Gawler

COMMUNITY LAND MANAGEMENT PLAN

3. Sports Grounds



10 | 2026

SPORTS GROUNDS

Council manages a range of community land parcels categorised according to their primary function. This Community Land Management Plan applies to the parcels identified in Appendix B as Sports Grounds.

Purpose for which the Land is Held
Sports Grounds are areas primarily provided for organised sport and recreation, including training, competition and associated activities undertaken individually or as part of a team.

Community Land classified as a Sports Ground, or land proposed for development as a Sports Ground, is intended to encourage, promote and facilitate sporting and recreation participation and the provision of associated facilities and infrastructure.

Sports Grounds within Gawler support a diverse range of organised sporting and recreational activities, catering for participants of all ages and abilities. Facilities across the town accommodate sports including football, netball, tennis, soccer, cricket, lawn bowls, pétanque and equestrian events.

Sports Grounds may be subject to different management and access arrangements according to the nature and function of the particular site. These may include exclusive occupation under a lease, shared use arrangements, licences or permits for specified areas or times, seasonal allocation, casual hire, or general public access.

Where compatible with the primary function of the land, Sports Grounds may also be used for informal and passive recreation and Council-approved community, civic, cultural, commercial and other temporary events and activities.

Access to individual Sports Grounds may be restricted or regulated from time to time to accommodate leases, licences, permits, bookings, scheduled sporting activities and events, or to meet maintenance, public safety and asset protection requirements.

Sports Grounds are planned, developed and managed to provide fit-for-purpose, sustainable facilities that respond to current and future community needs. Where proposed uses compete, priority will be given to protecting the land’s primary sporting and recreational function, while having regard to existing authorised arrangements, scheduled activities, community benefit, public safety and the condition of playing surfaces and facilities.

Description of the Land

Within this plan, Appendix B will include the following details for each parcel of community land:

- Name of Land
- Certificate of Title
- Lot number and street address
- Dual Community Land Management Plan (where applicable)
- Trust or Dedication granting Town of Gawler as Custodians

A parcel of land may be assigned more than one community land category and may therefore be included in more than one Community Land Management Plan. Appendix B contained within this plan will indicate where there are dual categories for parcels.

Management Proposals for the Land

Council will manage the development, use and maintenance of Sports Grounds in accordance with legislative requirements, this Management Plan, the Strategic Framework identified in the Community Land Management Plan overview document and, as far as practicable, other relevant official plans and policies relating to the conservation, development and use of the land. The following proposals are not listed in any order of priority or hierarchy:

- Provide safe, accessible and fit for purpose sporting grounds and associated facilities that support organised sport, recreation and community participation.
- Manage Sports Grounds having regard to the particular function, tenure and operating arrangements of each site, including exclusive occupation, shared use, seasonal use, casual hire and general public access where applicable.
- Facilitate compatible informal and passive recreation use where appropriate, having regard to the primary sporting function of the land, authorised use arrangements, scheduled activities, public safety, maintenance requirements and the protection of playing surfaces and associated facilities.
- Facilitate compatible community, civic, cultural, commercial and other temporary activities and events where these do not unreasonably interfere with the primary function, condition or ongoing operation of the Sports Grounds.
- Plan, maintain, renew and, where appropriate, improve Sports Grounds, facilities and associated infrastructure in a sustainable and efficient manner, having regard to community needs, Council budgets, asset management plans and available resources.
- Provide and maintain supporting infrastructure that enables the safe, accessible and sustainable operation and use of sporting grounds.
- Manage leases, licences, permits and other authorised use of the land to ensure arrangements are consistent with this plan, provide appropriate community benefit and recognise the intended use, access arrangements and operational requirements of the particular site.
- Protect and, where practicable, enhance the environmental, landscape and amenity values of Sports Grounds while supporting their primary sporting and recreation functions.

Leasing, Licensing and Permits
General provisions for granting leases and licences over community land are outlined in the Community Land Management Plan overview document.

For Sports Grounds, leases, licences, permits, hire agreements and other authorised use arrangements may be granted or approved where they are consistent with the purpose and management proposals of this Plan.

Arrangements may provide for exclusive, shared, seasonal, periodic or temporary occupation or use of all or part of a Sports Ground or associated building or facility.

The terms and conditions of each arrangement should address the following matters, where relevant to the nature, duration and extent of the proposed occupation or use:

- the permitted use and areas to which the arrangement applies
- whether occupation or use is exclusive, shared or non-exclusive
- access arrangements and interaction with other users of the site
- responsibility for maintenance, cleaning, utilities and other operational matters
- protection of playing surfaces, buildings, infrastructure and environmental values
- public safety and risk management
- reinstatement following temporary or event use
- the respective rights and obligations of Council, lessees, licensees, hirers and other users.

