



CITY OF
TEA TREE GULLY
Naturally Better

Community Land Management Plan

Lyons Reserve



Lyons 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

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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 – Lyons Reserve, Dernancourt

Name of property	Lyons Reserve	
Address/Location	213 – 227 Lyons Road, Dernancourt 2 – 12 Pallaro Avenue, Dernancourt 3 – 17 Pallaro Avenue, Dernancourt 16 – 20 Tandee Road, Dernancourt 32 – 40 Cheringar Boulevard, Dernancourt 39 – 43 Cheringar Boulevard, Dernancourt	
Aerial Map Index/Link	Appendix 1	
Legal description and area of land	Allot 1, DP7985 in CT5547/27 Allot 2, DP7985 in CT5547/26 Allot 3, DP7985 in CT5547/25 Allot 30, DP2985 in CT5548/864 Allot 32, DP7985 in CT5548/865 Allot 33, DP7985 in CT5548/859 Allot 34, DP7985 in CT5548/866 Allot 35, DP7985 in CT5556/254 Allot 36, DP7985 in CT5606/687 Allot 37, DP7985 in CT5556/257 Allot 38, DP7985 in CT5556/149 Allot 39, DP7985 in CT5556/150 Allot 40, DP7985 in CT5556/151 Allot 41, DP7985 in CT5556/151 Allot 42, DP7985 in CT5556/256 Allot 43, DP7985 in CT5556/263 Allot 44, DP7985 in CT5556/262 Allot 45, DP7985 in CT5556/261 Allot 46, DP7985 in CT5556/266 Allot 47, DP7985 in CT5556/265 Allot 48, DP7985 in CT5556/254 Allot 49, DP7985 in CT5556/162 Allot 50, DP7985 in CT5556/161 Allot 359, DP7986 in CT3507/183	583 sqm 646 sqm 587 sqm 651 sqm 670 sqm 666 sqm 649 sqm 823 sqm 9057 sqm 553 sqm 640 sqm 601 sqm 649 sqm 649 sqm 606 sqm 666 sqm 596 sqm 604 sqm 598 sqm 594 sqm 605 sqm 687 sqm 779 sqm 3670 sqm
Ownership	City of Tea Tree Gully	
Lease or licence and actual land	See Item 4.3	
Trust, Dedication or Restriction	Nil	
Open Space Hierarchy (catchment)¹	Neighbourhood	

¹ See Council's Open Space Policy

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

Lyons Reserve consists of 24 land parcels that collectively make up the site. The site is predominantly used for active and passive recreation and includes grassed areas with irrigation, community buildings, carpark, fencing, lighting pedestrian pathways, fenced community garden, landscaping, reserve furniture. It has a Neighbourhood level catchment that has the potential to benefit or draw people from within a 1-2 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.

The community building at Lyons Reserve is available for casual users and for permit holders. There is a community garden on site managed by the Dernancourt Community Garden Group Inc with support from Council.

Portion of the community building is used by the South Australian Railway Modellers Association Incorporated, under a lease agreement.

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 the community building may be arranged by contacting Council on 8397 7444.

The Council currently grants land-use seasonal permits to the Hope Valley Cricket Club and Unito Soccer Club.

A Lease Agreement is in place as follows:

² See Council's Open Space Policy

³ See Appendix 2 – Category Description

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
South Australian Railway Modellers Association Incorporated	Ten years expiring midnight on 31 December 2025	Portion of community building as indicated in Schedule 1 of the lease document in CT5547/27	Appreciation, construction and restoration of model trains and associated activities.

4.4 Objectives for the land

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

4.5 Relevant Council Policies

The management and development of Lyons 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 Lyons 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 Lyons Reserve 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 not limited to Community Centres, Clubrooms, Indoor Training Facility, Sheds, Toilets.	<p>SA Railway Modellers Association Inc manages and maintains portion of the building in accordance with the terms and conditions of the lease between the Association 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	Carpark includes but is not limited to formal and informal, lined, concrete, dolomite, asphalt surfaces and traffic management devices.	Carpark is 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 to and from buildings and carpark.	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 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	Leases, licences	<p>Leases and licence agreements align Council's <i>Leases and Licences to Sporting and Community Organisations Policy</i>.</p> <p>Lessees and licensees 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 dates.</p> <p>Regular reviews conducted to ensure compliance with lease/licence conditions.</p>
5.7	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.	<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>
5.8	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 (delete what is not applicable).	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
5.9	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.
5.10	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 and/or seasonal permit conditions. Maintenance is carried out as required.
5.11	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.
5.12	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.

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	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 drainage related services. Contain a watercourse. Contain no pipes but is required for overland flow purposes in case of flood. Detention basins, dams and wetlands.



C I T Y O F
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