

Community Land Management Plan

Hope Valley

Canopus Reserve, Tolley Reserve, Barracks Reserve, O'Bahn Linear Park North (including Modbury and Holden Hill), Anders Reserve, Roberts Reserve, Barmera Reserve, Berri Reserve, Kingston Reserve, Pegasi Reserve, Pantowora Reserve, Boronia Reserve, Korong Reserve, Honeysuckle Reserve, Amethyst Reserve, Namatjira Reserve, Pro Hart Reserve, John Ramsay Reserve, Pedare Drainage Reserve

Description

Identity of land the subject of this plan:

Canopus Reserve (85)

Lot 96 in Deposited Plan 6658, being the land contained in Certificate of Title 2700/98, bounded by Canopus Avenue and Grand Junction Road. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, playground, permapine fencing, and reserve furniture such as a park bench, bin and drink fountain.

Tolley Reserve (86)

Lot 2 in Deposited Plan 131690, being the land contained in Certificate of Title 2710/107, Lot 35 in Deposited Plan 5625, being the land contained in Certificate of Title 2570/126, bounded by Barracks Road. The attached plan identifies the location of the land. The land comprises a naturally grassed area, one community building with a rainwater tank, outbuilding, two colour bond sheds and fire pit used by Scouts SA, a log cabin building, dolomite carpark and pathway, permapine fencing, creek, natural grasses and mature trees, reserve furniture such as park bench and bin.

Barracks Reserve (87)

Lot 88 in Deposited Plan 7251, being the land contained in Certificate of Title 2710/110, Lot 1 in Filed Plan 218256, being the land contained in Certificate of Title 5841/250, bounded by Barracks Road. The attached plan identifies the location of the land. The land comprises shade covered playground, landscaping, 2 pedestrian bridges, grassed areas with irrigation, extensive mature trees, natural watercourse, dolomite path, reserve furniture such as park benches and bins.

O'Bahn Linear Park North (96)

Lot 118 in Deposited Plan 6684, being the land contained in Certificate of Title 1460/156, Lot 200 in Deposited Plan 29501, being the land contained in Certificate of Title 5517/291, Lot 1 in Deposited Plan 34298, being the land contained in Certificate of Title 5867/438, Lot 2 in Deposited Plan 34298, being the land contained in Certificate of Title 5550/794, Lot 202 in Deposited Plan 29501, being the land contained in Certificate of Title 5517/292, Lot 621 in Deposited Plan 29605, being the land contained in Certificate of Title 5518/664, Lot 622 in Deposited Plan 29605, being the land contained in Certificate of Title 5171/788, Lot 34 in Deposited Plan 34281, being the land contained in Certificate of Title 5073/101, Lot 35 in Deposited Plan 34281, being the land contained in Certificate of Title 5073/102, Lot 626 in Deposited Plan 29605, being the land contained in Certificate of Title 5518/648, Lot 165 in Deposited Plan 9590, being the land contained in Certificate of Title 5553/21, Lot 130 in Deposited Plan 9320, being the land contained in Certificate of Title 5546/503, Lot 52 in Deposited Plan 9058, being the land contained in Certificate of Title 4187/579, Lot 176 in Deposited Plan 10051, being the land contained in Certificate of Title 5553/371, Lot 131 in Deposited Plan 9320, being the land contained in Certificate of Title 5544/105, Lot 624 in Deposited Plan 29605, being the land contained in Certificate of Title 5518/663, Lot 623 in Deposited Plan 29605, being the land contained in Certificate of Title 5518/153, Lot 3 in Deposited Plan 34298, being the land contained in Certificate of Title 5550/794, Lot 112 in Deposited Plan 7086, being the land contained in Certificate of Title 3009/150, Lot 4 in Deposited Plan 34298, being land contained in Certificate of Title 5301/145, Lot 5 in Deposited Plan 34298, being land contained in Certificate of Title 5301/145, bounded by Seymour Avenue, Meadowvale Road, Reservoir Road, Grand Junction Road, Welloch Street, Cooke Street, North East Road, Heysen Avenue, Apalie Drive, Loch Lomond Drive, Trellios Street, Doradillo Avenue and Hatherleigh Avenue. The attached plan identifies the location of the land. The land comprises grassed areas with irrigation, playground, carpark, creek, walking/bike track, community building, tennis courts, lighting, fencing, concrete paths, extensive natural grasses, mature trees, reserve furniture such as park benches and bins.

