



Community engagement outcomes report

Golden Grove Sporting Club
10 + 10 Years Proposed Lease & Licence

Consultation dates: 22 January – 19 February 2025

Report prepared by:
Community Engagement Team

February 2025

Contents

Background.....	2
Overview of community engagement activities.....	4
Community engagement outcomes	5
Feedback form responses	5
Community engagement statistics.....	5
Analysis notes	6
Connection to the area.....	6
Summary of feedback on proposal.....	7
Views on Golden Grove Sporting Club 10 + 10 years proposed lease and licence	7
Other comments.....	9
Evaluation of Community Engagement Strategy objectives	10
Next steps.....	11
Appendix 1: Mailout map.....	12
Appendix 2: Verbatim comments.....	13
Appendix 3: Community engagement advertising.....	18
Appendix 4: Letter/Mailout package.....	20
Appendix 5: Feedback form.....	23

Background

Council leases a number of sporting and recreation facilities leased to community organisations that provide services and programs to support active lifestyles, social connection, and community development. A number of these leases are approaching expiry dates, while others require new leases due to significant upgrades to the facilities.

Council's [Leases and Licenses to Sporting and Community Organisations Policy](#) (the Policy) provides guidance for the consideration of applications for leases or licenses from sporting and community groups over community land. Council offers subsidies on annual rent fees to eligible clubs that demonstrate that their use of the facility contributes to increased community engagement and positive health outcomes.

The Policy stipulates that the maximum lease term will be 10 years with an option to renew for an additional 10 years at the sole discretion of Council. A tenure term of 10+10 years is designed to provide the entities with longer term stability, encourage investment in facilities, and promote their ongoing sustainability. These arrangements will support the clubs in delivering programs that enhance health, wellbeing, social inclusion, and community participation within the Tea Tree Gully community.

A lease term of 10+10 years was proposed for the **Golden Grove Sporting Club** at Harpers Field, Golden Grove (new lease incorporating the Golden Grove Football Club and Golden Grove Cricket Club, see key messages section for further information).

Legislative requirements

Under the Local Government Act 1999, Section 202, Council is required to consult with the community (and must follow the relevant steps set out in its public consultation policy) on instances of alienation of community land by lease or licence where the proposed lease or license is greater than five years.

Community engagement

Community engagement was undertaken to understand the views of local residents, other stakeholders and the broader community on the proposed lease for the Golden Grove Football Club/Sporting Club at Harper's Field and to meet the abovementioned legislative requirements.

At its meeting on 10 December 2024 Council endorsed community engagement to be undertaken on this proposal in accordance with section 202 of the *Local Government Act 1999* and the community engagement strategy presented to Council at this meeting. This strategy was developed in line with the City of Tea Tree Gully's [Community Engagement Public Consultation Policy](#).

Key messages

The following strategic key messages and communication points were highlighted throughout the engagement process:

- The newly formed Golden Grove Sporting Club at Harper's Field is located on One Tree Hill Road, Golden Grove
- The Golden Grove Football Club, known as the Kookaburra's, was founded in 1995 and is the current lease holder
- The football club competes in the South Australian Amateur Football League (SAAFL) competition and currently has approx. 1,000 members made up of players, social and

life members. Construction has been completed and the buildings were officially opened in August 2024

- Harpers Field is also home to the Golden Grove Cricket Club, known as the Brumbies, who were a sub-lessee to the football club
- The cricket club have approx. 188 members and play in the Adelaide Turf Cricket Association (ATCA)
- Council received a grant for the redevelopment of Harpers Field, which incorporated a new sporting clubroom and space for community use. Construction has been completed and the buildings were officially opened in August 2024
- The newly completed sporting facility sees the formation of the Golden Grove Sporting Club (GGSC) being the lease holder, incorporating the football and cricket clubs
- If approved, the proposal would mean that the GGSC will be granted a 10-year lease (as well as an option for a 10 year renewal extension at the sole discretion of Council) providing them with continued exclusive use of the newly constructed clubroom building at Harpers Field (aerial image to highlight). The ovals and cricket nets at Harpers Field would be under a licence agreement, allowing for continued community use outside of the designated times the ovals and cricket nets are currently in use
- This will be the first lease agreement the GGSC have entered into. The proposed lease tenure of 10 + 10 years is designed to provide GGSC with longer term stability, encourage investment in facilities and promote their ongoing sustainability. It is envisaged a peppercorn lease will apply providing the club meets the criteria in the City of Tea Tree Gully's Lease and License Policy
- All feedback received will be presented to Council for consideration before any further decisions are made regarding the proposed lease.

