

Community Land Management Plan

Golden Grove Sutherland Reserve, Bennelong Reserve, Landrien Reserve, Aspen Reserve, Edison Reserve, Arbutus Plantation, Betula Reserve, Oakridge Reserve, Marlock Reserve, Coconut Reserve, Chestnut Reserve, Ashbrook Plantation, Pearce Reserve, Ultra Reserve, Strickland Reserve, Braeburn Reserve, Rokewood Reserve, Ross Reserve, Pineridge Reserve, Pinewood Reserve, Elysium Reserve, Pendeen Reserve, Willowood Reserve, Underwood Reserve, Goodwin Reserve

Description

Identity of land the subject of this plan:

Sutherland Reserve (337)

Lot 285 in Deposited Plan 25588, being the land contained in Certificate of Title 5377/107, Lot 303 in Deposited Plan 25588, being the land contained in Certificate of Title 5377/112, Lot 294 in Deposited Plan 25588, being the land contained in Certificate of Title 5377/109, Lot 310 in Deposited Plan 25588, being the land contained in Certificate of Title 5519/640, Lot 291 in Deposited Plan 25588, being the land contained in Certificate of Title 5377/108, Lot 299 in Deposited Plan 25588, being the land contained in Certificate of Title 5377/110, Lot 74 in Filed Plan 35015, being the land contained in Certificate of Title 5217/310, Lot 69 in Deposited Plan 36342, being the land contained in Certificate of Title 5110/170, Lot 302 in Deposited Plan 25588, being the land contained in Certificate of Title 5377/111, bounded by Bicentennial Drive, Botany Drive, The Golden Way, The Grove Way and Marie Clark Drive. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, playgrounds, lighting, concrete and dolomite footpath, screening areas and landscaping to road frontages, signage, stone formed walls, gazebo, seating and bins.

Bennelong Reserve (321)

Lot 163 in Deposited Plan 24587, being the land contained in Certificate of Title 5394/726, Lot 164 in Deposited Plan 24587, being the land contained in Certificate of Title 5555/862, Lot 165 in Deposited Plan 24587, being the land contained in Certificate of Title 5394/725, Lot 262 in Deposited Plan 43471, being the land contained in Certificate of Title 5283/105, Lot 201 in Deposited Plan 41875, being the land contained in Certificate of Title 5252/611, Lot 203 in Deposited Plan 41875, being the land contained in Certificate of Title 5252/613, Lot 263 in Deposited Plan 43471, being the land contained in Certificate of Title 5283/106, Lot 502 in Filed Plan 36897, being the land contained in Certificate of Title 5317/222, Lot 277 in Deposited Plan 52070, being the land contained in Certificate of Title 5659/283, bounded by Bicentennial Drive, The Grove Way and Bennelong Court. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, dolomite carpark, bollards, landscaping, lighting, concrete footpath and signage.

Landrien Reserve (322)

Lot 161 in Deposited Plan 24587, being the land contained in Certificate of Title 5394/683, bounded by Landrien Court and Ruse Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, playground, carpark, concrete footpath, lighting, reserve furniture such as park bench and bin.

Aspen Reserve (628)

Lot 157 in Deposited Plan 89740, being the land contained in Certificate of Title 6098/876 bounded by Parkwood Drive, Hickory Court, Aspen Court and Jacaranda Grove. The attached plan identifies the location of the land. The land comprises irrigated grassed areas, landscaping with trees, playground, shelter with seating and table, benches, drinking fountain, concrete footpaths and bin.

Edison Reserve (541)

Lot 47 in Deposited Plan 52366, being the land contained in Certificate of Title 5677/247, bounded by Aristotle Close and Edison Drive. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, creek and stormwater outlet

Arbutus Plantation (627)

Lot 155 in Deposited Plan 89740, being the land contained in Certificate of Title 6098/875 bounded by Arbutus Court and Oakridge Circuit. The attached plan identifies the location of the land. The land comprises landscaped road buffer.

