

Community Land Management Plan

Greenwith Part 2 Marwick Reserve, Tamdhu Reserve, Marengo Reserve, Borodino Plantation, Austerlitz Reserve, Bernacchi Reserve, Debenham Reserve, Donovan Reserve, Bushmills Reserve, Cobbler Creek West Reserve, Corsican Plantation, Dowton Reserve, Freeling Plantation, McArdle Reserve, Martindale Reserve (including Golden Grove), Yellow Wood Plantation, Lake Eyre Reserve, Silcock Reserve, Lake Miranda Reserve, Hedgerow Reserve, Trenoweth Reserve, Featherstone Reserve, Gransden Plantation, Millswood Reserve, Silveracre Reserve, Gransden Reserve, Whitehead Reserve

Description

Identity of land the subject of this plan:

Marwick Reserve (144)

Lot 233 in Deposited Plan 35290, being the land contained in Certificate of Title 5096/300, bounded by Halcyon Avenue and Marwick Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, carpark, landscaping, tubular fencing, concrete footpath, stormwater outlet, pedestrian bridge, playground and basketball ring, reserve furniture such as park benches, bin.

Tamdhu Reserve (375)

Lot 107 in Deposited Plan 31976, being the land contained in Certificate of Title 5071/347, Lot 109 in Deposited Plan 31976, being the land contained in Certificate of Title 5071/348, bounded by Tongariro Street, Glenlivet Court and Tamdhu Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, carpark, lighting, concrete footpath and reserve furniture such as park benches.



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Marengo Reserve (377)

Lot 831 in Deposited Plan 57324, being the land contained in Certificate of Title 5852/278, Lot 832 in Deposited Plan 59298, being the land contained in Certificate of Title 5879/242, Lot 755 in Deposited Plan 36841, being the land contained in Certificate of Title 5346/771, Lot 534 in Deposited Plan 58437, being the land contained in Certificate of Title 5863/829, bounded by Marengo Court, Napoleon Way and Rifle Range Road. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, extensive natural grasses, trees, landscaping, playground, reserve furniture such as park bench.

Borodino Plantation (378)

Lot 23 in Deposited Plan 33724, being the land contained in Certificate of Title 5064/297, Lot 22 in Deposited Plan 33724, being the land contained in Certificate of Title 5064/296, Lot 77 in Deposited Plan 29604, being the land contained in Certificate of Title 5370/214, Lot 87 in Deposited Plan 31847, being the land contained in Certificate of Title 5518/644, Lot 16 in Deposited Plan 71856, being the land contained in Certificate of Title 5978/681, Lot 19 in Deposited Plan 73484, being the land contained in Certificate of Title 5984/24, bounded by Jena Court, Target Hill Road and Borodino Court. The attached plan identifies the location of the land. The land comprises landscaping, stormwater outlet, creek and concrete footpath.

Austerlitz Reserve (383)

Lot 76 in Deposited Plan 29604, being the land contained in Certificate of Title 5517/724, bounded by Marengo Court and Austerlitz Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, lighting, concrete footpath, stormwater outlet, reserve furniture such as park benches and bin.

Bernacchi Reserve (393)

Lot 10 in Deposited Plan 61498, being the land contained in Certificate of Title 5901/363, Lot 165 in Deposited Plan 30997, being the land contained in Certificate of Title 5376/39, bounded by Tongariro Street, Akaroa Street and Bernacchi Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, carpark, landscaping, playground, stormwater outlet, concrete footpath, pedestrian bridge, tennis courts, reserve furniture such as park benches, barbeques and bin.

Debenham Reserve (394)

Lot 161 in Deposited Plan 30997, being the land contained in Certificate of Title 5376/55, Lot 417 in Deposited Plan 34200, being the land contained in Certificate of Title 5071/626, Lot 419 in Deposited Plan 34200, being the land contained in Certificate of Title 5071/628, Lot 418 in Deposited Plan 34200, being the land contained in Certificate of Title 5071/627, Lot 166 in Deposited Plan 30997, being the land contained in Certificate of Title 5420/287, Lot 168 in Deposited Plan 30997, being the land contained in Certificate of Title 5375/955, bounded by Golden Grove Road, The Golden Way, Stillwell Court and Debenham Court. 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 and bins.

