

Community Land Management Plan

Golden Grove Pt 3 Surrey Farm Drive Plantation, Erudite Plantation, Bryant Plantation, Ruse Plantation, Barrett Plantation, Marie Clark Plantation, Wentworth Reserve, Caroline Reserve, The Grove Way Tree Screen, Pistachio Plantation, Coconut Road Closure, Golden Grove Drainage Reserve, Einstein Drainage Reserve, Underwood Plantation, Castle Hill Plantation, Atlantis Plantation, Franklin Plantation, Valhalla Plantation, Unity Plantation, Partridge Plantation, Asgard Plantation, Lukin Reserve, Games Plantation, Roycroft Reserve, Orange Plantation, Orchard Plantation, Melba Plantation, Goodwin Plantation, Aiston Screen, Pistachio Screen, Holly Plantation, Monterey Plantation, Fernbank Plantation, Rochester Walkway, Sedgwick Plantation, Manchester Reserve, Springhill Plantation, Jacaranda Plantation, Seville Plantation, Pineridge Plantation, Elmwood Plantation, Martindale Plantation, Stoneleigh Plantation, Gloucestershire Plantation, Satsuma Screen, Satsuma Plantation, Hazelnut Plantation, The Shed Screen, Myall Plantation, Burlington Reserve, Martindale Screen,



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Piccadilly Screen, Westbury Plantation, Chambers Plantation, Staffan House Plantation, Kings Screen, Claremont Screen, Allingtons Reserve, Humewood Plantation, Kunzea Screen, Nugent Plantation, Crowhurst Road Closure, Bicentennial Screen, Cleopatra Screen, Martindale Blisters, Pyrus Plantation, Pyrus Screen, Royal Gala Screen, Jonathan Screen, Botany Plantation, Chatswood Plantation, Chatswood Screen, Fuji Screen

Description

Identity of land the subject of this plan:

Surrey Farm Drive Plantation (320)

Lot 802 in Filed Plan 27820, being the land contained in Certificate of Title 5925/961, bounded by Tenison Place, The Golden Way and Surrey Farm Drive. The attached plan identifies the location of the land. The land is a screening reserve.

Erudite Plantation (330)

Lot 515 in Filed Plan 43375, being the land contained in Certificate of Title 5871/374, Lot 813 in Deposited Plan 24588, being the land contained in Certificate of Title 5925/962, bounded by The Grove Way and Surrey Farm Drive and Erudite Place. The attached plan identifies the location of the land. The land is a screening reserve.

Bryant Plantation (325)

Lot 171 in Deposited Plan 25392, being the land contained in Certificate of Title 5387/151, bounded by Bicentennial Drive, Barrett Court and Marie Clark Drive. The attached plan identifies the location of the land. The land is a screening reserve with landscaping.

Ruse Plantation (323)

Lot 162 in Deposited Plan 24587, being the land contained in Certificate of Title 5394/685, bounded by Bennelong Court, Bicentennial Drive and Reta Court. The attached plan identifies the location of the land. The land is a screening reserve.



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Barrett Plantation (324)

Lot 163 in Deposited Plan 25392, being the land contained in Certificate of Title 5387/153, bounded by Bicentennial Drive, Barrett Court and Wentworth Court. The attached plan identifies the location of the land. The land is a screening reserve.

Marie Clark Plantation (328)

Lot 175 in Deposited Plan 25392, being the land contained in Certificate of Title 5387/149, Lot 166 in Deposited Plan 25392, being the land contained in Certificate of Title 5387/152, bounded by Chisholm Court, Marie Clark Drive and Anne Marie Court. The attached plan identifies the location of the land. The land comprises screening reserve, concrete footpath, shrubs and trees.

Wentworth Reserve (327)

Lot 179 in Deposited Plan 25392, being the land contained in Certificate of Title 5387/148, Lot 165 in Deposited Plan 25392, being the land contained in Certificate of Title 5555/860, bounded by Bicentennial Drive, The Grove Way, Marie Clark Drive and Anne Marie Court. The attached plan identifies the location of the land. The land comprises screening reserve, rock wall retaining, concrete footpaths, grassed areas with trees and shrubs.

Caroline Reserve (326)

Lot 172 in Deposited Plan 25392, being the land contained in Certificate of Title 5387/150, Lot 160 in Deposited Plan 25392 being the land contained in Certificate of Title 5387/155, Bounded between Chisholm Court and Stella Court, Barrett Court and Anne Marie Court, Wentworth. The attached plan identifies the location of the land. The land comprises concrete footpath, bollards, mulched areas with trees, shrubs and ground covers.

