

Community Land Management Plan

Dernancourt/Highbury River Torrens Linear Park

Description

Identity of land the subject of this plan:

City of Tea Tree Gully

Lot 24 in Filed Plan 40494, being the land contained in Certificate of Title 5841/639, Lot 114 in Filed Plan 40484, being the land contained in Certificate of Title 5837/831, Lot 81 in Filed Plan 132283, being the land contained in Certificate of Title 5554/475, Lot 96 in Deposited Plan 11121, being the land contained in Certificate of Title 5742/195, Lot 97 in Deposited Plan 11121, being the land contained in Certificate of Title 5742/196, Lot 251 in Deposited Plan 7140, being the land contained in Certificate of Title 5732/428, Lot 98 in Deposited Plan 11157, being the land contained in Certificate of Title 5538/689, Lot 24 in Deposited Plan 9822, being the land contained in Certificate of Title 3758/158, Lot 47 in Deposited Plan 7704, being the land contained in Certificate of Title 3340/192, Lot 502 in Deposited Plan 42633, being the land contained in Certificate of Title 5267/119, Lot 23 in Deposited Plan 60083, being the land contained in Certificate of Title 5888/70, Lot 915 in Deposited Plan 54599, being the land contained in Certificate of Title 5822/783, Lot 916 in Deposited Plan 55138, being the land contained in Certificate of Title 5828/304, Lot 40 in Deposited Plan 10950, being the land contained in Certificate of Title 5546/272, Lot 34 in Deposited Plan 10949, being the land contained in Certificate of Title 5546/271, Lot 98 in Filed Plan 133649, being the land contained in Certificate of Title 5774/848, Lot 16 in Deposited Plan 10758, being the land contained in Certificate of Title 5740/796, Lot 95 in Deposited Plan 11121, being the land contained in Certificate of Title 5742/127, Lot 197 in Filed Plan 2631, being the land contained in Certificate of Title 5513/523, Lot 94 in Deposited Plan 11157, being the land contained in Certificate of Title 5538/688, Lot 35 in Deposited Plan 10949, being the land contained in Certificate of Title 5546/285, Lot 24 in Deposited Plan 60083, being the land contained in Certificate of Title 5888/70.

Minister of Public Infrastructure

Lot 401 in Deposited Plan 56532, being the land contained in Certificate of Title 5862/600, Lot 5 in Filed Plan 16558, being the land contained in Certificate of Title 5479/950, Lot 3 in Filed Plan 30250, being the land contained in Certificate of Title 5845/573.

Minister for Government Enterprises

Lot 402 in Deposited Plan 56532, being the land contained in Certificate of Title 5862/601, Lot 404 in Deposited Plan 56532, being the land contained in Certificate of Title 5883/676, Lot 403 in Deposited Plan 56532, being the land contained in Certificate of Title 5883/676, Lot 82 in Filed Plan 40518, being the land contained in Certificate of Title 5828/756.

Minister for Transport

Lot 59 in Deposited Plan 55490, being the land contained in Certificate of Title 5890/14.



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or visit www.teatreegully.sa.gov.au

Minister for Transport and Urban Planning

Lot 2312 in Deposited Plan 55138, being the land contained in Certificate of Title 5828/302, Lot 2313 in Deposited Plan 55138, being the land contained in Certificate of Title 5828/303, Lot 2 in Deposited Plan 53525, being the land contained in Certificate of Title 5810/374, Lot 1302 in Deposited Plan 53525, being the land contained in Certificate of Title 5810/375.

SA Water Corporation

Lot 112 in Deposited Plan 6462, being the land contained in Certificate of Title 5406/694, Lot 151 in Deposited Plan 59325, being the land contained in Certificate of Title 5873/802, Lot 152 in Deposited Plan 59325, being the land contained in Certificate of Title 5873/803, Lot 1810 in Deposited Plan 62132, being the land contained in Certificate of Title 5904/223.

The land comprises:

1. River Torrens
2. Stormwater outlets, trash racks
3. Grassed areas with either a manual or automatic irrigation
4. Wetland and detention dam
5. Reserve furniture such as table/seats, park benches, barbeques, drinking fountains, bins and signage
6. Pedestrian bridges
7. Solar lighting
8. Sewer pump, sewer junction box, stobie poles (maintained by SA Water and SA Power Networks)
9. Cyclone fencing
10. Carpark
11. Landscaping and retaining walls
12. Concrete bike/walking footpath
13. Historical Dinham's Mill and barn (owned and managed by SA Water)
14. Council horticultural depots (near The Promenade at Highbury and at Lutana Grove Dernancourt) and transportable toilet near The Promenade at Highbury
15. Some areas have natural grasses
16. Extensive trees
17. Memorial structure - to commemorate the naming of Dernancourt SA named after the Village of Dernancourt, France and the contribution of SA soldiers to the 1918 Battle of Dernancourt (France).



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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:

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. **Council Horticultural Depots**
The depots are used by Council and equipped with workshop areas, cellar and storage rooms. The building is regularly cleaned and as required carpentry, electrical, plumbing and other maintenance is carried out. A transportable staff toilet is sited at The Promenade site.
3. **Carpark**
The carpark is sealed and landscaped and traffic is managed with appropriate linemarking, signage, kerbing and lighting. Council will use various techniques for managing the pavement such as minor patching, potholes, cracksealing, spraysealing or reconstruction.
4. **Landscaping**
This reserve contains mature trees and native grasses that Council staff attend to the upkeep of these by conducting horticultural maintenance practices such as mowing, weeding, pruning, etc.
5. **Lighting**
This reserve is equipped with solar lighting to illuminate the pathways. The post top lamps are checked for electrical and structural integrity as required.

6. Watercourse maintenance

The river watercourse is inspected and managed in terms of weed growth and pollutants by SA Water. It may be necessary to carry out earth works to address erosion. This decision is at the discretion of SA Water.

7. Reserve Furniture

Table/seats, park benches, barbeques, drinking fountains, bins and signage are common features within this reserve. The 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.

8. Stormwater Outlet and Culvert

Council regularly inspects stormwater outlets, culverts and side entry pits to remove any potential blockages and rubbish from 'trash racks', carry out repairs as necessary to minimise the risk of flooding.

9. Footpaths

The walking/bike trail is formed of 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.

10. Pedestrian Bridges

Hand rails, decking timber and other structural elements such as concrete components of the Reids Road bridge are inspected on a regular basis to check the fittings and fixtures are mechanically sound. As required, painting and carpentry work is carried out to ensure the safety of these bridges.

11. Wetlands

Council will maintain these by undertaking the following activities as required:

- (a) Silt Removal
- (b) Reed monitoring and control such as pruning or removal
- (c) Surrounding vegetation management
- (d) Cleaning of trash bags
- (e) Water quality testing

12. 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.

13. Historical Cottage and Barn

These buildings are State Heritage listed and known as Dinham's Mill. The site in question is managed and maintained by SA Water.

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:

River Torrens Linear Park- The land is in the Linear Park River Torrens, Special Use, Residential Tea Tree Gully, or Rural A Zones.

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 Council land:

- 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.

CLMP Amendments:

14 September 2021 - Amended by Council Resolution

Council resolved to include a future memorial structure - naming of Dernancourt SA. This structure was completed in August 2022.

12 April 2022 - Amended by Council Resolution

Council resolved to include a toilet at the end of Nursery Way, Highbury and a toilet at the end of Orange Grove Circuit, Dernancourt.