Betula Reserve (626)

Lot 154 in Deposited Plan 89740, being the land contained in Certificate of Title 6098/874 bounded by Oakridge Circuit and Betula Court. The attached plan identifies the location of the land. The land comprises landscaping, concrete footpath and bollards.

Oakridge Reserve (629)

Lot 158 in Deposited Plan 89740, being the land contained in Certificate of Title 6098/877 bounded by Oakridge Circuit. The attached plan identifies the location of the land. The land comprises detention dam, stormwater outlets, stone wall, grassed areas with trees, landscaping and bollards.

Marlock Reserve (531)

Lot 279 in Deposited Plan 51116, being the land contained in Certificate of Title 5618/426, bounded by Marlock Court and Myall Court. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, carpark, wetland, landscaping, pine bollards and stormwater outlet.

Coconut Reserve (410)

Lot 127 in Deposited Plan 52089, being the land contained in Certificate of Title 5658/21, bounded by Coconut Grove and Kernel Lane. The attached plan identifies the location of the land. The land comprises a grassed area, playground, concrete footpath and reserve furniture such as park benches.

Chestnut Reserve (484)

Lot 118 in Deposited Plan 87904, being the land contained in Certificate of Title 6086/47 bounded by Parkwood Drive and Bicentennial Drive. The attached plan identifies the location of the land. The land comprises irrigated grassed areas, landscaping, concrete driveway for access to poured tank and pumping station with developed entrance statement.

Pearce Reserve (353)

Lot 170 in Deposited Plan 34252, being the land contained in Certificate of Title 5070/849, bounded by Pearce Court. The attached plan identifies the location of the land. The land comprises a grassed area, landscaping and a stormwater culvert.

Ashbrook Plantation (615)

Lot 116 in Deposited Plan 87904, being the land contained in Certificate of Title 6086/49 bounded by Ashbrook Rise and Melaleuca Place. The attached plan identifies the location of the land. The land comprises landscaping, concrete footpaths and bollards.

Ultra Reserve (360)

Lot 67 in Deposited Plan 28622, being the land contained in Certificate of Title 5370/773, bounded by Ultra Place and Ulster Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, playground, carpark, lighting, concrete and paved footpaths.

Strickland Reserve (389)

Lot 141 in Deposited Plan 30910, being the land contained in Certificate of Title 5376/61, bounded by Strickland Street and Cuneo Place. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, concrete footpath, reserve furniture such as park benches, signage and bin.

Braeburn Reserve (544)

Lot 102 in Filed Plan 41883, being the land contained in Certificate of Title 5824/626, bounded by John Road, Braeburn Drive and The Golden Way. The attached plan identifies the location of the land. The land comprises a grassed area, landscaping, rock retaining wall, lake with trash rack, pedestrian bridge, timber observation deck with seating, post and steel barriers, concrete paths, reserve furniture such as park benches and bin.

Rokewood Reserve (545)

Lot 104 in Deposited Plan 53522, being the land contained in Certificate of Title 5716/613, bounded by Rokewood Circuit and Manchurian Avenue. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, concrete footpath, reserve furniture such as park benches and gazebo.

Ross Reserve (578)

Lot 352 in Deposited Plan 57367, being the land contained in Certificate of Title 5851/879, Lot 371 in Deposited Plan 59410, being the land contained in Certificate of Title 5873/392, Lot 353 in Deposited Plan 57367, being the land contained in Certificate of Title 5851/880, bounded by Kings Avenue and Eastleigh Avenue. The attached plan identifies the location of the land. The land comprises natural grasses, trees, landscaping, stormwater outlet with barrier safety, creek, concrete footpath, reserve furniture such as signage and seating with table.

Pineridge Reserve (461)

Lot 507 in Deposited Plan 44494, being the land contained in Certificate of Title 5318/10, bounded by Elmwood Rise and Pineridge Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, carpark, concrete footpath and reserve furniture such as a park bench.

Pinewood Reserve (430)

Lot 360 in Deposited Plan 37700, being the land contained in Certificate of Title 5140/348, bounded by Pinewood Court and Gibson Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, part fenced playground, carpark, concrete footpaths and reserve furniture such as park bench.