Donovan Reserve (400)

Lot 278 in Deposited Plan 31491, being the land contained in Certificate of Title 5345/358, Lot 42 in Deposited Plan 33152, being the land contained in Certificate of Title 434/703, bounded by Nella Dan Court, Donovan Street and Bechervaise Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, carpark, landscaping, concrete footpath and reserve furniture such as a park bench. Lot 42 is a traffic barrier.



Bushmills Reserve (402)

Lot 239 in Deposited Plan 36728, being the land contained in Certificate of Title 5121/436, bounded by Bushmills Street and Shammall Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, concrete and paved footpaths.

Cobbler Creek West Reserve (412)

Lot 203 in Deposited Plan 33314, being the land contained in Certificate of Title 5061/905, Lot 204 in Deposited Plan 33314, being the land contained in Certificate of Title 5061/906, Lot 168 in Deposited Plan 34252, being the land contained in Certificate of Title 5070/847, Lot 167 in Deposited Plan 34252, being the land contained in Certificate of Title 5070/846, Lot 766 in Filed Plan 36840, being the land contained in Certificate of Title 5347/403, Lot 52 in Deposited Plan 35327, being the land contained in Certificate of Title 5091/357, Lot 51 in Deposited Plan 35327, being the land contained in Certificate of Title 5091/356, Lot 101 in Deposited Plan 32242, being the land contained in Certificate of Title 5518/988, Lot 104 in Deposited Plan 32242, being the land contained in Certificate of Title 5518/653, Lot 186 in Deposited Plan 30775, being the land contained in Certificate of Title 5367/597, Lot 185 in Deposited Plan 30775, being the land contained in Certificate of Title 5367/596, Lot 205 in Deposited Plan 33314, being the land contained in Certificate of Title 5104/882, Lot 350 in Deposited Plan 35963, being the land contained in Certificate of Title 5103/23, Lot 47 in Deposited Plan 53730, being the land contained in Certificate of Title 5722/465, Lot 262 in Deposited Plan 35962, being the land contained in Certificate of Title 5103/18, Lot 234 in Deposited Plan 35290, being the land contained in Certificate of Title 5096/301, Lot 765 in Deposited Plan 36776, being the land contained in Certificate of Title 5170/779, Lot 763 in Deposited Plan 36776, being the land contained in Certificate of Title 5121/439, Lot 352 in Deposited Plan 35963, being the land contained in Certificate of Title 5103/25, Lot 2 in Deposited Plan 42147, being the land contained in Certificate of Title 5312/439, Lot 241 in Deposited Plan 36728, being the land contained in Certificate of Title 5121/438, Lot 46 in Deposited Plan 53730, being the land contained in Certificate of Title 5722/464, bounded by Target Hill Road, The Golden Way, Atlantis Drive. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, grassed areas that are irrigated, landscaping, natural creek, pedestrian bridge, stormwater outlets, permapine posts with wire mesh fencing, concrete and paved footpaths, a wooden boardwalk, garages, shelter, playground, reserve furniture such as park benches, bins and signage.

Corsican Plantation (433)

Lot 154 in Deposited Plan 39113, being the land contained in Certificate of Title 5173/692, bounded by Hudson Lowe Drive and Corsican Way. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, stormwater outlet, landscaping and concrete footpath.

Dowton Reserve (487)

Lot 563 in Deposited Plan 58439, being the land contained in Certificate of Title 5862/203, Lot 320 in Deposited Plan 47710, being the land contained in Certificate of Title 5954/131, Lot 319 in Deposited Plan 47710, being the land contained in Certificate of Title 5434/913, Lot 564 in Deposited Plan 58439, being the land contained in Certificate of Title 5862/204, Lot 327 in Deposited Plan 40172, being the land contained in Certificate of Title 5203/971, Lot 558 in Deposited Plan 58439, being the land contained in Certificate of Title 5862/198, Lot 560 in Deposited Plan 58439, being the land contained in Certificate of Title 5862/200, Lot 554 in Deposited Plan 52106, being the land contained in Certificate of Title 5691/860, Lot 553 in Deposited Plan 52106, being the land contained in Certificate of Title 5691/859, bounded by Reuben Richardson Road, Freeling Crescent and Trenoweth Close. The attached plan identifies the location of the land. The land comprises landscaping, lighting, paved footpath, pedestrian stone bridges, wetland, trash rack and stormwater outlets.



Freeling Plantation (438)

Lot 325 in Deposited Plan 40172, being the land contained in Certificate of Title 5203/969, bounded by Freeling Crescent and Carrail Grove. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, paved footpath and stormwater outlet.

