

# Community Land Management Plan

## Dernancourt

**Karingal Reserve, Tristania Reserve, Farnham Reserve, Karri Reserve, Waterford Reserve, Moule Reserve, Romney Reserve, O'Bahn Linear Park South (including Holden Hill)**

## Description

Identity of land the subject of this plan:

### Karingal Reserve (136)

Lot 72 in Deposited Plan 7467, being the land contained in Certificate of Title 1877/128, bounded by Karingal Road and Nioka Road. The attached plan identifies the location of the land. The land is effectively unimproved other than the provision of a dolomite path.

### Tristania Reserve (22)

Lot 111 in Deposited Plan 6694, being the land contained in Certificate of Title 2766/170, bounded by Tristania Terrace and Ash Avenue. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, permapine fencing, lighting, shaded playground, drink fountain, and reserve furniture such as park benches, table, bin and bollards.

### Farnham Reserve (132)

Lot 27 in Deposited Plan 9552, being the land contained in Certificate of Title 5532/44 (this has been excluded from community land classification and does not form part of the management plan), Lot 28 in Deposited Plan 9552, being the land contained in Certificate of Title 4067/315, Lot 63 in Deposited Plan 6600, being the land contained in Certificate of Title 1743/121, bounded by Farnham Terrace and Dernancourt Drive. The attached plan identifies the location of the land. The land comprises a grassed area, dolomite path, landscaping and a park bench.

### Karri Reserve (133)

Lot 96 in Deposited Plan 7138, being the land contained in Certificate of Title 3046/136, bounded by Karri Drive. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, concrete path, and reserve furniture such as a park bench.

### Waterford Reserve (288)

Lot 38 in Deposited Plan 10937, being the land contained in Certificate of Title 5546/257, bounded by Waterford Avenue and Signet Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation and extensive landscaping with the use of mossrocks.



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#### Moule Reserve (139)

Lot 27 in Deposited Plan 7736, being the land contained in Certificate of Title 3154/191, bounded by Moule Crescent and Payton Avenue. The attached plan identifies the location of the land. The land is effectively unimproved other than the provision of a park bench.

#### Romney Reserve (138)

Lot 160 in Deposited Plan 3073, being the land contained in Certificate of Title 1023/40, Lot 161 in Deposited Plan 3073, being the land contained in Certificate of Title 1023/40, bounded by Payton Avenue. The attached plan identifies the location of the land. The land comprises a grassed area, low permapine fencing and reserve furniture such as park benches.

#### O'Bahn Linear Park South (226)

Lot 603 in Deposited Plan 25194, being the land contained in Certificate of Title 5517/709, Lot 606 in Deposited Plan 25194, being the land contained in Certificate of Title 5105/573, Lot 101 in Filed Plan 34043, being the land contained in Certificate of Title 5175/732, Lot 614 in Deposited Plan 27803, being the land contained in Certificate of Title 5821/53, Lot 511 in Deposited Plan 23639, being the land contained in Certificate of Title 5437/449, Lot 608 in Deposited Plan 28047, being the land contained in Certificate of Title 5519/22, Lot 610 in Deposited Plan 28047, being the land contained in Certificate of Title 6110/900, Lot 611 in Deposited Plan 28047, being the land contained in Certificate of Title 5408/478, Lot 73 in Deposited Plan 57276, being the land contained in Certificate of Title 5855/949, Lot 1 in Deposited Plan 30072, being the land contained in Certificate of Title 5516/268, Lot 14 in Deposited Plan 26246, being the land contained in Certificate of Title 5518/631, Lot 93 in Deposited Plan 203903, being the land contained in Certificate of Title 5376/147, Lot 615 in Deposited Plan 28772, being the land contained in Certificate of Title 5518/999, Lot 53 in Deposited Plan 50642, being the land contained in Certificate of Title 5612/146, Lot 54 in Deposited Plan 50642, being the land contained in Certificate of Title 5612/147, Lot 620 in Deposited Plan 28772, being the land contained in Certificate of Title 5274/793, Lot 19 in Deposited Plan 9917, being the land contained in Certificate of Title 5953/21, Lot 18 in Deposited Plan 9917, being the land contained in Certificate of Title 5274/796, Lot 16 in Deposited Plan 9917, being the land contained in Certificate of Title 5274/794, Lot 22 in Deposited Plan 9918, being the land contained in Certificate of Title 5274/798, Lot 24 in Deposited Plan 9918, being the land contained in Certificate of Title 5274/800, Lot 23 in Deposited Plan 9918, being the land contained in Certificate of Title 5274/799, Lot 113 in Deposited Plan 6318, being the land contained in Certificate of Title 2545/32, bounded by Parkinson Avenue, Parsons Road, Glenwood Walk, Lyons Road, Kurno Way, Arcowie Road, Southern Terrace, Malcolm Avenue, Elliott Avenue, Karina Crescent, Waninga Drive, Cortina Avenue, Brabham Avenue, Willowbrook Avenue, Morgala Drive, Valiant Road, Grand Junction Road, Ardtornish Street and Jacobsen Crescent. The attached plan identifies the location of the land. The land comprises grassed areas, playground, basketball ring, lighting, stormwater outlet with culvert, steel post barrier, permapine fencing, natural mature trees, irrigated grass areas, reserve furniture such as park benches, bins and signage.