The Grove Way Tree Screen (329)

Lot 1004 in Deposited Plan 115188 being the land in Certificate of Title 6187 Folio 463 bounded by The Grove Way and The Golden Way. The land is utilised as a screening and landscaping reserve for the adjoining land. This screening reserve is also utilised to grant a number of easements to the adjoining land for purposes including rights of way, maintenance, landscaping, power and water, light and air and any other easements required for compliance with any other associated development approvals. The attached plan identifies the location of the land.

Pistachio Plantation (480)

Lot 217 in Deposited Plan 52231, being the land contained in Certificate of Title 5666/962, Lot 126 in Deposited Plan 52089, being the land contained in Certificate of Title 5658/20, bounded by John Road and Golden Grove Road. The attached plan identifies the location of the land. The land comprises dolomite footpath, fenced pedestrian bridge, mature trees and shrubs.

Coconut Road Closure (552)

Lot 218 in Deposited Plan 53524, being the land contained in Certificate of Title 5713/636, bounded by Coconut Grove. The attached plan identifies the location of the land. The land comprises a road closure reserve with concrete footpath.

Golden Grove Drainage Reserve (332)

Lot 27 in Deposited Plan 23144, being the land contained in Certificate of Title 5386/608, Lot 28 in Deposited Plan 23144, being the land contained in Certificate of Title 5386/609, bounded by Golden Grove Road and Einstein Drive. The attached plan identifies the location of the land.



Einstein Drainage Reserve (333)

Lot 29 in Deposited Plan 23144, being the land contained in Certificate of Title 5386/610, Lot 48 in Deposited Plan 52366, being the land contained in Certificate of Title 5677/248, Lot 18 in Deposited Plan 50000, being the land contained in Certificate of Title 5569/676, bounded by Einstein Drive, Aristotle Close and Edison Drive. The attached plan identifies the location of the land. The land comprises creek line drainage, trees and shrubs.

Underwood Plantation (336)

Lot 316 in Deposited Plan 25588, being the land contained in Certificate of Title 5377/113, bounded by Marie Clark Drive and Bicentennial Drive. The attached plan identifies the location of the land. The land comprises screening reserve and concrete footpath.

Castle Hill Plantation (338)

Lot 288 in Deposited Plan 25588, being the land contained in Certificate of Title 5519/639, bounded by Castle Hill Place. The attached plan identifies the location of the land. The land is a screening reserve.

Atlantis Plantation (361)

Lot 64 in Deposited Plan 33058, being the land contained in Certificate of Title 5108/48, bounded by Atlantis Drive and Valhalla Drive. The attached plan identifies the location of the land. The land comprises a screening reserve with natural trees and shrubs.

Sir Joseph Banks Reserve (452)

Lot 102 in Deposited Plan 47309, being the land contained in Certificate of Title 5416/295, Lot 117 in Deposited Plan 87904, being the land contained in Certificate of Title 6086/46, Lot 202 in Deposited Plan 41875, being the land contained in Certificate of Title 5252/612, bounded by Bicentennial Drive and Sir Joseph Banks Crescent. The attached plan identifies the location of the land. The land comprises concrete footpath, bollards, gravel pathway, mature trees and shrubs.

Franklin Plantation (357)

Lot 216 in Deposited Plan 27958, being the land contained in Certificate of Title 5373/510, Lot 215 in Deposited Plan 27958, being the land contained in Certificate of Title 5373/509, bounded by Valhalla Drive. The attached plan identifies the location of the land. The land is a screening reserve.

Valhalla Plantation (362)

Lot 66 in Deposited Plan 28622, being the land contained in Certificate of Title 5370/771, Lot 65 in Deposited Plan 28622, being the land contained in Certificate of Title 5370/770, bounded by Ulster Court, Valhalla Drive and Unicorn Street. The attached plan identifies the location of the land. The land is a screening reserve.

Unity Plantation (363)

Lot 63 in Deposited Plan 28622, being the land contained in Certificate of Title 5370/769, Lot 68 in Deposited Plan 28622, being the land contained in Certificate of Title 5870/868, bounded by The Golden Way and Valhalla Drive. The attached plan identifies the location of the land. The land comprises landscaped screening reserve with concrete footpath access to Unity Place.

