

Community Land Management Plan

Highbury

Michigan Reserve, Observation Reserve, Teal Reserve, Elliston Reserve, Lake View Reserve, Silverlake Reserve, Almeria Reserve, Addolorata Reserve, Barns Reserve, Kinnaird Reserve, Beckman Reserve, Xavier Reserve, Amber Reserve, Mitchell Reserve, Bell Reserve, Wicks Reserve, Historic Reserve, Coulls Reserve, Declivity Reserve, Freshford Reserve, Urana Reserve

Description

Identity of land the subject of this plan:

Michigan Reserve (130)

Lot 71 in Filed Plan 3392, being the land contained in Certificate of Title 4104/907, bounded by Michigan Drive, Jones Court and Rayleigh Avenue. The attached plan identifies the location of the land. The land is effectively unimproved other than the provision of a drink fountain, park bench, picnic table and rubbish bin.

Observation Reserve (131)

Lot 123 in Deposited Plan 6699, being the land contained in Certificate of Title 2763/96, bounded by Observation Drive, Lindsay Street and Reids Road. The attached plan identifies the location of the land. The land comprises a playground, natural watercourse, a dolomite and paved path, grassed area with irrigation, reserve furniture such as park benches and a bin.

Teal Reserve (126)

Lot 79 in Deposited Plan 6182, being the land contained in Certificate of Title 5558/992, bounded by Awoonga Road, Teal Street and Edmund Road. The attached plan identifies the location of the land. The land comprises a stormwater outlet with swale, concrete culverts, extensive natural grasses and trees.

Elliston Reserve (296)

Section 1688, Hundred of Yatala 106100, being the land contained in Crown Record 5754/373, bounded by Lower North East Road, Awoonga Road and Elliston Avenue. The attached plan identifies the location of the land. The land is effectively unimproved other than the provision of a bin, park benches, permapine poles on



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the boundary to prevent access by a car, agricultural style perimeter fencing. The site is also the subject of a Native Title Claim which at this point is unresolved. The reserve being Crown Land is dedicated for recreation purposes.

Lake View Reserve (127)

Lot 75 in Deposited Plan 6131, being the land contained in Certificate of Title 2471/157, Lot 53 in Deposited Plan 6939, being the land contained in Certificate of Title 2841/50, bounded by Valley View Drive and Lake View Crescent. The attached plan identifies the location of the land. The land comprises a grassed area, playground, dolomite path, reserve furniture such as a park bench and bin.

Silverlake Reserve (129) Lot 113 in Deposited Plan 6462, being the land contained in Certificate of Title 5837/830, bounded by Silverlake Crescent and Lower North East Road. The attached plan identifies the location of the land. The land is effectively unimproved other than the provision of a drink fountain.

Almerta Reserve (125)

Lot 81 in Deposited Plan 6182, being the land contained in Certificate of Title 5558/993, Lot 89 in Deposited Plan 6406, being the land contained in Certificate of Title 2592/186, Lot 90 in Deposited Plan 6406, being the land contained in Certificate of Title 2592/186, bounded by Almerta Street and Edmund Road. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, bench seats, table, bin, park seat, landscaping and a concrete path leading from Edmund Road through to Almerta Street.

Addolorata Reserve (342)

Lot 38 in Deposited Plan 25882, being the land contained in Certificate of Title 5350/968, bounded by Valley Road, Addolorata Court and Rogers Street. The attached plan identifies the location of the land. The land comprises a stormwater outlet with underground swale, concrete culverts, natural grasses and trees.

Barns Reserve (124)

Lot 100 in Deposited Plan 6045, being the land contained in Certificate of Title 5553/92, bounded by Barns Avenue. The attached plan identifies the location of the land. The land comprises a playground, dolomite path, grassed area with irrigation, landscaping, lighting, reserve furniture such as a park bench and bin.

Kinnaird Reserve (41)

Lot 21 in Deposited Plan 7830, being the land contained in Certificate of Title 5111/508, bounded by Kinnaird Crescent and Cypress Court. The attached plan identifies the location of the land. The land comprises a playground, natural watercourse, concrete culvert, mature trees and reserve furniture such as a park bench.

Beckman Reserve (115)

Lot 78 in Deposited Plan 10103, being the land contained in Certificate of Title 5914/316, Lot 142 in Deposited Plan 6498, being the land contained in Certificate of Title 2735/103, Lot 54 in Deposited Plan 6284, being the land contained in Certificate of Title 1699/30, Lot 21 in Deposited Plan 10185, being the land contained in Certificate of Title 5553/933, Lot 22 in Deposited Plan 10185, being the land contained in Certificate of Title 5553/938, Lot 20 in Deposited Plan 10185, being the land contained in Certificate of Title 5632/642, Lot 52 in Deposited Plan 64125, being the land contained in Certificate of Title 5914/314, bounded by Beckman Avenue, Dunn Road and Honeysuckle Drive. The attached plan identifies the location of the land. The land comprises a natural watercourse, playground, concrete paths, 3 pedestrian bridges, extensive natural grasses, trees, pine bollard, reserve furniture such as park benches and bins.



Xavier Reserve (253)

Lot 36 in Deposited Plan 7813, being the land contained in Certificate of Title 3373/29, bounded by Xavier Street and Dunn Road. The attached plan identifies the location of the land. The land comprises a natural creek with concrete culvert, extensive natural trees and landscaping.