Elysium Reserve (463)

Lot 511 in Deposited Plan 44494, being the land contained in Certificate of Title 5318/14, Lot 101 in Deposited Plan 46016, being the land contained in Certificate of Title 5379/877, bounded by Carrick Place and Chatswood Grove. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, feature stone landscaping, playground, paved footpath, reserve furniture such as park benches, gazebo and bin.

Pendeen Reserve (404)

Lot 106 in Deposited Plan 32242, being the land contained in Certificate of Title 5518/660, Lot 102 in Deposited Plan 32242, being the land contained in Certificate of Title 5518/976, Lot 105 in Deposited Plan 32242, being the land contained in Certificate of Title 5518/652, Lot 103 in Deposited Plan 32242, being the land contained in Certificate of Title 5518/654, bounded by Atlantis Drive and Pendeen Reserve. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, extensive natural grasses, trees, landscaping and concrete footpath.

Willowood Reserve (455)

Lot 93 in Deposited Plan 43867, being the land contained in Certificate of Title 5299/18, Lot 276 in Deposited Plan 49977, being the land contained in Certificate of Title 5542/275, bounded by Willowood Drive. The attached plan identifies the location of the land. The land comprises extensive landscaping, concrete footpath and reserve furniture such as park benches.

Underwood Reserve (355)

Lot 319 in Deposited Plan 25588, being the land contained in Certificate of Title 5377/114, bounded by Underwood Close. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping and carpark.

Goodwin Reserve (416)

Lot 72 in Filed Plan 35304, being the land contained in Certificate of Title 5204/12, Lot 73 in Deposited Plan 36342, being the land contained in Certificate of Title 5110/174, bounded by Goodwin Circuit. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, lighting, carpark, stormwater outlet, metal bollards, concrete footpath and reserve furniture such as park benches and bin.

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 a grassed area with irrigation, extensive natural grasses and trees, landscaping, lighting, carpark, tubular, timber observation deck and seating, steel mesh fencing, cyclone fencing, wooden and metal bollards with chains, steel posts, wetland, stormwater outlet, pedestrian bridges, creek, concrete and paved footpaths, concrete, dolomite and paved footpaths, stormwater outlet, pedestrian bridge, playground and basketball ring, tennis courts, reserve furniture such as park benches, barbeques, gazebo, tables, signage and bins.

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. Carpark

The carpark is sealed and landscaped and traffic is managed with appropriate linemarking, signage, kerbing, lighting and traffic control devices. Council will use various techniques for managing the pavement such as minor patching, potholes, cracksealing, spraysealing or reconstruction.

3. Playground

Play equipment 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.

4. **Landscaping**
Some reserves are partly irrigated to landscaped garden beds and grassed areas. Some contain mature trees and native grasses and Council staff attend to the upkeep of these properties by conducting horticultural maintenance practices such as mowing, weeding, pruning, etc.
5. **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.
6. **Reserve Furniture & Signage**
Park benches, barbeques, gazebo, tables, signage and bins are common features within these reserves. This 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.
7. **Stormwater outlet and culvert**
Council regularly inspects stormwater outlets, culverts and side entry pits to remove any potential blockages and carry out repairs as necessary to minimise the risk of flooding.
8. **Footpaths**
Footpaths within these reserves are formed of dolomite. 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.
9. **Pedestrian Bridge**
Hand rails, decking timber and other structural elements such as abutments 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.
10. **Tennis Courts**
The tennis court surface is managed by Council using various techniques such as minor patching, crack sealing or resurfacing with hot mix and then appropriately relined. They are equipped with nets for community use.
11. **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.
12. **Creek Maintenance**
Watercourses and creeks generally are inspected on a regular basis for the management of weed growth and pollutants. It may be necessary to carry out earth works to address erosion.
13. **Wetlands/Lake**
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.

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 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 Golden Grove Residential, Residential Tea Tree Gully Zones or the Golden Grove Light Industry 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.