Partridge Plantation (386)

Lot 184 in Deposited Plan 30775, being the land contained in Certificate of Title 5367/595, Lot 183 in Deposited Plan 30775, being the land contained in Certificate of Title 5367/594, Lot 202 in Deposited Plan 33314, being the land contained in Certificate of Title 5061/904, bounded by Atlantis Drive and Partridge



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Court. The attached plan identifies the location of the land. The land comprises landscape screening reserve with concrete footpath access to Partridge Court and Turtur Court.

Lukin Reserve (390)

Lot 135 in Deposited Plan 30910, being the land contained in Certificate of Title 5376/7, bounded by Lukin Crescent. The attached plan identifies the location of the land. The land comprises mulched areas with mature trees and shrubs.

Asgard Plantation (358)

Lot 221 in Deposited Plan 27958, being the land contained in Certificate of Title 5373/504, bounded by Kenneally Court, Asgard Drive, Blainey Court and Tennant Court. The attached plan identifies the location of the land. The land comprises screening reserve, grassed area, and concrete footpath link to Blainey Court.

Games Plantation (387)

Lot 137 in Deposited Plan 30910, being the land contained in Certificate of Title 5376/65, bounded by Atlantis Drive, Olympiad Court and Games Street. The attached plan identifies the location of the land. The land is a screening reserve.

Roycroft Reserve (388)

Lot 138 in Deposited Plan 30910, being the land contained in Certificate of Title 5376/64, Lot 134 in Deposited Plan 30910, being the land contained in Certificate of Title 5376/67, Lot 136 in Deposited Plan 30910, being the land contained in Certificate of Title 5376/94, Lot 139 in Deposited Plan 30910, being the land contained in Certificate of Title 5376/63, Lot 140 in Deposited Plan 30910, being the land contained in Certificate of Title 5376/62, bounded by Atlantis Drive and The Golden Way. The attached plan identifies the location of the land. Located on the north western section of this reserve there is a 'television translator' contained within a building which is secured by a wire mesh fencing compound. The balance land is screening reserve with seat and concrete ramp and footpath access to Strickland Street and Cuneo Place.

Orange Plantation (406)

Lot 202 in Deposited Plan 33777, being the land contained in Certificate of Title 5065/494, bounded by Orchard Grove, John Road and Orange Avenue. The attached plan identifies the location of the land. The land is a screening reserve.

Orchard Plantation (407)

Lot 201 in Deposited Plan 33777, being the land contained in Certificate of Title 5065/493, bounded by John Road, Orchard Grove and Mandarine Avenue. The attached plan identifies the location of the land. The land is a screening reserve.

Melba Plantation (414)

Lot 71 in Deposited Plan 36342, being the land contained in Certificate of Title 5110/172, bounded between Melba Court and Goodwin Circuit. The attached plan identifies the location of the land. The land comprises landscaped road traffic buffer.

Goodwin Plantation (415)

Lot 320 in Deposited Plan 25588, being the land contained in Certificate of Title 5377/105, Lot 70 in Deposited Plan 36342, being the land contained in Certificate of Title 5110/171, bounded by Marie Clark Drive, Sutherland Place and Goodwin Circuit. The attached plan identifies the location of the land. The land is a screening reserve.



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Aiston Screen (418)

Lot 128 in Deposited Plan 52089, being the land contained in Certificate of Title 5658/22, bounded by Aiston Grove and Pistachio Way. The attached plan identifies the location of the land. The land is a road screen reserve strip.

Pistachio Screen (429)

Lot 129 in Deposited Plan 52089, being the land contained in Certificate of Title 5658/23, bounded by Pistachio Way. The attached plan identifies the location of the land. The land is road screen reserve strip.

Holly Plantation (427)

Lot 506 in Deposited Plan 43865, being the land contained in Certificate of Title 5298/240, Lot 361 in Deposited Plan 37700, being the land contained in Certificate of Title 5140/349, bounded by Pineridge Court, Elysium Drive and Holly Place. The attached plan identifies the location of the land. The land comprises a raised wall screening reserve.

Monterey Plantation (431)

Lot 351 in Deposited Plan 36421, being the land contained in Certificate of Title 5114/151, Lot 362 in Deposited Plan 37700, being the land contained in Certificate of Title 5140/350, bounded by Elysium Drive and Forrest Court. The attached plan identifies the location of the land. The land is a screening reserve.

Fernbank Plantation (486)

Lot 111 in Deposited Plan 54563, being the land contained in Certificate of Title 5777/541, Lot 106 in Deposited Plan 47656, being the land contained in Certificate of Title 5519/839, bounded by Aeolian Drive and Elysium Drive. The attached plan identifies the location of the land. The land comprises screening reserve, concrete steps and hand rails, stone wall retaining with trees and shrubs.