Overview of community engagement activities

From 22 January to 19 February 2025 the community was invited to provide feedback on the proposal to grant a 10 + 10 Years lease and licence to the Golden Grove Sporting Club at Harpers Field, Golden Grove.

Various marketing and communications methods were undertaken to advise the community of the opportunity to provide feedback including:

- Direct mail out to 157 households/property owners in an approximately 200 metre radius of Harpers Field, Golden Grove (see Appendix 1 for the mailout area and Appendix 4 for a copy of the letters and attachment)
- Email to regular hirers at Harpers Field, Golden Grove
- A statutory notice to the public in *The Advertiser* on 22 January 2025 (see Appendix 3)
- Social media post via Council's Facebook account (see Appendix 3)
- Signage placed onsite at Harpers Field, Golden Grove (see Appendix 3)

All communications referred people to Council's 'Have Your Say' website where further information could be accessed. This included:

- an information sheet about the proposal
- an online feedback form (see feedback form questions in Appendix 5)
- a 'Q&A' form where people could ask questions about the proposal. Once answered, these questions and Council's response are publicly available.

Paper hard copy forms were available on request and from Council's Civic Centre.

Community engagement outcomes

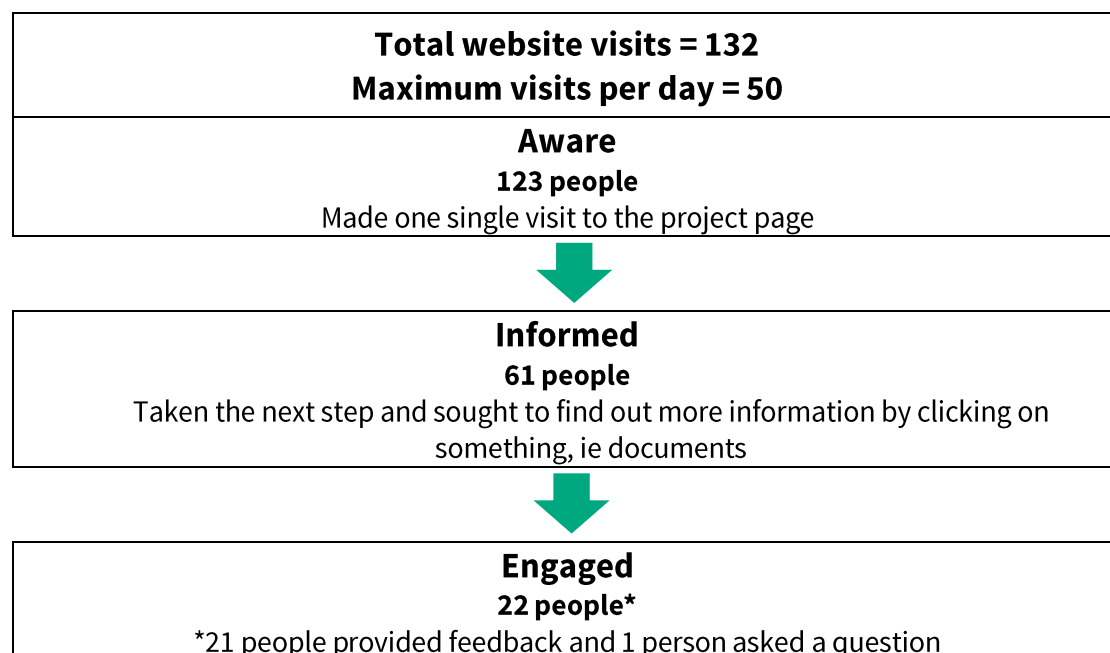
Feedback form responses

During the consultation period a total of 21 feedback form responses were received by Council regarding the 10 + 10 years lease and licence proposal for the Golden Grove Sporting Club at Harpers Field.

Of the feedback forms received, one (1) household provided two (2) responses.