Current leases and licences under this plan are detailed in the Community Land Register, available on Council's website.

Objectives, Targets and Measures
Council is required to articulate its vision for the land through defined objectives and performance targets, along with measures to assess progress against them.

Appendix A sets out Council's objectives and performance targets for Sports Grounds and the measures used to assess performance. The objectives and targets are presented without any order of priority or hierarchy.



Appendix A: Sports Grounds – Objectives, Performance Targets and Measures in Managing Community Land

Objective	Performance Targets	Performance Measures
To provide safe, inclusive and fit for purpose Sports Grounds and associated facilities that support a range of sporting, recreational and compatible community activities.	Sports Grounds are maintained and managed to support their intended use and appropriate access arrangements.	• Inspections, maintenance, and renewals undertaken in accordance with asset management plans, annual works programs, service standards and relevant use agreements.
To support local sporting clubs, associations and user groups in delivering sporting and recreational opportunities.	Sporting facilities are available and managed to support participation, training and competition.	• Continued or increased occupancy and use of sporting grounds by clubs and associations.
To ensure that infrastructure associated with Sports Grounds is functional, integrated, and complementary to the sporting and recreational use of the land.	Infrastructure is maintained to an appropriate standard and remains fit for purpose. New infrastructure is consistent with the character and use of the Sports Ground.	• Inspections, maintenance, and renewals undertaken in accordance with asset management plans, annual works programs, and service standards.
To manage leases, licences, hire and otherwise authorised use arrangements relating to sports grounds in a consistent, equitable, and compliant manner.	Leased, licensed, and otherwise authorised areas are occupied and used in accordance with the relevant agreement and the purpose and management proposals of this plan.	• Monitoring and compliance checks undertaken to confirm adherence to agreement conditions.
To enable compatible secondary and temporary uses of Sports Grounds while protecting their primary sporting and recreation function.	Events and other temporary uses are appropriately managed to minimise unreasonable impacts on sporting activities, facilities, playing surfaces, surrounding areas and other authorised users.	• Applications and bookings assessed in accordance with Council requirements; conditions applied where appropriate; significant damage or reinstatement issues monitored and addressed.

Appendix A: Sports Grounds – Objectives, Performance Targets and Measures in Managing Community Land

Objective	Performance Targets	Performance Measures
Balance community benefit with financial sustainability.	Where appropriate, generate revenue from business use of community land or secure contributions from community use that offset maintenance costs and support ongoing sustainability, while ensuring community access and outcomes remain a priority.	• Annual reporting of lease/licence revenue in Financial Statements. • Review of lease/licence fees at renewal or when establishing new arrangements, through internal, market, or inter-council benchmarking as appropriate. • Periodic review of leasing policies to ensure alignment with Council objectives.
To respond to customer requests relating to Sports Ground maintenance in a timely and practical manner.	Customer requests are investigated and actioned where practicable.	• Review of response times and actions taken against Council's customer service standards.
To ensure Sports Ground management practices remain effective, consistent with Council's strategic direction, and responsive to community needs.	Management practices are periodically reviewed and updated to reflect changes in Council priorities, service standards, and community expectations.	• Quadrennial review of Community Land Management Plan objectives and performance targets. • Periodic engagement with stakeholders, user groups, and the community to inform future planning and improvements.

Appendix B: Sports Grounds

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Dual Category	Trust or Dedication granting Town of Gawler as Custodians
CLIFFORD ROAD RESERVE	97 CLIFFORD ROAD, HILLIER	Lot 3 F106103 CT5169/305	TOWN OF GAWLER		
ELDRED RIGGS RECREATION RESERVE	DAWSON & DYSART ROAD, EVANSTON	Lots 7, 110, 111, 113, 114, 115 D7343 CT5168/540	TOWN OF GAWLER		
ESSEX PARK SPORTING PRECINCT	LOT 2 VICTORIA TERRACE, GAWLER	PT PCE 2 F40893 CT6289/26	TOWN OF GAWLER	COMMUNITY AND BUSINESS AREAS RESERVES	
	2 HALLAM DRIVE, GAWLER	PT PCE 2 F40893 CT6289/26	TOWN OF GAWLER		
	4 HALLAM DRIVE, GAWLER	PT PCE 2 F40893 CT6289/26	TOWN OF GAWLER		
	6 HALLAM DRIVE, GAWLER	PT PCE 2 F40893 CT6289/26	TOWN OF GAWLER		
GAWLER SHOWGROUNDS PRECINCT	14-22 NIXON TERRACE, GAWLER	PT PCE 4 F40893 CT6289/26	TOWN OF GAWLER		