Rochester Walkway (441)

Lot 102 in Deposited Plan 41707, being the land contained in Certificate of Title 5242/279, bounded between Rochester Crescent and Montrose Place. The attached plan identifies the location of the land. The land comprises paved footpath, steps, hand rails, landscaped shrubs and trees.

Sedgwick Plantation (503)

Lot 278 in Deposited Plan 49977, being the land contained in Certificate of Title 5542/277, Lot 273 in Deposited Plan 48662, being the land contained in Certificate of Title 5475/414, Lot 272 in Deposited Plan 48662, being the land contained in Certificate of Title 5475/413, bounded by Claremont Road and Sedgwick Court. The attached plan identifies the location of the land. The land comprises concrete footpath and screening reserve with trees and shrubs.

Manchester Reserve (483)

Lot 260 in Deposited Plan 47159, being the land contained in Certificate of Title 5411/353, bounded by Willowood Drive, Manchester Court and Spring Hill Drive. The attached plan identifies the location of the land. The land comprises concrete paved footpath to Manchester Court, landscaping with trees and shrubs.



Springhill Plantation (442)

Lot 92 in Deposited Plan 43867, being the land contained in Certificate of Title 5299/17, Lot 101 in Deposited Plan 41707, being the land contained in Certificate of Title 5242/278, bounded by The Golden Way, Springhill Drive and Martindale Avenue. The attached plan identifies the location of the land. The land comprises stone wall retaining with landscaping, mature trees and shrubs.

Jacaranda Plantation (451)

Lot 204 in Deposited Plan 41875, being the land contained in Certificate of Title 5252/614, bounded between Sir Joseph Banks Crescent and Jacaranda Grove. The attached plan identifies the location of the land. The land is road screen reserve strip.

Seville Plantation (458)

Lot 203 in Deposited Plan 44301, being the land contained in Certificate of Title 5311/45, Lot 202 in Deposited Plan 44301, being the land contained in Certificate of Title 5311/44, bounded by Golden Grove Road and John Road. The attached plan identifies the location of the land. The land comprises landscaped screening reserve and concrete footpath.

Pineridge Plantation (462)

Lot 510 in Deposited Plan 44494, being the land contained in Certificate of Title 5318/13, bounded between Pineridge Court and Elmwood Rise. The attached plan identifies the location of the land. The land comprises a landscaped road traffic buffer.

Elmwood Plantation (464)

Lot 508 in Deposited Plan 44494, being the land contained in Certificate of Title 5318/11, Lot 509 in Deposited Plan 44494, being the land contained in Certificate of Title 5318/12, Lot 105 in Deposited Plan 47656 being the land contained in Certificate of Title 5423/641, Lot 102 in Deposited Plan 46016, being the land contained in Certificate of Title 5379/878, Lot 113 in Deposited Plan 54563, being the land contained in Certificate of Title 5914/898, bounded by The Grove Way and Aeolian Drive. The attached plan identifies the location of the land. The land comprises landscaped screening reserve and concrete footpath.

Martindale Plantation (471)

Lot 250 in Deposited Plan 46588, being the land contained in Certificate of Title 5389/767, Lot 10 in Filed Plan 37480, being the land contained in Certificate of Title 5958/848. Bounded by Martindale Avenue and Stoneleigh Road. The attached plan identifies the location of the land. The land comprises a reserve buffer strip.

Stoneleigh Plantation (472)

Lot 251 in Deposited Plan 46588, being the land contained in Certificate of Title 5389/768, Lot 252 in Deposited Plan 46588, being the land contained in Certificate of Title 5389/769, bounded by Martindale Avenue, Stoneleigh Road and Gloucestershire Avenue. The attached plan identifies the location of the land. The land comprises a reserve buffer strip.

Gloucestershire Plantation (473)

Lot 276 in Deposited Plan 49319, being the land contained in Certificate of Title 5507/796, Lot 253 in Deposited Plan 46588, being the land contained in Certificate of Title 5389/770, bounded by Martindale Avenue and Gloucestershire Avenue. The attached plan identifies the location of the land. The land comprises a reserve buffer strip.



Satsuma Screen (571)

Lot 233 in Deposited Plan 59726, being the land contained in Certificate of Title 5876/164, bounded by Satsuma Crescent. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Satsuma Plantation (481)

Lot 249 in Deposited Plan 47054, being the land contained in Certificate of Title 5406/238, Lot 301 in Deposited Plan 50302, being the land contained in Certificate of Title 5586/537, bounded by Golden Grove Road and Satsuma Crescent. The attached plan identifies the location of the land. The land is a screening reserve.