Community engagement statistics

Our online community engagement website collects statistics on how people engaged with the consultation. The following table shows the number of people who were 'aware', 'informed' and 'engaged' online.



Note: The three categories of visits are subsets of each other. That means 'engaged' visitors are also informed and aware; 'informed' visitors are all aware but not all went on to become 'engaged'. 'Aware' visitors are always just aware, not 'informed' or 'engaged'.

Analysis notes

n values

Where n= is noted, this refers to the number of respondents for a question or group.

Categorisation by respondents' residency

For the purposes of this report, and to aid analysis of the feedback, responses have been categorised based on residency and proximity to Harpers Field.

	Number of respondents
Respondents directly adjacent to Golden Grove Sporting Club at Harpers Field	1
Other respondents in the mailout area (as depicted in Appendix 1)	4
Other City of Tea Tree Gully respondents	16
Total	21

Connection to the area

Respondents were asked which best describes you from a list of options. They could select more than one option.

	Number of responses
I am a local resident/property owner	19
I use Harpers Field for informal leisure activities	1
I use Harpers Field as part of a sports club or community group	8
Based on responses to this question and other comments provided, membership or association with one of the clubs was noted as follows:	
• Golden Grove Football Club (n=4) • Golden Grove Cricket Club (n=2) • Golden Grove Football Club sponsor/supporter (n=1)	

Summary of feedback on proposal

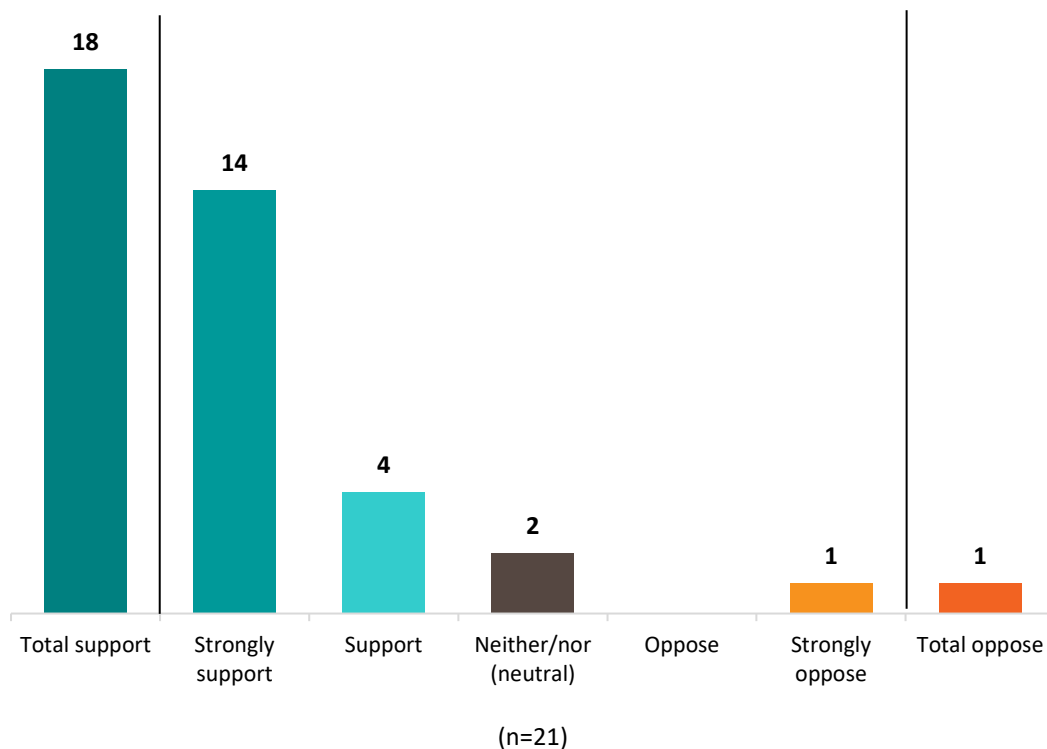
Views on Golden Grove Sporting Club 10 + 10 years proposed lease and licence

Overall

In response to the question: **How strongly do you support or oppose the proposal to grant a 10 + 10 years lease and licence to the Golden Grove Sporting Club at Harpers Field?**

Response	Number of responses
Strongly support	14
Support	4
Neither/nor (neutral)	2
Oppose	-
Strongly oppose	1
Total	21

The responses above are depicted in graph format below and includes total support and total oppose numbers.



