitable with consideration for amenity and recreational activities.	Condition audits of biodiversity areas conducted once a year.
5.2	Bowling Greens	Bowling greens are maintained by the Modbury Bowling Club Inc. to the standards stipulated in the lease agreement.	Council will undertake inspections 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.
5.3	Buildings include but not limited to Community Centres, Clubrooms, Indoor Training Facility, Sheds, Toilets.	Clubs manage and maintains the buildings in accordance with the requirements of the lease between the Clubs and Council. (See 4.3 for club details) Formal agreements with user groups are in place and include conditions to maintain amenity buildings. 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.
5.4	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.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.5	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.
5.6	General lighting	Lighting is provided to ensure safe movement for pedestrians and vehicles around the park/open space/to and from buildings. (delete what is not applicable).	Maintenance is undertaken to ensure lighting complies with Australian Standards.
5.7	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.
5.8	Leases, licences	Leases and licence agreements align 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 and licence register including lease and licence fees payable and due dates. Regular reviews conducted to ensure compliance with lease and licence conditions.
5.9	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.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.10	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 reserve and open space and to and from buildings.	Council monitors the condition of paths and attends to reported defects in accordance with its Customer Service standards.
5.11	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.
5.12	Permits	Seasonal permits are granted for uses that are consistent with the objectives for the land.	Regular reviews conducted to ensure compliance with permit conditions.
5.13	Playgrounds	<p>The playgrounds provide opportunities for safe, interactive play and may include inclusive or accessible play elements.</p> <p>Where accessible play elements are provided, accessible pathways, materials, car parking and amenities will be considered.</p> <p>Development and maintenance of playgrounds is carried out in accordance with Council's Playground Guide.</p>	<p>Playgrounds are maintained in line with all relevant Australian Standards, principally AS 4685 and AS 4422.</p> <p>Non-conformance will inform priority of corrective actions and addressed according to risk assessment.</p> <p>Playgrounds are cleaned as required.</p>

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.14	Road and Safety Cycle Centre	The Road and Safety Cycle Centre (and its enclosed mini road network) provides a safe, interesting and educational opportunity for users to learn to ride.	Safety checks of the road ways, traffic lights and railway crossing are undertaken by Council staff to ensure they are safe and operational.
5.15	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 are inspected 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.
5.16	Sports Courts, including but not limited to tennis, basketball, netball, cricket pitch 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 lease agreement. Maintenance is carried out as required.
5.17	Sports lighting	Sports lighting 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.
5.18	Sporting Ovals	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.
5.19	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
5.20	Telecommunications Infrastructure (third party)	Telecommunications infrastructure is managed and maintained by the owner in accordance with the lease and the requirements of the Local Government Act 1999 and the Telecommunications Act 1997 (Cwlth).	Review of terms and conditions undertaken at the end of each lease period to determine compliance by lessee.
5.21	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.
5.22	Water Storage Tanks	Storage tank forms part of the irrigation network at Modbury Sports Area and supplements irrigation to the ovals.	<p>The storage tanks and pumping infrastructure are inspected regularly to ensure fit for purpose.</p> <p>Water quality at storage tanks is monitored regularly to evaluate salinity and other factors.</p>
5.23	Waterworld Aquatic Centre includes but is not limited to changerooms and toilets, café, swimming pool, waterslide, ancillary equipment and offices.	<p>The complex is maintained and managed by Council and is available to the general public.</p> <p>Water quality in waterslides is tested for quality every three to four hours.</p> <p>Waterslides are checked on a daily basis for structural defects.</p>	<p>Complex is open each week for at least six months of the year.</p> <p>Maintenance and water quality testing is undertaken in accordance with regulations and Australian Standards.</p> <p>Non-conformance with regulations and Australian Standards is addressed in accordance with the relevant statutes.</p>

Item no.	Infrastructure and other elements	Performance targets	Performance measures
		<p>Water quality in the swimming pool is tested for quality every three to four hours.</p> <p>Pool surface is cleaned by Council staff manually or using an automatic cleaner.</p> <p>The Café at Waterworld is open to the public for the purchase of food and beverage during operating hours.</p>	<p>Maintenance and water quality testing is undertaken in accordance with regulations and Australian Standards.</p> <p>Non conformance with regulations and Australian Standards is addressed in accordance with relevant statutes.</p> <p>The Café is inspected annually by Council's Environmental Health team.</p> <p>Non-compliance with Food Handling Regulations is addressed in accordance with the relevant statutes.</p>
5.24	Wetlands	<p>Wetlands maintain or improve water quality by transforming and retaining nutrients and sediments from run-off which would otherwise flow into local creeks.</p> <p>Wetlands provide valuable habitat for local wildlife including aquatic and small bird species that utilise vegetation in the water bodies and surrounding vegetation.</p>	<p>The following activities are carried out as required:</p> <ul style="list-style-type: none"> • Silt Removal • Reed monitoring and control such as pruning or removal • Surrounding vegetation management • Cleaning of trashbags • Water quality testing • Weed control • Wildlife monitoring

Item no.	Infrastructure and other elements	Performance targets	Performance measures
		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.	

6. Appendix 1 - Aerial Map

Modbury Sports Area



7. Appendix 2 – Category Description

The City of Tea Tree Gully CLMPs contain a category for each site or 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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