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## Purpose

Council retains this land for the following purposes:

The Council is required by Section 7 of the Local Government Act 1999 to “provide services and facilities that benefit its area, its ratepayers and residents and visitors to its area, including amongst other things recreational facilities”. This land is retained by Council to provide passive recreation facilities for the community and other visitors. The casual hire of these reserves can be arranged by contacting Council’s Call Centre 8397 7444.

The land is not otherwise the subject of any formalised lease or licence. Council may grant a lease or licence of the whole or any part of the land during the life of this management plan.

Council will consider the land in regards to it being suitable for the purpose and may with its powers under Council’s By-Laws restrict or prevent activities that are considered to be inappropriate for the land.

## Objectives

Council’s objectives for managing this land are as follows:

The Council seeks to ensure that all of its assets are utilised to their maximum potential. In particular the land serves to meet the Council’s desire that residents are able to partake in a range of activities to achieve a balanced life incorporating recreation opportunities.

## Management Proposal

These are the Council's proposals for managing this land:

The land comprises irrigated grassed areas, irrigation, permapine fencing, lighting, shaded playground, drink fountain, landscaping, concrete, dolomite or concrete and paved paths, bollards and reserve furniture such as a park bench and bin.

### 1. Grassed Area

The grassed areas are currently equipped to satisfy the needs of regular users. As required, controllers and sprinklers are replaced or repaired to maintain a service standard consistent with its existing use. The sites are regularly mowed and watering occurs in accordance with the Code of Practice for Irrigated Public Open Space as regulated by SA Water.

### 2. Fencing

Reserve boundary fencing adjacent to residential or commercial properties are not managed or maintained by Council in accordance with the Fences Act 1975. Fencing rails or panels at other sites independent of "boundaries" are repaired or replaced to ensure that they are structurally sound and suit the intended purpose.

### 3. Lighting

Some reserves are equipped with lighting to illuminate the pathways and nearby equipment. The post top lamps are checked for electrical and structural integrity as required.

### 4. Playground

Shaded play equipment is located in Tristiana reserve and is regularly inspected to check that the fittings and fixtures are mechanically sound. The soft fall area is inspected and re-levelled regularly including raking and topping up annually.

### 5. Landscaping

Some reserves are irrigated to landscaped garden beds and grassed areas. Most contain mature trees and native grasses and Council staff attend to the upkeep of these properties as required.

### 6. Footpaths

Footpaths within these reserves are formed of dolomite or concrete. Defects in the footpaths are often reported by local residents and through the "Customer Response Management" system, Council will then attend to its repair. Tripping hazards are also recorded via Council resources and as required will either be replaced or repaired.

### 7. Reserve Furniture & Signage

Park benches, bins and signage are common within these reserves. Tristiana reserve has park benches, bins, table and drinking fountain. All equipment is checked on a regular basis to establish that the fixtures and fittings are mechanically sound and suit their intended purpose. Plumbing, painting and carpentry improvements will be carried out as required to ensure the robust nature of these fixtures.

Council has a regular maintenance schedule, which is reviewed prior to the setting of the Council's annual budget. The schedule provides for the Council's staff to attend to the upkeep of the land in a reasonable fashion bearing in mind the requirement on Council to attend to the management of its other City wide assets.

Subject to compliance with the requirements of all relevant legislation the Council may, during the life of this management plan, develop the land by erecting buildings or structures which will enhance the use of the land as a recreation facility.

## Council Policies

The following Council policies also effect how the Council will manage this land:

- Asset Management Policy
- Boundary Fence Management Policy
- Building & Swimming Pool Inspections Policy
- Community Centres Policy
- Disability Discrimination Act Policy
- Environmental Sustainability Policy
- Community Engagement (Public Consultation) Policy
- Risk Management Policy
- Smoke Free Policy
- Tree Management Policy

These policies may be viewed at the Council's office and at the Council's Library. Copies may be provided on request.

## Other Government Policies

The following State Government policies and plans concerning conservation and development relate to this land:

The land is in Residential Tea Tree Gully Zone.

The Council's Development Plan governs what activities may occur on the land and how it may be developed during the life of the Plan.

The Council has adopted by-laws which effect and regulate activities on Councilland:

- The Council's "Dogs" by-law
- The Council's "Roads" by-law
- The Council's "Local Government Land"

## Performance Appraisal

The Council will measure how it has managed the land in the following ways:

The Council regularly undertakes community consultation studies and surveys and will include a request that respondents comment on their views of and experiences in using the land. In addition the Council invites people to comment to the Council via its website, by post or facsimile, in person at the Council offices and by telephone.

The Council will record all complaints and compliments and attend to those requiring action. In addition complaints and compliments will be reported on annually at a meeting of the Council.

The Council has adopted a performance management system to record successful achievement of employee functions. Regular assessment and reporting of compliance with the Council's asset maintenance programme is integral to this process.

As part of the horticultural management of the land the Council will carry out "random anonymous audits" to measure whether the Council is meeting its objectives expressed in its management schedule. The Council will review this Management Plan within 5 years of the date of its adoption and as appropriate amend maintenance as required.

## Development

There are no immediate plans to develop these sites.

Council can, however, consider any future development on each site beyond the 2014/2015 financial year, in particular the removal and/or replacement of above ground infrastructure and equipment until the expiry of the Management Plan. Any development will be subject to future budget bids and consultation with the Community.

Adopted by the City of Tea Tree Gully at a meeting of the Council on 28 July 2015.











