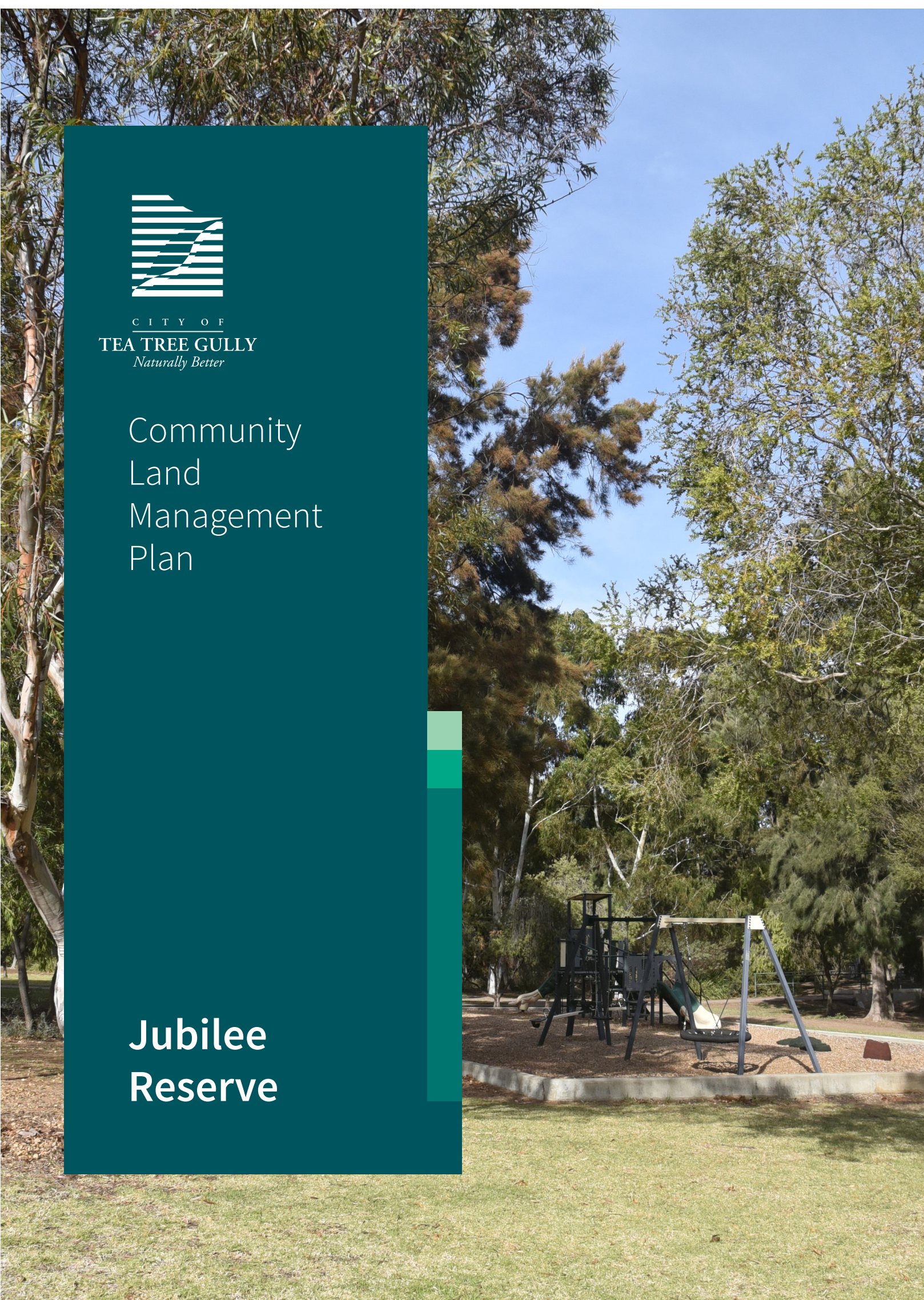




CITY OF
TEA TREE GULLY
Naturally Better

Community Land Management Plan

Jubilee Reserve



Jubilee Reserve

Community Land Management Plan

(Major Park)



Amendments

Description of proposed amendment	Adopted for community engagement	Adopted by Council	Public notice
Addition of reference to community garden located at 32 Park Lake Drive Wynn Vale to Items 4.1 and 4.2.	N/A	Amended under delegation	N/A

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

Contents

1. Introduction	3
2. Definition of community land	3
3. Requirement for a Community Land Management Plan	3
4. Community Land Management Plan – Jubilee Reserve	4
4.1 General description of the land	4
4.2 Purpose for which the land is held	4
4.3 Permits, leases, licences and casual hire	5
4.4 Objectives for the land	5
4.5 Relevant Council policies.....	6
4.6 Public consultation	6
4.7 Legislative requirements	6
4.8 Performance appraisal	7
4.9 Development	7
5. Performance targets and measures	7
6. Appendix 1 – Category description	11
7. Appendix 2 – Land description	13
8. Appendix 3 – Aerial map – Jubilee Reserve	14

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 as well as the restrictions and limitations.