Amber Reserve (116)

Lot 39 in Deposited Plan 7813, being the land contained in Certificate of Title 3373/29, Lot 39 in Deposited Plan 7813, being the land contained in Certificate of Title 3373/29, Lot 38 in Deposited Plan 7813, being the land contained in Certificate of Title 3373/29, bounded by Amber Road, Dunn Road and Xavier Street. The attached plan identifies the location of the land. The land comprises a grassed area, dolomite path, natural creek, fenced barrier, reserve furniture such as park benches and bins.

Mitchell Reserve (119)

Lot 24 in Deposited Plan 5619, being the land contained in Certificate of Title 2151/104, bounded by Highbury Drive and Mitchell Avenue. The attached plan identifies the location of the land. The land is effectively unimproved other than the provision of a dolomite path, bollards and timber poles at each end of the site to prevent access by cars.

Bell Reserve (117)

Lot 33 in Deposited Plan 10214, being the land contained in Certificate of Title 5552/408, bounded by Bell Court, Mitchell Avenue and Xavier Street. The attached plan identifies the location of the land. The land comprises a playground, grassed area with irrigation, drinking fountain, lighting, landscaping, reserve furniture such as park benches, bins and a timber table.

Wicks Reserve (118)

Lot 51 in Deposited Plan 10272, being the land contained in Certificate of Title 5554/203, bounded by Wicks Road, Country Lane and Dene Road. The attached plan identifies the location of the land. The land comprises a rubbish bin and extensive natural vegetation.

Historic Reserve (122)

Lot 39 in Deposited Plan 7535, being the land contained in Certificate of Title 860/26, Lot 101 in Filed Plan 24784, being the land contained in Certificate of Title 5449/570, Lot 59 in Deposited Plan 24042, being the land contained in Certificate of Title 5519/634, bounded by Historic Drive, Hillside Avenue and Valley View Drive. The attached plan identifies the location of the land. The land is effectively unimproved with extensive natural grasses and trees.

Coulls Reserve (121) (formerly Hillside Reserve)

Lot 102 in Filed Plan 24784, being the land contained in Certificate of Title 5449/570, Lot 6 in Filed Plan 10560, being the land contained in Certificate of Title 5436/38, bounded by Historic Drive and Hillside Avenue. The attached plan identifies the location of the land. The land comprises a shade covered playground, concrete path, grassed area with irrigation, reserve furniture such as park benches, bin, picnic table and signage with historic data.

Declivity Reserve (345)

Lot 34 in Deposited Plan 23961, being the land contained in Certificate of Title 5383/627, Lot 46 in Deposited Plan 28672, being the land contained in Certificate of Title 5517/655, bounded by Declivity Street, Torrens Road and Lower North East Road. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, playground, landscaping, seating and bin.



Freshford Reserve (258)

Lot 85 in Deposited Plan 11081, being the land contained in Certificate of Title 5561/906, Lot 115 in Deposited Plan 11204, being the land contained in Certificate of Title 5539/471, Lot 93 in Filed Plan 10982, being the land contained in Certificate of Title 5740/38, Lot 141 in Deposited Plan 10487, being the land contained in Certificate of Title 5740/208, bounded by Freshford Avenue, Niquet Avenue, Mitta Street and Nalga Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, playground, basketball ring, shelter, landscaping, concrete path, reserve furniture such as a park bench and bin.

Urana Reserve (256)

Lot 33 in Deposited Plan 23961, being the land contained in Certificate of Title 5383/626, Lot 100 in Deposited Plan 32275, being the land contained in Certificate of Title 5518/154, Lot 143 in Deposited Plan 10487, being the land contained in Certificate of Title 5740/209, bounded by Declivity Street, Freshford Avenue and Wicks Road. The attached plan identifies the location of the land. The land comprises natural grasses, landscaping together with extensive mature trees on part of the site.



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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

The land comprises a playground, natural watercourse, swale and concrete culvert, dolomite, concrete and paved paths, pedestrian bridges and reserve furniture such as park benches and bins, extensive natural grasses and trees, grassed areas, irrigation, landscaping, drink fountain. These are the Council’s proposals for managing this land:

1. Grassed Areas

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. 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.

3. 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.

4. Landscaping

Most reserves are partly irrigated to landscaped garden beds and grassed areas. The majority of reserves contain mature trees and native grasses and Council Staff attend to the upkeep of these properties as required.

5. Footpaths

Footpaths within these reserves are formed of dolomite and concrete. Defects in the footpaths are often reported by local residents and through the “Customer Response Management” system, Council will then attend to its repair. Tripping hazards are also recorded via Council resources and as required will either be replaced or repaired.

6. Playground

Play equipment is located on some reserves and are 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.

7. Reserve Furniture

Park benches, picnic tables, bins and drinking fountains 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.

8. 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.

9. 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.

10. Stormwater outlet/culverts

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

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 Residential Tea Tree Gully Zone except Elliston Reserve which is the Special Use Zone.

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 Councilland:

- 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

A water storage tank and pumping station is proposed on Elliston Reserve as part of Waterproofing Eastern Adelaide project in the financial year 2015/2016. This will involve an amendment to the Crown Land dedication from recreation purposes to recreation and water management.

There are no immediate plans to develop other 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 the 8 September 2015.