Anders Reserve (99)

Lot 177 in Deposited Plan 10051, being the land contained in Certificate of Title 5810/248, Lot 175 in Deposited Plan 9759, being the land contained in Certificate of Title 5513/16, Lot 53 in Deposited Plan 6378, being the land contained in Certificate of Title 5556/539, Lot 161 in Deposited Plan 9589, being the land contained in Certificate of Title 5513/26, Lot 160 in Deposited Plan 9589, being the land contained in Certificate of Title 5553/370, bounded by Anders Avenue, Heysen Avenue, Battarbee Street and Streeton Avenue. The attached plan identifies the location of the land. The land comprises stormwater culverts and head walls to manage the creek, a dolomite footpath, reserve furniture such as a park bench and bins.

Roberts Reserve (100)

Lot 169 in Deposited Plan 9758, being the land contained in Certificate of Title 5553/372, bounded by Roberts Crescent. The attached plan identifies the location of the land. The land comprises a concrete footpath, lighting, landscaping, park bench and a grassed area.

Barmera Reserve (101)

Lot 136 in Deposited Plan 6332, being the land contained in Certificate of Title 5552/961, bounded by Barmera Avenue and Waikerie Avenue. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, mesh fencing on the perimeter, playground, paved paths, lighting, reserve furniture such as a park benches, bins and wooden tables.

Berri Reserve (102)

Lot 32 in Deposited Plan 6519, being the land contained in Certificate of Title 1957/188, Lot 28 in Deposited Plan 10040, being the land contained in Certificate of Title 4042/604, Lot 124 in Deposited Plan 5692, being the land contained in Certificate of Title 4098/478, Lot 101 in Deposited Plan 29453, being the land contained in Certificate of Title 5421/336, Lot 102 in Deposited Plan 29453, being the land contained in Certificate of Title 5516/877, bounded by Reservoir Road, Hoover Road, Merbein Avenue, Albury Court, Berri Road and Grand Junction Road. The attached plan identifies the location of the land. The land comprises grassed areas with irrigation, concrete paths, lighting, natural creek, pedestrian bridge, drink fountain, reserve furniture such as park benches, bins, tables and barbeques.

Kingston Reserve (103)

Lot 63 in Deposited Plan 6333, being the land contained in Certificate of Title 1830/21, bounded by Kingston Avenue and Berri Road. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, permaline poles on the boundary to prevent access by car, paved path, lighting, landscaping, drink fountain, reserve furniture such as a park bench and bin.

Pegasi Reserve (106)

Lot 203 in Deposited Plan 7485, being the land contained in Certificate of Title 2872/34, bounded by Canis Avenue and Pegasi Avenue. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, a cricket cage and concrete pitch, paved footpath, basketball ring, lighting, extensive landscaping, drink fountain, reserve furniture such as park benches and bins.

Pantowora Reserve (107)

Lot 45 in Deposited Plan 8240, being the land contained in Certificate of Title 3253/97, bounded by Pantowora Drive. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, playground, paved path, drink fountain, landscaping, reserve furniture such as a park bench and bin.

Boronia Reserve (111)

Lot 21 in Filed Plan 15251, being the land contained in Certificate of Title 6105/733, Lot 45 in Deposited Plan 6904, being the land contained in Certificate of Title 2483/45, Lot 52 in Deposited Plan 9528, being the land contained in Certificate of Title 3525/44, bounded by Gumtree Drive and Boronia Drive. The attached plan identifies the location of the land. The land comprises a natural creek, concrete headwalls, extensive natural grasses, trees, pedestrian bridge and reserve furniture such as a bin.

Korong Reserve (112)

Lot 51 in Deposited Plan 9528, being the land contained in Certificate of Title 3525/44, Lot 50 in Deposited Plan 9528, being the land contained in Certificate of Title 3525/44, Lot 44 in Deposited Plan 6904, being the land contained in Certificate of Title 2483/45, bounded by Korong Street and Richmond Road. The attached plan identifies the location of the land. The land comprises a playground, basketball ring, landscaping, concrete path, grassed area with irrigation, stormwater outlet with swale and concrete culverts, drink fountain, reserve furniture such as park benches and bins.