An 'activity category' is assigned to each site to identify 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 1](#).

Community land is categorized 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 park
- Minor parks
- Natural areas
- Cultural and heritage areas
- Tree screens.

A register of CLMPs is available on Council's [website](#).

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 herein has been, is, or is to be, occupied under a lease or licence over the whole of or portion of the land.

4. Community Land Management Plan – Jubilee Reserve

Name of property	Jubilee Reserve
Address/location	Appendix 2
Aerial map index/link	Appendix 3
Legal description and area of land	Appendix 2
Ownership	City of Tea Tree Gully
Total area of land	Appendix 2
Lease or licence and actual land	See Item 4.3
Trust, dedication or restriction	Reserve
Open space hierarchy (catchment)¹	Regional
Open space classification²	Park (Major)
Category³	Active Recreation Biodiversity
Endorsed by Council	11 February 2025
Review period	As required
Record number	D25/9193 and D25/9202

4.1 General description of the land

Jubilee Reserve is contained within twenty-five parcels of land and includes grassed areas with irrigation, native grasses and trees, carparks, buildings, public toilet, lighting, fencing, paths, playground, natural creek, stormwater outlets, pedestrian bridges, tennis courts, dam, viewing platform, lake with fountain, biodiversity areas, fenced community garden and reserve furniture.

It has a District level catchment for open space that has the potential to benefit or draw people from within a 2 – 5 km catchment.

4.2 Purpose for which the land is held

The land is retained by Council to provide active and passive recreation facilities for the community and other visitors.

There is a community garden on site managed by Wynn Vale Community Garden Inc with support from Council.

Areas of biodiversity are held and provide opportunity for habitat restoration and conservation.

¹ See Council's Open Space Policy

² See Council's Open Space Policy

³ See Appendix 2

4.3 Permits, leases, licences and casual hire

Lease agreements are in place for the following organisations:

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
Catholic Church Endowment Society Inc	Twenty years expiring on 15 March 2025	Portion of land comprised in CT6065/915 (32-34 Park Lake Drive) and marked on the plan attached to the lease (DW685018). Record: D15/48565 and D16/13179	To create a Kaurua Garden by planting trees and shrubs and constructing walking trails on the land for educational purposes.
Minister for Education	Ten years expiring on 30 June 2027 (Record No. D19/35509)	Portion of land comprised in CT6065/915) and marked in blue on plan attached to lease document (32-34 Park Lake Drive)	All activities associated with the Wynn Vale House Kindergarten.

Utilising powers under its By-laws Council may occasionally issue temporary permits over the community land to allow activities prescribed by the By-laws.

4.4 Objectives for the land

Council's key objectives for the management of Jubilee Reserve are to provide:

- Safe open space areas and facilities that encourage participation in sporting, community and recreation activities
- Conservation and enhancement of biodiversity areas where possible
- Infrastructure to support sporting, community and recreation activities

and for these facilities to be utilised for their maximum potential, which may include shared use by the community and clubs.

The infrastructure for Jubilee 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 Jubilee 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 the CLMP. Where relevant these will be considered when contemplating management and future development of Jubilee 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 in relation to the sports area. 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 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 incorporating 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 Jubilee Reserve are set out 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 areas include a variety of plants that support a diversity of local wildlife, fungi and microorganisms.	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	Buildings include but not limited to community centres, sheds, toilets.	Where applicable, formal agreements with user groups are in place and include conditions to maintain amenity buildings. 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.
5.3	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.
5.4	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.
5.5	General lighting	Lighting is provided to ensure safe movement for pedestrians and vehicles around the park/open space/to and from buildings.	Maintenance is undertaken to ensure lighting complies with Australian Standards.
5.6	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.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
5.7	Leases, licences	Leases and licence agreements align Council's <i>Leases and Licences to Sporting and Community Organisations Policy</i> .	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.
5.8	Open space elements include but are not limited to signage, seats, bollards, bins, drinking fountains, picnic tables, bbqs, bike racks, fitness equipment, monuments, public art, shelters.	Open space elements are fit for purpose, safe to use by the community and encourage usage.	Open space elements 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.
5.9	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.	Council monitors the condition of paths and attends to reported defects in accordance with its Customer Service Standards.
5.10	Permits	Seasonal permits are granted for uses that are consistent with the objectives of the land.	Regular reviews are conducted to ensure compliance with permit conditions.
5.11	Playgrounds	The playgrounds provide opportunities for safe, interactive play and may include inclusive or accessible play elements. Where accessible play elements are provided, accessible pathways, materials, car parking and amenities will be considered. Development and maintenance of playgrounds is carried out in accordance with Council's Playground Guide.	Playgrounds are inspected and maintained in line with all relevant Australian Standards, principally AS 4685 and AS 4422. Non-conformance will inform priority of corrective actions and addressed according to risk assessment. Playgrounds are cleaned as required.

