

Community Land Management Plan

Modbury Heights **Kingfisher Reserve, Currawong Reserve, Druminor Reserve, Vulcan Reserve, Minerva North Reserve, Minerva South Reserve, Dresden Reserve, Kestral Reserve, Eaglehawk West Reserve, Eaglehawk East Reserve, Emma Reserve, Hutt Reserve, Sandpiper Road Closure Plantation, Noya Reserve, Hinkler Reserve, John Renwick Plantation, Strathisla Reserve, Catharina Plantation, Conygham Reserve, Billabong Reserve, Para Hills Reserve, Axiom Reserve, Roebling Reserve**

Description

Identity of land the subject of this plan:

Kingfisher Reserve (75)

Lot 50 in Deposited Plan 12175, being the land contained in Certificate of Title 5721/732, Lot 511 in Deposited Plan 17269, being the land contained in Certificate of Title 5546/137, Lot 514 in Deposited Plan 17269, being the land contained in Certificate of Title 5546/543, Lot 3 in Filed Plan 24288, being the land contained in Certificate of Title 5805/461, Lot 37 in Deposited Plan 11084, being the land contained in Certificate of Title 5711/962, Lot 122 in Deposited Plan 10832, being the land contained in Certificate of Title 5538/20, Lot 123 in Deposited Plan 10812, being the land contained in Certificate of Title 5552/425, Lot 5 in Filed Plan 38, being the land contained in Certificate of Title 5847/589, Lot 357 in Deposited Plan 10440, being the land contained in Certificate of Title 5552/955, Lot 356 in Deposited Plan 10317, being the land contained in Certificate of Title 5552/936, Lot 501 in Deposited Plan 26781, being the land contained in Certificate of Title 4072/355, Lot 223 in Filed Plan 16811, being the land contained in Certificate of Title 5474/548, bounded by Grenfell Road, Golden Grove Road, Kingfisher Drive and Milne Road. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, mesh fencing with permapipe logs, rural fencing, wetlands, creek, detention dam and pump, tank, farm type shed, stormwater outlet, gravel footpath, landscaping, reserve furniture such as park benches, story boards, signage and bins.



CITY OF
TEA TREE GULLY
Naturally Better

**For more information, please contact us on 08 83977444
or visit www.teatreegully.sa.gov.au**

Currawong Reserve (211)

Lot 341 in Deposited Plan 10231, being the land contained in Certificate of Title 5723/464, bounded by Magpie Street, Currawong Crescent and Lorikeet Avenue. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, dolomite footpath, shade covered playground, reserve furniture such as park benches, drinking fountain, bin and signage.

Druminor Reserve (183)

Lot C in RP 6960, being the land contained in R6 960C as closed road, Lot 2 in Filed Plan 10813, being the land contained in Certificate of Title 5486/281, Lot 1 in Filed Plan 10813, being the land contained in Certificate of Title 5856/403, Lot 11 in Deposited Plan 12895, being the land contained in Certificate of Title 3774/95, Lot 12 in Deposited Plan 12895, being the land contained in Certificate of Title 3774/95, Lot 13 in Deposited Plan 12895, being the land contained in Certificate of Title 3774/95, Lot 14 in Deposited Plan 12895, being the land contained in Certificate of Title 3774/95, Lot 22 in Deposited Plan 12895, being the land contained in Certificate of Title 3774/95, bounded by Milne Road, Golden Grove Road, Oratanga Road and Druminor Street. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, wire mesh fencing, creek, wetland, permapine fencing, stormwater outlets, pedestrian bridge, viewing platform, concrete and dolomite footpaths, reserve furniture such as park benches, signage and bins.

Vulcan Reserve (200)

Lot 97 in Deposited Plan 10115, being the land contained in Certificate of Title 4018/215, bounded by Vulcan Avenue, Neptune Avenue, Arethusa Street and Zeus Court. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, dolomite footpath, shade covered playground, basketball ring, reserve furniture such as park benches, drinking fountain and bin.

Minerva North Reserve (187)

Lot 206 in Deposited Plan 10145, being the land contained in Certificate of Title 5552/567, Lot 203 in Deposited Plan 10408, being the land contained in Certificate of Title 5567/720, Lot 204 in Deposited Plan 10143, being the land contained in Certificate of Title 5552/565, bounded by Ladywood Road and Minerva Crescent. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees and concrete footpath.