Hazelnut Plantation (485)

Lot 103 in Deposited Plan 47309, being the land contained in Certificate of Title 5416/296, Lot 117 in Deposited Plan 47545, being the land contained in Certificate of Title 5422/27, Lot 125 in Deposited Plan 52089, being the land contained in Certificate of Title 5658/19, bounded by John Road, Aiston Grove, Hazelnut Court and Chestnut Grove. The attached plan identifies the location of the land. The land is a screening reserve.

The Shed Screen (497)

Lot 382 in Deposited Plan 58350, being the land contained in Certificate of Title 5861/214, Lot 300 in Deposited Plan 50302, being the land contained in Certificate of Title 5586/536, Lot 356 in Deposited Plan 57367, being the land contained in Certificate of Title 5851/883, Lot 357 in Deposited Plan 57367, being the land contained in Certificate of Title 5851/884, bounded by Golden Grove Road and Satsuma Crescent. The attached plan identifies the location of the land. The land is a screening reserve.

Myall Plantation (499)

Lot 280 in Deposited Plan 51116, being the land contained in Certificate of Title 5618/427, Lot 276 in Filed Plan 40934, being the land contained in Certificate of Title 5697/211, bounded by Golden Grove Road and Kunzea Way. The attached plan identifies the location of the land. The land is a screening reserve.

Burlington Reserve (502)

Lot 270 in Deposited Plan 48662, being the land contained in Certificate of Title 5475/411, Lot 271 in Deposited Plan 48662, being the land contained in Certificate of Title 5475/412, Lot 277 in Deposited Plan 49977, being the land contained in Certificate of Title 5542/276, bounded by Castle Eaton Street and Burlington Street. The attached plan identifies the location of the land. The land comprises concrete footpath and screening reserve with trees and shrubs.

Martindale Screen (504)

Lot 277 in Deposited Plan 49319, being the land contained in Certificate of Title 5507/797, bounded by Martindale Avenue and Piccadilly Circuit. The attached plan identifies the location of the land. The land comprises a reserve buffer strip.

Piccadilly Screen (507)

Lot 278 in Deposited Plan 49319, being the land contained in Certificate of Title 5507/798, Lot 294 in Deposited Plan 49871, being the land contained in Certificate of Title 5542/771, bounded by Martindale Avenue and Piccadilly Circuit. The attached plan identifies the location of the land. The land comprises a reserve buffer strip.



Westbury Plantation (508)

Lot 279 in Deposited Plan 49319, being the land contained in Certificate of Title 5507/799, bounded between Westbury Lane and Ashridge Lane. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Chambers Plantation (510)

Lot 514 in Deposited Plan 49570, being the land contained in Certificate of Title 5521/12, bounded by Chambers Street. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Staffan House Plantation (512)

Lot 288 in Deposited Plan 49672, being the land contained in Certificate of Title 5527/454, Lot 295 in Deposited Plan 49871, being the land contained in Certificate of Title 5542/772, Lot 306 in Deposited Plan 51174, being the land contained in Certificate of Title 5609/789, bounded by Beaufort Avenue and Staffan House Lane. The attached plan identifies the location of the land. The land comprises a reserve buffer strip.

Kings Screen (556)

Lot 335 in Deposited Plan 53575, being the land contained in Certificate of Title 5719/113, Lot 370 in Deposited Plan 59410, being the land contained in Certificate of Title 5873/391, Lot 380 in Deposited Plan 58350, being the land contained in Certificate of Title 5861/212, Lot 351 in Deposited Plan 57367, being the land contained in Certificate of Title 5851/878, bounded by Kings Avenue. The attached plan identifies the location of the land. The land is a screening reserve.

Claremont Screen (514)

Lot 336 in Deposited Plan 53575, being the land contained in Certificate of Title 5719/114, bounded by Kings Avenue. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Allingtons Reserve (557)

Lot 372 in Deposited Plan 59410, being the land contained in Certificate of Title 5873/393, Lot 34 in Deposited Plan 61741, being the land contained in Certificate of Title 5895/165, bounded by Golden Grove Road, Martindale Avenue and Kings Avenue. The attached plan identifies the location of the land. The land comprises screening reserve with mature trees.

