

Community Land Management Plan

Modbury

Australia Reserve, Loch Lomond Reserve, Bendigo Reserve, Sir Frank Berryman Reserve, Dawson Reserve, Grenache Reserve, Edinburgh Drainage Reserve, Dalaston Reserve, O-Bahn Linear Park North (including Holden Hill and Hope Valley)

Description

Identity of land the subject of this plan:

Australia Reserve (89)

Lot 2 in Deposited Plan 130593 being the land contained in Certificate of Title 6280/722 bounded by Smart Road and Australia Avenue. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, tubular fencing, creek, signage, concrete and dolomite footpaths.

NOTE: Council Resolution on 25 August 2020: Australia Reserve

On 25 August Council revoked the community land classification of portion of Australia Reserve to enable housing to be developed on the site with the remainder to be upgraded as a public park to include a playspace with shelter and seating, irrigated turf, informal play area, landscaped areas and pedestrian paths.

Loch Lomond Reserve (205)

Lot 40 in Deposited Plan 10018, being the land contained in Certificate of Title 5088/933, bounded by Loch Lomond Drive. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, creek and dolomite footpath.

Bendigo Reserve (165)

Lot 49 in Deposited Plan 9495, being the land contained in Certificate of Title 3391/109, bounded by Bendigo Crescent, Pardoo Drive and Beryl Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, playground and basketball ring, concrete footpath, reserve furniture such as drinking fountain, park benches, bin and signage.

Sir Frank Berryman Reserve (166)

Lot 332 in Deposited Plan 7531, being the land contained in Certificate of Title 6104/549, bounded by Eileen Street, Tina Drive, Berryman Drive and Calwield Road. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, dolomite footpaths, playground, reserve furniture such as park benches, drinking fountain, signage and bin.



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Dawson Reserve (163)

Lot 98 in Deposited Plan 9993, being the land contained in Certificate of Title 5632/641, Lot 99 in Deposited Plan 9993, being the land contained in Certificate of Title 5552/993, Lot 101 in Deposited Plan 9993, being the land contained in Certificate of Title 5552/992, Lot 31 in Deposited Plan 31699, being the land contained in Certificate of Title 5518/630, Lot 49 in Deposited Plan 62893, being the land contained in Certificate of Title 5928/595, Lot 48 in Deposited Plan 62893, being the land contained in Certificate of Title 5928/594, Lot 47 in Deposited Plan 62893, being the land contained in Certificate of Title 5928/593, Lot 46 in Deposited Plan 62893, being the land contained in Certificate of Title 5928/592, bounded by Wright Road, McIntyre Road, Quintal Avenue and Kelly Road. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, permapine fencing, creek, stormwater outlet, gravel footpath, signage and pedestrian bridge.

Grenache Reserve (232)

Lot 105 in Deposited Plan 7086, being the land contained in Certificate of Title 3009/150, Lot 24 in Deposited Plan 7022, being the land contained in Certificate of Title 2910/100, bounded by Loral Street and Grenache Avenue. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, playground, concrete footpaths, reserve furniture such as park bench, bin and signage.

Edinburgh Drainage Reserve (215)

Lot 1000 in Deposited Plan 64405, being the land contained in Crown Record 5920/108, Lot 103 in Deposited Plan 42197, being the land contained in Crown Record 5682/421, Lot 5 in Filed Plan 6, being the land contained in Certificate of Title 5867/365, Lot 43, 44, 45, 46 in Deposited Plan 7457, being the land contained in Certificate of Title 3134/35, Lot 5 in Filed Plan 15909, being the land contained in Certificate of Title 5866/961, Lot 88, 89, 90, 91 in Deposited Plan 7878, being the land contained in Certificate of Title 3299/124, bounded by Montague Road, Edinburgh Road, Victoria Drive, North East Road and McIntyre Road. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, concrete & dolomite footpaths, permapine & mesh fencing, playground, creek, stormwater outlet, wetland, pedestrian bridge, reserve furniture such as park benches and bins.

Dalaston Reserve (73)

Lot 54 in Deposited Plan 6102, being the land contained in Certificate of Title 2525/64, Lot 22 in Deposited Plan 10226, being the land contained in Certificate of Title 5740/561, Lot 13 in Deposited Plan 9941, being the land contained in Certificate of Title 5745/98, Lot 19 in Deposited Plan 7382 being the land contained in Certificate of Title 2480/190, Lot 73 in Deposited Plan 6247, being the land contained in Certificate of Title 2517/46, bounded by Burton Street, May Avenue, Dalaston Street, Carty Avenue and Britten Avenue. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, mesh permapine fencing, dolomite footpath, playground, basketball ring, creek, stormwater outlet, pedestrian bridge, reserve furniture such as park benches, bins and signage.



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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, 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, Trellos Street, Doradillo Avenue and Hatherleigh Avenue. The attached plan identifies the location of the land. The land comprises grassed areas with irrigation, vines, playgrounds, carpark, creek, walking/bike track, pedestrian bridges, (community building/tennis courts Heysen Reserve, Hope Valley), basketball ring, fencing, concrete paths, extensive natural grasses, mature trees, reserve furniture such as park benches, bins and signage.



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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 extensive natural grasses and trees, grassed area, irrigation, landscaping, lighting, tubular, mesh and permapine fencing, wetlands, creek and stormwater outlet, concrete, dolomite / gravel and paved footpaths, carpark, public toilets, pedestrian bridge, reserve furniture such as drinking fountain, park benches, wooden table/chairs, bins and signage. 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. Footpaths

Footpaths within these reserves are formed of dolomite/gravel, paved or 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.

3. Landscaping

Some reserves are partly irrigated to landscaped garden beds, vines 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.

4. **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.
5. **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.
6. **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
7. **Reserve Furniture**
Park benches, signage, bins, gazebo and shade structures 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 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.
9. **Pedestrian Bridges**
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. **Playgrounds**
Some reserves have play equipment which 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.
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. **Aquifer Storage and Recovery Well**
Aquifer storage and recovery equipment includes pumps, monitoring electronics, small sheds and service pits. Council manage and repair electronics and other equipment as required.
13. **Carparks**
The carparks are sealed or formed dolomite and landscaped and traffic is managed with appropriate line marking, signage, kerbing, lighting and traffic control devices. Council will use various techniques for managing the pavement such as minor patching, potholes, crack sealing, spray sealing or reconstruction.

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 Planning and Design Code SA governs the development and activities that may occur on the land.

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 other than as noted below for Australia Reserve.

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.

Date of Adoption and Amendments

Adopted by the City of Tea Tree Gully at a meeting of the Council on 8 September 2015.

CLMP Amendments:

25 August 2020 - Amended by Council Resolution - Australia Reserve

Council revoked the community land classification of portion of Australia Reserve to enable housing to be developed on the site with the remainder to be upgraded as a public park and include the elements set out in the concept plan approved by Council on 25 August 2020.

8 December 2020 - Shade Structures has been added to the Management Proposal.

23 March 2023 - Under the heading "Other Government Policy" - replaced reference to "Council's Development Plan" with "Planning and Design Code SA" due to the repealing of the Development Act 1993 and introduction of the Planning Development and Infrastructure Act 2016 in March 2021.





