

# Community Land Management Plan

**Golden Grove Pt 2**    **Cobbler Access Reserve, Olympiad Reserve, Lemon Gum Reserve, Bartlett Reserve, Cobbler Creek East Reserve, Martindale Reserve, Chestnut Reserve, Atlantis Reserve, Hannover Reserve, Castle Eaton Reserve, Green Pine Reserve, Bloomsbury Reserve, Horsgate Screen, Horsgate Reserve, Lady Williams Reserve, Jonathan Reserve, Kunzea Reserve, Barrow Road Reserve, Classic Reserve, Quartz Reserve, Tuscan Reserve, Strachan Reserve, Sandstock Reserve, Hallett Reserve (including Greenwith)**

## Description

Identity of land the subject of this plan:

**Cobbler Access Reserve (347)**

Lot 169 in Deposited Plan 34252, being the land contained in Certificate of Title 5070/848, bounded by Olympiad Court and Pearce Court. The attached plan identifies the location of the land. The land comprises landscaping.

**Olympiad Reserve (384)**

Lot 166 in Deposited Plan 34252, being the land contained in Certificate of Title 5070/845, bounded by Olympiad Court. The attached plan identifies the location of the land. The land comprises a grassed area, stormwater outlet, natural grasses, trees and landscaping.

**Lemon Gum Reserve (408)**

Lot 200 in Deposited Plan 33777, being the land contained in Certificate of Title 5065/492, bounded by Mandarine Avenue, Meyer Street and Lemon Crescent. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, carpark, landscaping, concrete footpath, reserve furniture such as a gazebo.



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#### Bartlett Reserve (547)

Lot 106 in Deposited Plan 53522, being the land contained in Certificate of Title 5716/615, bounded by Braeburn Drive and Bartlett Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, reserve furniture such as a park benches and bin.

#### Cobbler Creek East Reserve (405)

Lot 572 in Deposited Plan 61754, being the land contained in Certificate of Title 5893/834, Lot 226 in Deposited Plan 34685, being the land contained in Certificate of Title 5077/972, Lot 227 in Deposited Plan 34685, being the land contained in Certificate of Title 5077/973, Lot 203 in Deposited Plan 33777, being the land contained in Certificate of Title 5065/495, Lot 228 in Deposited Plan 34685, being the land contained in Certificate of Title 5077/974, Lot 200 in Deposited Plan 44301, being the land contained in Certificate of Title 5311/42, Lot 201 in Deposited Plan 44301, being the land contained in Certificate of Title 5311/43, Lot 100 in Deposited Plan 41707, being the land contained in Certificate of Title 5242/277, Lot 315 in Deposited Plan 51679, being the land contained in Certificate of Title 5646/105, Lot 316 in Deposited Plan 51679, being the land contained in Certificate of Title 5646/106, Lot 381 in Deposited Plan 58350, being the land contained in Certificate of Title 5861/213, Lot 355 in Deposited Plan 57367, being the land contained in Certificate of Title 5851/882, Lot 354 in Deposited Plan 57367, being the land contained in Certificate of Title 5851/881, Lot 333 in Deposited Plan 53575, being the land contained in Certificate of Title 5719/111, Lot 334 in Deposited Plan 53575, being the land contained in Certificate of Title 5719/112, bounded by Claremont Road, The Golden Way, Satsuma Crescent and Spring Hill Drive (John Road, Limes Court, Brougham Place, Grenadine Avenue, Citronelle Place, Harvard Place, Wallsall Lane, Hardwick Court, Eastleigh Avenue, Kings Avenue). The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, extensive natural grasses and trees, brick retaining wall, tubular fencing, concrete footpath and steps with handrail, playground, carpark, creek, stormwater outlet, pedestrian bridges, reserve furniture such as park benches, tables, signage and bins.