Humewood Plantation (524)

Lot 300 in Deposited Plan 49961, being the land contained in Certificate of Title 5542/797, bounded by Humewood Place. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Kunzea Screen (536)

Lot 281 in Deposited Plan 51116, being the land contained in Certificate of Title 5618/428, bounded by Kunzea Way. The attached plan identifies the location of the land. The land comprises a screening reserve with lighting.

Nugent Plantation (540)

Lot 328 in Deposited Plan 53086, being the land contained in Certificate of Title 5701/76, bounded by Nugent Place. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Crowhurst Road Closure (542)

Lot 321 in Deposited Plan 52283, being the land contained in Certificate of Title 5669/140, bounded between Crowhurst Street and Sedgwick Court. The attached plan identifies the location of the land. The land comprises a road buffer strip.



Bicentennial Screen (548)

Lot 105 in Deposited Plan 53522, being the land contained in Certificate of Title 5716/614, bounded by Bicentennial Drive and John Road. The attached plan identifies the location of the land. The land comprises a screening reserve with landscaping, trees and shrubs.

Cleopatra Screen (549)

Lot 212 in Deposited Plan 57169, being the land contained in Certificate of Title 5857/762, bounded by Cleopatra Place. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Martindale Blisters (550)

Lot 337 in Deposited Plan 53575, being the land contained in Certificate of Title 5719/115, Lot 338 in Deposited Plan 53575, being the land contained in Certificate of Title 5719/116, bounded by Martindale Avenue. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Pyrus Plantation (553)

Lot 117 in Deposited Plan 53728, being the land contained in Certificate of Title 5784/33, Lot 120 in Deposited Plan 54897, being the land contained in Certificate of Title 5790/763, bounded by The Golden Way, Botany Drive and Braeburn Drive. The attached plan identifies the location of the land. The land comprises screening reserve with trees and shrubs.

Pyrus Screen (565)

Lot 123 in Deposited Plan 54897, being the land contained in Certificate of Title 5790/766, bounded by Pyrus Place. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Royal Gala Screen (554)

Lot 310 in Deposited Plan 57357, being the land contained in Certificate of Title 5850/856, bounded by Botany Drive and Sundowner Court. The attached plan identifies the location of the land. The land is a screening reserve.

Jonathan Screen (567)

Lot 122 in Deposited Plan 54897, being the land contained in Certificate of Title 5790/765, bounded by Jonathan Court. The attached plan identifies the location of the land. The land comprises a road and screening buffer.

Botany Plantation (555)

Lot 311 in Deposited Plan 57357, being the land contained in Certificate of Title 5850/857, bounded by Botany Drive. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Chatswood Plantation (562)

Lot 115 in Deposited Plan 54563, being the land contained in Certificate of Title 5777/544, bounded by Chatswood Grove. The attached plan identifies the location of the land. The land comprises a road buffer strip.

Chatswood Screen (560)

Lot 112 in Deposited Plan 54563, being the land contained in Certificate of Title 5777/542, bounded by Chatswood Grove. The attached plan identifies the location of the land. The land comprises a road buffer strip.



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Fuji Screen (568)

Lot 124 in Deposited Plan 54897, being the land contained in Certificate of Title 5790/767, bounded by Fuji Lane. The attached plan identifies the location of the land. The land comprises a road buffer strip.



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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:-

- Landscaping
- Grassed areas some of which are irrigated
- Reserve furniture such as bins, signage and park benches
- Concrete and paved footpath or concrete stairs
- Moss rock or brick retaining walls
- Stormwater outlet
- Permapine and steel bollards
- Carpark
- Wetland
- Handrail
- Easements

The following are proposed:

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. Landscaping

Some reserves are partly 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 by conducting horticultural maintenance practices such as mowing, weeding, pruning, etc.

3. 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.

4. Reserve Furniture

Park benches, 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.

5. 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.

6. Footpaths

Footpaths within these reserves are formed of dolomite, concrete or pavers. 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. Carpark

The carpark may be sealed and landscaped and traffic could be 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.

8. 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

9. Easements

Negotiate and enter into easements with interested parties, including any adjoining land owners.

Easements may include rights of way, easements for light and air, service and maintenance easements in favour of utilities providers, landscaping reserves, easements to allow encroaching structures.

Easements will include all appropriate maintenance mechanisms to ensure that Council's community land is maintained to a safe standard for continued public use.

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 Golden Grove Residential.

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.

Amended by the City of Tea Tree Gully regarding The Grove Way Tree Screen in accordance with Council resolution on 26 March 2019 and 11 June 2019.







