Honeysuckle Reserve (113)

Lot 53 in Deposited Plan 6284, being the land contained in Certificate of Title 2696/166, Lot 24 in Deposited Plan 5929, being the land contained in Certificate of Title 2696/166, bounded by Honeysuckle Drive and Crissoula Avenue. The attached plan identifies the location of the land. The land comprises a natural creek with concrete culverts, extensive natural grasses and trees.

Amethyst Reserve (114)

Lot 30 in Deposited Plan 10789, being the land contained in Certificate of Title 5553/560, bounded by Amethyst Road and Green Road, but also includes a walkway connection to Citrine Street. The attached plan identifies the location of the land. The land comprises a dolomite footpath, landscaping and a grassed area.

Namatjira Reserve (203)

Lot 183 in Deposited Plan 10052, being the land contained in Certificate of Title 5810/249, bounded by Namatjira Avenue. The attached plan identifies the location of the land. The land comprises natural grasses and trees, playground, reserve furniture such as a park bench and bin.

Pro Hart Reserve (235)

Lot 26 in Deposited Plan 18351, being the land contained in Certificate of Title 5740/134, Lot 27 in Deposited Plan 18351, being the land contained in Certificate of Title 5740/463, Lot 5 in Deposited Plan 58138, being the land contained in Certificate of Title 5864/938, bounded by Reservoir Road and has a walkway to Pro Hart Court. The attached plan identifies the location of the land. The land functions as a drainage reserve and includes stormwater culverts and head walls to manage the creek. A shed has been constructed over the boundary of Pro Hart Reserve which is the subject of a verbal agreement between the Council and the homeowner and is common with house number 20 Reservoir Road Hope Valley.

John Ramsay Reserve (505)

Lot 67 in Deposited Plan 49071, being the land contained in Certificate of Title 5493/904, bounded by Barracks Road and John Ramsay Court. The attached plan identifies the location of the land. The land comprises a stormwater outlet/culvert, natural watercourse, extensive retaining walls, landscaping, perimeter fencing and natural grasses.

Pedare Drainage Reserve (506)

Lot 75 in Deposited Plan 49071, being the land contained in Certificate of Title 6060/360, bounded by John Ramsay Court and Tolley Court. The attached plan identifies the location of the land. The land comprises a natural watercourse, concrete path, extensive mature trees, perimeter fencing and natural grasses.

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 83977444.

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 shade covered playground, basketball ring, tennis courts with lighting, concrete headwalls, natural watercourse, dolomite, concrete and paved paths, pedestrian bridges and reserve furniture such as park benches and bins, extensive natural grasses and trees, grassed areas, irrigation, permazine and mesh fencing, lighting, landscaping, drink fountain, barbeques, stormwater outlet with swale and concrete culverts. Two community buildings at Tolley Reserve have a rainwater tank, outbuilding, two colourbond sheds, fire pit used by Scouts SA and a log cabin building, carpark and garage. Heysen Reserve tennis court building has bitumen carpark. These are the Council's proposals for managing this land:

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. 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. Some 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, 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.

6. 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.

7. Reserve Furniture

Park benches, 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. 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.

9. **Lighting**
Some reserves are equipped with lighting to illuminate the pathways and nearby equipment. Heysen Reserve tennis courts are illuminated. The post top lamps are checked for electrical and structural integrity as required.
10. **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.
11. **Carparks**
The carparks are dolomite or sealed and landscaped and traffic is managed with appropriate linemarking, signage, kerbing, lighting and traffic control devices. Council will use various techniques for managing the pavement such as minor patching, potholes, cracksealing, spraysealing or reconstruction.
12. **Community Buildings**
Tolley Reserve log cabin and the block building occupied by Scouts SA will be repaired as required to address electrical, plumbing and carpentry matters. Other general building repairs will be attended as determined by Council’s asset management processes and as resources permit. The buildings occupied by Scouts SA are cleaned and internally maintained by the group. Council has care, control and management of the Tolley Reserve log cabin building and the Heysen Reserve building that is equipped with a meeting room, toilets, small kitchen and change rooms. The log cabin and tennis court buildings are regularly cleaned and maintained as required by Council. Hire can be arranged by contacting Council on 8397 7444.
13. **Garages**
Scouts SA have use of the garages at Tolley Reserve for storage of plant and equipment, which they maintain.
14. **Tennis Courts**
The tennis court surface at Heysen Reserve is managed by Council using various techniques such as minor patching, crack sealing or resurfacing and then appropriately relined.

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 Residential Tea Tree Gully 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 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 the 8 September 2015.