#### Martindale Reserve (456)

Lot 91 in Deposited Plan Filed Plan 38027, being the land contained in Certificate of Title 5443/854, Lot 344 in Deposited Plan 55996, being the land contained in Certificate of Title 5828/835, Lot 511 in Deposited Plan 42305, being the land contained in Certificate of Title 5257/183, Lot 373 in Deposited Plan 59410, being the land contained in Certificate of Title 5873/394, Lot 374 in Deposited Plan 59410, being the land contained in Certificate of Title 5873/395, Lot 314 in Filed Plan 41055, being the land contained in Certificate of Title 6017/825, Lot 110 in Deposited Plan 42465, being the land contained in Certificate of Title 6017/824, Lot 313 in Deposited Plan 51679, being the land contained in Certificate of Title 5646/103, Lot 305 in Filed Plan 41055, being the land contained in Certificate of Title 5778/494, Lot 287 in Deposited Plan 49672, being the land contained in Certificate of Title 5527/453, Lot 286 in Deposited Plan 49319, being the land contained in Certificate of Title 5507/800, Lot 101 in Deposited Plan 37537, being the land contained in Certificate of Title 5135/875, Lot 339 in Deposited Plan 53575, being the land contained in Certificate of Title 5719/117, bounded by The Golden Way, Martindale Avenue and Cobbler Drive (Laburnum Drive, Golden Grove Road, Cherry Blossom Grove, Gammon Court, Waltham Forest Trail, Beaufort Avenue, Stanhope Place, Ranelagh Court, Holborn Court, Nugent Place. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, extensive natural grasses and trees, landscaping, concrete footpath, playground, creek, stormwater outlet, pedestrian bridge, reserve furniture such as park benches, tables and bins.



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#### Chestnut Reserve (484)

Lot 101 in Deposited Plan 47309, being the land contained in Certificate of Title 5416/294, Lot 219 in Deposited Plan 53524, being the land contained in Certificate of Title 5713/637, Lot 118 in Deposited Plan 87904, being the land contained in Certificate of Title 6086/47, bounded by Bicentennial Drive, Mobius Crescent, Chestnut Grove and Parkwood Drive. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, lighting, carpark, concrete footpath, cyclone fencing, bollards, reserve furniture such as park benches and bins. This is a dog friendly park and has features such as a bag dispenser, water trough, playground, bitumen pathway and signage.

#### Atlantis Reserve (359)

Lot 219 in Deposited Plan 27958, being the land contained in Certificate of Title 5373/479, Lot 222 in Deposited Plan 27958, being the land contained in Certificate of Title 5373/506, Lot 218 in Deposited Plan 27958, being the land contained in Certificate of Title 5373/503, Lot 220 in Deposited Plan 27958, being the land contained in Certificate of Title 5373/505, Lot 217 in Deposited Plan 27958, being the land contained in Certificate of Title 5373/511, Lot 214 in Deposited Plan 27958, being the land contained in Certificate of Title 5373/508, bounded by Atlantis Drive, Valhalla Drive, Kenneally Court, The Golden Way, and Asgard Drive. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, irrigated grassed areas, concrete footpath and steps, carpark, playground, creek, stormwater outlet, pedestrian bridge, reserve furniture such as park benches, gazebo and bins.

#### Hannover Reserve (475)

Lot 255 in Deposited Plan 46588, being the land contained in Certificate of Title 5389/772, bounded by Devonshire Court, Blenheim Court and Bradfield Lane. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, rock wall retaining, concrete footpath, reserve furniture such as park benches and a bin.

#### Castle Eaton Reserve (474)

Lot 254 in Deposited Plan 46588, being the land contained in Certificate of Title 5389/771, bounded by Castle Eaton Street and Claremont Road. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, waterfall and rock retaining walls, cobble stone concrete footpath and stairs with handrail, pedestrian bridge, lighting, carpark, reserve furniture such as park benches, gazebo, tables, drinking fountain, signage and bins.

#### Green Pine Reserve (469)

Lot 506 in Deposited Plan 45477, being the land contained in Certificate of Title 5341/297, bounded by Green Pine Circuit and Eyre Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, carpark, paved footpath, reserve furniture such as park benches.

#### Bloomsbury Reserve (534):

Lot 312 in Deposited Plan 51679, being the land contained in Certificate of Title 5646/102, bounded by Beaufort Avenue and Bloomsbury Lane. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, rock retaining wall, reserve furniture such as park benches, table and bin.

#### Horsgate Screen (538)

Lot 324 in Deposited Plan 53086, being the land contained in Certificate of Title 5701/74, bounded by Horsgate Way, Martindale Avenue and Humewood Place. The attached plan identifies the location of the land. The land comprises rock creek line, landscaping, stormwater outlet and culvert, concrete footpath.



#### Horsgate Reserve (537)

Lot 325 in Deposited Plan 53086, being the land contained in Certificate of Title 5701/75, bounded by Horsgate Way and Martindale Avenue. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, lighting, carpark, concrete footpath, reserve furniture such as park benches.