McArdle Reserve (440)

Lot 339 in Deposited Plan 41019, being the land contained in Certificate of Title 5223/508, bounded by Reuben Richardson Road and McArdle Place. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, playground, basketball ring, paved footpath, weld mesh fencing, reserve furniture such as park benches, gazebo and bin.

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.

Yellow Wood Plantation (449)

Lot 111 in Deposited Plan 42465, being the land contained in Certificate of Title 5266/922, bounded by Laburnum Drive and Yellow Wood Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping and concrete footpath.

Lake Eyre Reserve (521)

Lot 5 in Deposited Plan 63789, being the land contained in Certificate of Title 5919/93, Lot 1021 in Deposited Plan 57638, being the land contained in Certificate of Title 5853/956, Lot 360 in Filed Plan 39977, being the land contained in Certificate of Title 5714/232, bounded by Reuben Richardson Road, Lake Eyre Close and Lake Miranda Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, playground, lighting, wetland, stormwater outlet, paved footpath, reserve furniture such as a gazebo, park benches and bin.

Silcock Reserve (533)

Lot 548 in Deposited Plan 51915, being the land contained in Certificate of Title 5653/674, bounded by Silcock Circuit. The attached plan identifies the location of the land. The land comprises a grassed area, carpark, concrete footpath and reserve furniture such as a park bench.



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Lake Miranda Reserve (479)

Lot 310 in Deposited Plan 46691, being the land contained in Certificate of Title 5387/544, bounded by Lake Maurice Place and Lake Miranda Court. The attached plan identifies the location of the land. The land comprises a grassed area, carpark, stormwater outlet, landscaping and concrete footpath.

Hedgerow Reserve (495)

Lot 336 in Deposited Plan 48013, being the land contained in Certificate of Title 5446/112, bounded by Hedgerow Court and Bloomfield Avenue. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, stormwater outlet, landscaping and tubular fencing.

Trenoweth Reserve (488)

Lot 322 in Deposited Plan 47410, being the land contained in Certificate of Title 5434/916, bounded by Reuben Richardson Road, Dowton Place and Trenoweth Close. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, lighting, pattern paved footpaths, pedestrian bridges, wetland basins, reserve furniture such as park benches, wooden table/seat and bins.

Featherstone Reserve (501)

Lot 352 in Deposited Plan 48705, being the land contained in Certificate of Title 5477/874, bounded by Featherstone Circuit and Peppermint Close. The attached plan identifies the location of the land. The land comprises a grassed area, paved footpath and carpark.

Gransden Plantation (493)

Lot 334 in Deposited Plan 48013, being the land contained in Certificate of Title 5446/110, Lot 300 in Deposited Plan 53258, being the land contained in Certificate of Title 5698/649, bounded by Gransden Parade and Little Para Street. The attached plan identifies the location of the land. The land comprises landscaping, concrete footpath, stairs, handrails, stormwater outlets and a creekline.

Millswood Reserve (522)

Lot 359 in Deposited Plan 49959, being the land contained in Certificate of Title 5544/324, bounded by Lakeridge Court, Reuben Richardson Road and Millswood Place. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, cyclone fencing and a dam.

Silveracre Reserve (575)

Lot 573 in Deposited Plan 61183, being the land contained in Certificate of Title 5888/602, Lot 201 in Deposited Plan 55083, being the land contained in Certificate of Title 5800/831, bounded by Reuben Richardson Road, Silveracre Pass and Gransden Parade. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, wooden bollards with chains, creek and stormwater outlet.

Gransden Reserve (574)

Lot 307 in Deposited Plan 56387, being the land contained in Certificate of Title 5846/265, bounded by Whitehead Crescent, Hedgerow Court and Gransden Parade. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, large wooden bollards, creek and stormwater outlet.

Whitehead Reserve (573)

Lot 203 in Deposited Plan 55083, being the land contained in Certificate of Title 6017/826, bounded by Whitehead Crossing and Bloomfield Avenue. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, wooden bollards with chains and stormwater outlet.



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, carpark, landscaping, lighting, tubular, permapipe posts with chains and steel mesh fencing, 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. 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. **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.
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**
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, concrete or paved. 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**
Watercourse 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.

13. Garages

The garages are being maintained by Council.

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 Residential Tea Tree Gully Zones and 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 8 September 2015.

