By respondent residency

In response to the question: **How strongly do you support or oppose the proposal to grant a 10 + 10 years lease and licence to the Golden Grove Sporting Club at Harpers Field?**

By number of responses

	Adjacent to the Reserve (n=1)	Other mailout area (n=4)	Outside mailout area (in CTTG) (n=16)
Strongly support	-	2	12
Support	-	1	3
SUPPORT OVERALL	-	3	15
Neither/nor (neutral)	-	1	1
Oppose	-	-	-
Strongly oppose	1	-	-
OPPOSE OVERALL	1	-	-

All those outside the mailout area (but still in CTTG) noted they used Harpers Field as part of a sports club; mostly the Golden Grove Football Club.

Summary of key themes from responses to ‘why do you say this?’

Of the 21 responses received, 19 responded to the question: **Why do you say this?**

Overall key reasons for **support** of the lease and licence proposal were:

- Provides increased certainty and stability for the clubs, particularly noted in relation to the football club
- Provides opportunities for children and adults to be involved in sports and community clubs and encourage physical activity
- Enables clubs to have a space for a home base, establish its identity and grow and develop

One respondent’s support was contingent on the cricket nets being kept down to allow public use of the facilities.

Reasons for **not supporting** the proposal (one respondent who lived across the road from Harpers Field) were related to noise complaints and concerns about increased traffic.

Those who were **neutral** (n=2) made comments in relation to:

- Lack of knowledge about the sporting club’s experience in managing such a facility
- Whether public have access to ovals and function areas
- Dependent on amount of rent Council will charge

In order to provide full transparency in regards to responses received, all verbatim comments have been provided in Appendix 2.

Other comments

Some additional comments made by respondents include:

- Safety concerns for cricket players parking on the western side of Golden Grove Road and walking across the road to access the cricket nets. Suggested use of the car park within the facility be enforced
- Provision in the lease to allow other sporting codes to also become members of the Golden Grove Sporting Club and to co-share the facilities

These comments can be read as part of the verbatim comments in Appendix 2.

Evaluation of Community Engagement Strategy objectives

The key objectives/purpose of the community engagement, as tabled below, were developed as part of the community engagement strategy:

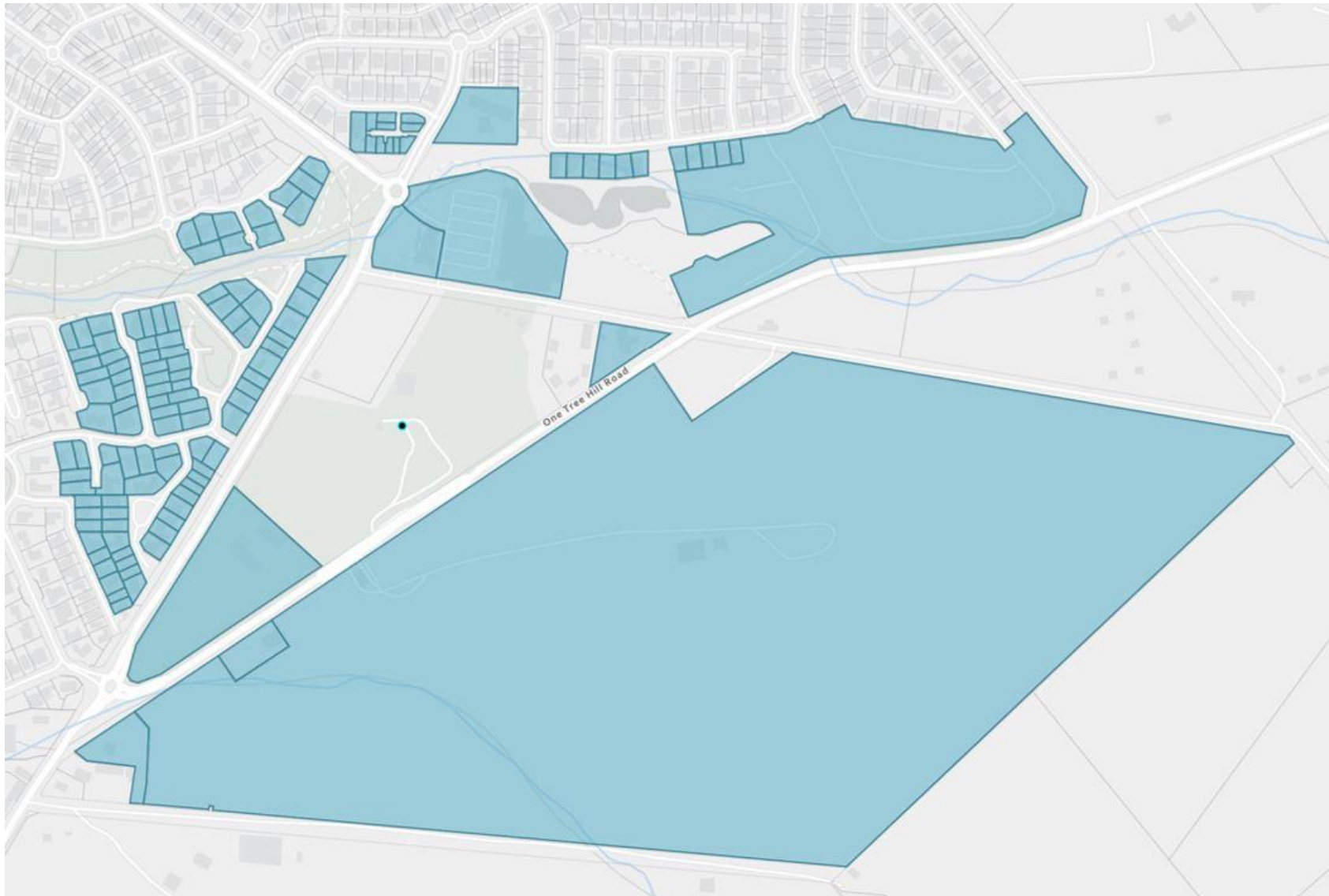
Objectives	Comment
To seek community feedback on the 10 + 10 years lease proposal for Golden Grove Sporting Club at Harpers Field, Golden Grove	Various marketing and communications methods were undertaken to advise the community of the opportunity to provide feedback including: - Direct mail out to 157 households/property owners in an approximately 200 metre radius of Golden Grove Sporting Club at Harpers Field, Golden Grove - Emails to other stakeholders including regular hirers at Harpers Field, Golden Grove - A notice to the public in <i>The Advertiser</i> on 22 January 2025 - Social media post via Council's Facebook account - Signage placed onsite at Golden Grove Sporting Club at Harpers Field, Golden Grove - Item in Have your Say e-newsletters All key messages were communicated via the mailout letter and online via the 'Have your say' project page. Various methods for providing feedback were available. All feedback was provided online via Council's 'Have your Say' website. Hard copy feedback forms were available on request and at Council's Civic Centre. The above communication methods achieved a reasonable level of engagement for this type of proposal.

Next steps

All feedback will be presented at a meeting of Council for Elected Members' consideration before making any decisions about the Golden Grove Sporting Club 10 + 10 Years Proposed Lease.

Following this Council meeting, we will write to all those who provided feedback to advise what Council has decided and what the next steps will be.

Appendix 1: Mailout map



Appendix 2: Verbatim comments

*In the interests of transparency, responses have been transcribed verbatim with minimal editing. Therefore some spelling and/or grammatical errors **may exist**.*

ID	Street address	Which best describes you? (please select all that apply))	How strongly do you support or oppose the proposal to grant a 10 + 10 year lease and licence to the Golden Grove Sporting Club at Harpers Field?	Why do you say this?)	Any other comments?
1	Yatala Vale Road FAIRVIEW PARK, SA	- Local resident/property owners - Use Harpers Field as a part of a sports club or community group	Strongly support	I am a member of the Golden Grove Cricket Club and this is essential for our continued success.	
2	North East Road RIDGEHAVEN, SA	- Local resident/property owners - Use Harpers Field as a part of a sports club or community group	Strongly support	Great cricket club with strong community involvement	
3	Barrow Road GOLDEN GROVE, SA	Local resident/property owners	Strongly support		
4	Stonewall Place GREENWITH, SA	Use Harpers Field as a part of a sports club or community group	Strongly support	We have been a member of the Golden Grove Football club for 11 years and want the club to be around for ever should be a life time lease	
5	Linwood Court WYNN VALE, SA	- Local resident/property owners - Use Harpers Field as a part of a sports club or community group	Strongly support	Totally support the proposed lease for this great community club. Great community club.	
6	Meyer Street GOLDEN GROVE, SA	Local resident/property owners	Strongly support	The Golden Grove Sporting Club is a very important provider to the local community. Children need to be able to play sports and be a part of a sporting club.	