Item no.	Infrastructure and other elements	Performance targets	Performance measures
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.
5.13	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.
5.14	Water storage tanks	Storage tank forms part of the irrigation network at various sites within Jubilee Reserve and supplements irrigation to the reserve.	The storage tanks and pumping infrastructure are inspected regularly to ensure fit for purpose. Water quality at Jubilee Reserve storage tanks are monitored regularly to evaluate salinity and other factors.

6. Appendix 1 – 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:

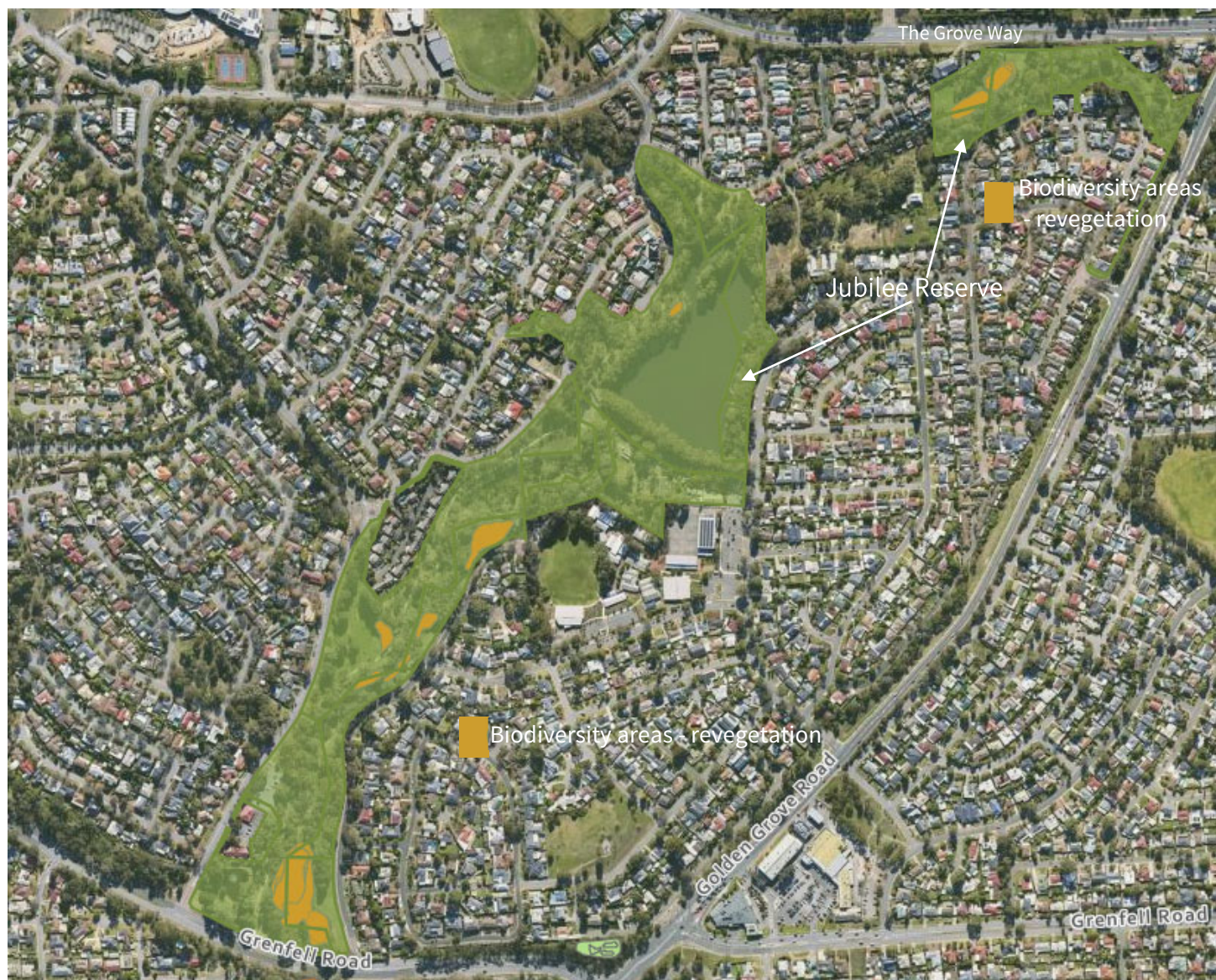
Category for dominant activity/function or purpose (label to be included in CLMP)	Description/characteristics – parcels that:
Active recreation	Include a playground, kick about area, irrigated grassed area, toilets, bbqs. May include a formal or informal carpark and may accommodate structured and/or unstructured recreation and physical activity, sportsfields/courts and associated buildings.
Biodiversity	Function as a part of a corridor or stepping stone for the movement of wildlife. Contain remnant or restored vegetation as habitat for local fauna and could include tree hollows. (Sites that contain remnant bushland may support vegetation communities and flora that have local or regional conservation status.)
Cemeteries	Are specifically designed 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 elements, 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). 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 and infrastructure that supports or complements these buildings, elements or places.