#### Lady Williams Reserve (546)

Lot 103 in Deposited Plan 53522, being the land contained in Certificate of Title 5716/612, bounded by Rokewood Circuit, Lady Williams Place and Braeburn Drive. The attached plan identifies the location of the land. The land comprises a grassed area, landscaping, concrete footpath, stormwater outlet/culvert, reserve furniture such as park benches.

#### Jonathan Reserve (566)

Lot 205 in Deposited Plan 57432, being the land contained in Certificate of Title 5858/765, bounded by Jonathan Court and Lady Williams Place. The attached plan identifies the location of the land. The land comprises a grassed area, concrete footpath, stormwater outlet/culvert.

#### Kunzea Reserve (517)

Lot 270 in Deposited Plan 49851, being the land contained in Certificate of Title 5542/742, bounded by Kunzea Way and Pannosa Way. The attached plan identifies the location of the land. The land comprises natural grasses and trees, concrete stormwater outlet and pine barrier.

#### Barrow Road Reserve (609)

Lot 9877 in Deposited Plan 84544, being the land contained in Certificate of Title 6080/908 bounded by Barrow Road. The attached plan identifies the location of the land. The land comprises natural grassed areas with trees, extensive block stone retaining walls, detention dam, stormwater outlet, rock swale, creek line and bollards.

#### Classic Reserve (610)

Lot 1002 in Deposited Plan 83028, being the land contained in Certificate of Title 6054/665 bounded by Barrow Road, Ivory Court and Classic Court. The attached plan identifies the location of the land. The land comprises extensive block stone retaining walls, stormwater outlets, safety fencing, creek lines and bollards.

#### Quartz Reserve (614)

Lot 802 in Deposited Plan 83897, being the land contained in Certificate of Title 6061/813, bounded by Tuscan Road, Settlers Hill Drive and Quartz Court. The attached plan identifies the location of the land. The land comprises natural grasses, trees and bollards.

#### Tuscan Reserve (615)

Lot 801 in Deposited Plan 83897, being the land contained in Certificate of Title 6061/812, bounded by Tuscan Road and Settlers Hill Drive. The attached plan identifies the location of the land. The land comprises natural grasses and trees, dolomite footpath, block wall retaining, reserve furniture such as playground, table, bench seating and bollards.

#### Strachan Reserve (618)

Lot 690 in Deposited Plan 85592, being the land contained in Certificate of Title 6073/43 bounded by Captain Robertson Avenue and Strachan Road. The attached plan identifies the location of the land. The land comprises natural trees, grasses, block wall retaining walls, pumping station & tank and safety fencing.



#### Sandstock Reserve (623)

Lot 1300 in Deposited Plan 6079, being the land bounded by Golden Grove Road and Sandstock Boulevard. The attached plan identifies the location of the land. The land comprises natural native trees, fenced swale, stone block retaining wall and paved footpath.

#### Hallett Reserve (619)

Lot 693 in Deposited Plan 85592, being the land contained in Certificate of Title 6073/433, Lot 5678 in Deposited Plan 86401, being the land contained in Certificate of Title 6079/489 bounded by Sandstock Boulevard, Hallett Road and Crouch Road. The attached plan identifies the location of the land. The land comprises natural trees, grasses, creek line & wetland, dolomite path, tube fencing, bin and bollards.



## 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, waterfall and rock retaining walls, carpark, lighting, concrete, paved, cobble stone concrete and dolomite footpaths, stairs with handrail, tubular and cyclone fencing, permapine bollards some with chains, creek, stormwater outlet/culvert, pedestrian bridge, reserve furniture such as park benches, gazebo, tables, drinking fountain, 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 maybe sealed and traffic may be managed with appropriate line marking, signage, kerbing and lighting. Council will use various techniques for managing the pavement such as minor patching, potholes, crack sealing, spray sealing or reconstruction. The area is inspected and re-levelled regularly including raking and topping up annually.

3. **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.
4. **Lighting**  
Some reserves are equipped with lighting to illuminate the pathways. The post top lamps are checked for electrical and structural integrity as required.
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**  
Park benches, gazebo, tables, drinking fountain, signage and bins are common features within some of 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. **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.
10. **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.
11. **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.

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 the Golden Grove Residential or Residential Tea Tree Gully Zone, Residential Centre and Special Uses 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.

