7	Jacquard Court GREENWITH, SA	- Local resident/property owners - Use Harpers Field as a part of a sports club or community group (GGFC)	Strongly support	As a member of the football club for 20 years the recent redevelopment has been a welcome addition and will continue to see the Sporting club be a pillar in the community.	
8	Naretha Street HOLDEN HILL, SA	Local resident/property owners	Strongly support	Anything that encourages children and adults to be physically active will benefit the area.	
9	Devonshire Court GOLDEN GROVE, SA	- Local resident/property owners - Use Harpers Field as a part of a sports club or community group (GGFC sponsor/supporter)	Strongly support	As a local & affiliate of the Sporting Club I see the need for them to be able to run their own destiny without too much hinderance from council as it has been in the past a bit, ALL clubs need their own space where they can enhance the rooms with clubs 'apparel', signage etc etc, obviously must be done appropriately and tastefully, as far as 'renting' the premise out in off periods I would imagine some items could be removed for functions but some ie honour boards, would lend itself in some way, this club is still growing and needs to utilise the premises in ways that can generate money and a place that people want to go to. Unfortunately current times for clubs is difficult enough without other parties having some control of what can be done, thus why I mentioned its	

				own destiny, as there is a new community club built next to it, I see no need to tie down clubs ability to show its identity in the 'clubhouse' for a better word Thankyou	
10	David Street VISTA, SA	Local resident/property owners	Strongly support	The club is engaging adults and children in outdoor activities	
11	Linwood Court WYNN VALE, SA	Use Harpers Field as a part of a sports club or community group (GGFC)	Strongly support	I think it is vital for user groups to have surety of tenure to grow and develop.	
12	Katarama Road FAIRVIEW PARK, SA	Local resident/property owners	Strongly support	This is a large club supporting male and female involvement in sport and is really the only facility of its type in the Golden Grove area. Certainty of tenure to invest is essential	A necessary decision for council
13	Roycroft Place GOLDEN GROVE, SA	Local resident/property owners	Strongly support	Visited this facility on the open day really good for sport for locals	
14	Hamilton Road FAIRVIEW PARK, SA	Local resident/property owners	Strongly support	To enable the club to develop the area and make it an area that is heavily utilised and upgraded. Giving the certainty of long tenancy will help the club plan and deliver.	
15	Hallett Road GOLDEN GROVE, SA	Local resident/property owners Use Harpers Field for informal leisure purposes	Support		I do support this, however I would like to raise the point that even though the cricket nets are available for public use, the public cannot use them. this is because the cricket club has a retractable net, discouraging others from using the

					cricket nets. If these cricket nets are shared use, then I think it is only fair the cricket nets stay down so everyone can use them. if they continue to roll up the net, then I do not support it.
16	Currawong Crescent MODBURY HEIGHTS, SA	Local resident/property owners	Support	Provides children / young adults to participate in an outdoor activity and promote a healthy lifestyle	
17	Anare Street GREENWITH, SA	Local resident/property owners	Support	Surety of tenancy is constructive for clubs	Provision in the lease must be made for other GG sporting codes to also become members of the GGSC therefore allowing them to also co-share the facilities
18	Oratanga Road MODBURY NORTH, SA	Local resident/property owners	Support	Allows better management	
19	Waltham Forest Trail GOLDEN GROVE, SA	Local resident/property owners	Neither/nor (neutral)	I have no idea what experience the new entity has in managing a facility of this type or if the public have access to the ovals and function areas.	This is an opportunity to remove the current HIGH RISK situation of the cricket players parking on the western side of Golden Grove Road and walking across the road to the cricket nets. There is a crest in the road with high volume of vehicle traffic. The risk of a person being hit by a vehicle is very high. Suggestion - The Cricket Club enforce