Category for dominant activity/function or purpose (label to be included in CLMP)	Description/characteristics – parcels that:
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 and infrastructure that supports these elements.
Passive recreation	Contain minimal facilities, areas where the community may sit and reflect or informally interact with others. May contain sensory gardens, large areas of open space. Suitable for walking, cycling and informal activities, playspaces and infrastructure that supports these elements.
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 services. Contain a watercourse. Contain no pipes but is required for overland flow purposes in case of flood. Detention basins, dams and wetlands.

7. Appendix 2 – Land description

Parcel ID	Parcel description	Certificates of Title	Address	Area (sqm)
32680	Allot 612 in Deposited Plan 17268	CT 4289/60	Lot 612 Jubilee Way, Wynn Vale	25592
36951	Allot 127 in Deposited Plan 33449	CT 5063/887	Lot 127 The Grove Way Wynn Vale	1009
36961	Allot 129 in Deposited Plan 33450	CT 5063/888	Lot 129 The Grove Way, Wynn Vale	4471
37150	Allot 128 in Deposited Plan 34029	CT 5070/318	91-0 Brunswick Terrace, Wynn Vale	3296
34818	Allot 64 in Deposited Plan 27086	CT 5374/186	1-3 De Pledge Court Wynn Vale	7771
34111	Allot 901 in Deposited Plan 24381	CT 5426/25	Lot 901 Jubilee Way, Wynn Vale	35738
25920	Allot 202 in Deposited Plan 10931	CT 5475/95	2-12 De Castella Avenue Wynn Vale	6645
25132	Allot 121 in Deposited Plan 10361	CT 5519/167	Lot 121 Park Lake Drive, Wynn Vale	5612
32999	Allot 5 in Deposited Plan 22072	CT 5538/646	Lot 5 Jubilee Way, Wynn Vale	1817
33001	Allot 4 in Deposited Plan 22072	CT 5538/649	Lot 4 Jubilee Way Wynn Vale	15.18
33003	Allot 3 in Deposited Plan 22072	CT 5538/650	Lot 3 Jubilee Way, Wynn Vale	8
27344	Allot 200 in Deposited Plan 20801	CT 5539/408	17 Greenfinch Court, Wynn Vale	774
26280	Allot 75 in Deposited Plan 11225	CT 5542/393	36 Park Lake Drive Wynn Vale	2825
25971	Allot 201 in Deposited Plan 11009	CT 5542/651	14-36 De Castella Avenue, Wynn Vale	7996
26047	Allot 200 in Deposited Plan 11008	CT 5542/653	38-48 De Castella Avenue Wynn Vale	8222
25128	Allot 120 in Deposited Plan 10361	CT 5553/534	Lot 120 Park Lake Drive, Wynn Vale	4830
50637	Allot 25 in Deposited Plan 52920	CT 5694/702	Lot 25 Phyllis Court, Wynn Vale	1083
50638	Allot 26 in Deposited Plan 52920	CT 5694/703	Lot 26 Hillcott Avenue, Wynn Vale	89.3
50519	Allot 7 in Deposited Plan 55189	CT 5795/199	Lot 7, The Grove Way, Wynn Vale	818
26204	Allot 77 in Deposited Plan 11227	CT 5798/142	40 Park Lake Drive Wynn Vale	6293
26282	Allot 76 in Deposited Plan 11226	CT 5819/869	38 Park Lake Drive, Wynn Vale	2732
32984	Allot 75 in Deposited Plan 21707	CT 6065/914	6-10 Shearwater Place Wynn Vale	50862
10849	Allot 118 in Deposited Plan 9816	CT 6065/915	32-34 Park Lake Drive, Wynn Vale	11882
62848	Allot 102 in Deposited Plan 12185	CT6230/655	Lot 127 The Grove Way, Wynn Vale	8030

8. Appendix 3 – Aerial map – Jubilee Reserve





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