					ALL their players to park in the designated car park within the facility avoiding this RISK to their players and to the public. Also place NO PARKING signs to make it illegal to park there.
20	Melba Court GOLDEN GROVE, SA	Local resident/property owners Use Harpers Field as a part of a sports club or community group (GGFC)	Neither/nor (neutral)	Depending on what the council is going to charge for rent	
21	Ranelagh Court GOLDEN GROVE, SA	Local resident/property owners	Strongly oppose	We chose to live here because of its peace & quiet. We have already been disturbed by the live music coming from this venue on 7th Feb. We had our windows and doors closed, our air conditioner and tv on but could still hear the thumping music. We do not wish to endure this experience again and certainly not regularly. The added traffic is also a big concern because of the noise, pollution and congestion. Introducing alcohol in the mix is another concern. More noise and unacceptable behaviours at our back fence.	Please take into consideration those ratepayers who wish to live a quiet, peaceful life.

Appendix 3: Community engagement advertising

Public Notice published 22 February 2025 in *The Advertiser*



CITY OF
TEA TREE GULLY
Naturally Better

HAVE YOUR SAY

Proposal to grant a 10 + 10
year lease to:

- Tea Tree Gully City Soccer Club at Tilley Recreation Park
- Golden Grove Sporting Club at Harpers Field
- Hope Valley Bowling Club at Deakin Reserve

To find out more and to
comment:
haveyoursay.cttg.sa.gov.au
Consultation closes
19 February 2025

Onsite signage



Have your say

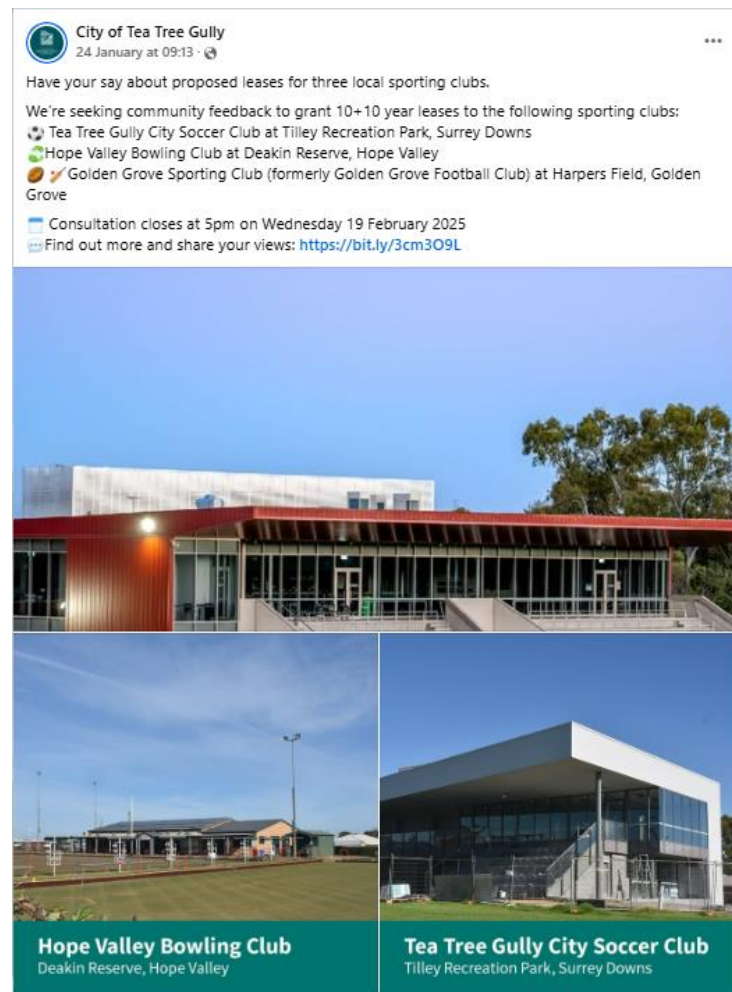
Proposal to grant a
10 + 10 years lease to
the new Golden Grove
Sporting Club for
exclusive use of the new
clubroom at Harpers Field

For more information and
to comment please visit
haveyoursay.cttg.sa.gov.au



Consultation closes 5pm,
19 February 2025

Social Media – Facebook post – 24 January 2025



Appendix 4: Letter/Mailout package

Appendix 5: Feedback form