Minerva South Reserve (260)

Lot 204 in Deposited Plan 10408, being the land contained in Certificate of Title 5567/721, bounded by Minerva Crescent and Milne Road. The attached plan identifies the location of the land. The land comprises concrete footpath, extensive natural grasses and trees.

Dresden Reserve (265)

Lot 120 in Deposited Plan 10812, being the land contained in Certificate of Title 5632/633, Lot 319 in Deposited Plan 10893, being the land contained in Certificate of title 5553/578, Lot 310 in Deposited Plan 10732, being the land contained in Certificate of Title 5740/776, bounded by Dresden Drive, Mopoke Street, Marieberg Avenue, Wedgwood Road and Kingfisher Drive. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, minor landscaping, dolomite footpath, playground, reserve furniture such as bin and signage.

Roebbling Reserve (195)

Lot 474 in Deposited Plan 9880, being the land contained in Certificate of Title 5539/352, bounded by Roebbling Street. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, community building, shed, carpark and bitumised driveway, landscaping, lighting, tubular fencing, concrete and dolomite footpaths, playground, reserve furniture such as park benches, signage and bin.



CITY OF
TEA TREE GULLY
Naturally Better

**For more information, please contact us on 08 8397 7444
or visit www.teatreegully.sa.gov.au**

Kestral Reserve (210)

Lot 284 in Deposited Plan 10649, being the land contained in Certificate of Title 5740/188, Lot 318 in Deposited Plan 10651, being the land contained in Certificate of Title 5740/189, Lot 369 in Deposited Plan 10439, being the land contained in Certificate of Title 5553/760, bounded by Kestral Way and Cockatoo Street. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, paved footpath, playground and basketball ring, lighting, reserve furniture such as park benches and bin.

Eaglehawk West Reserve (277)

Lot 291 in Deposited Plan 10650, being the land contained in Certificate of Title 5736/845, bounded by Eaglehawk Road and Ladywood Road. The attached plan identifies the location of the land. The land comprises natural grasses, trees, lighting, stormwater outlet, permapine bollards and concrete footpath.

Eaglehawk East Reserve (278)

Lot 293 in Deposited Plan 10650, being the land contained in Certificate of Title 5736/844, bounded by Bellbird Street and Eaglehawk Road. The attached plan identifies the location of the land. The land comprises natural grasses, trees, landscaping, concrete footpath, stormwater outlet and permapine bollards.

Emma Reserve (245)

Lot 617 in Deposited Plan 17643, being the land contained in Certificate of Title 5546/510, bounded Emma Place and John Renwick Place. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, concrete footpath, playground, reserve furniture such as park benches, drinking fountain and bin.

Hutt Reserve (180)

Lot 504 Deposited Plan 17269, being the land contained in Certified of Title 5546/138, bounded by Mary Jane Court and Hutt Place. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, playground, landscaping, permapine posts, concrete footpath, reserve furniture such as park benches and bin.

Sandpiper Road Closure Plantation (289)

Lot 2 in Filed Plan 24288, being the land contained in Certificate of Title 5805/462, bounded between Coal Port Terrace and Sandpiper Court. The attached plan identifies the location of the land.

Noya Reserve (191)

Lot 62 in Deposited Plan 9628, being the land contained in Certificate of Title 3764/180, Lot 271 in Deposited Plan 9956, being the land contained in Certificate of Title 4028/52, bounded by Noya Avenue and Eros Street. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, dolomite footpath, extensive natural grasses and trees, shade covered playground, reserve furniture such as park benches and bin.

Hinkler Reserve (189)

Lot 155 in Deposited Plan 9650, being the land contained in Certificate of Title 3764/180, bounded by Hinkler Crescent, Kingsford Smith Street and Milne Road. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, dolomite footpath, playground, reserve furniture such as park benches, drinking fountain and bin.



John Renwick Plantation (247)

Lot 619 in Deposited Plan 17643, being the land contained in Certificate of Title 5546/509, Lot 630 in Deposited Plan 18017, being the land contained in Certificate of Title 5652/949, Lot 98 in Deposited Plan 19569, being the land contained in Certificate of Title 5555/881, bounded by Grenfell Road, Ladywood Road and The Golden Way. The attached plan identifies the location of the land.

Strathisla Reserve (228)

Lot 94 in Deposited Plan 19570, being the land contained in Certificate of Title 5868/234, bounded by Coromandel Place, Strathisla Court and Maxlay Road. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, reserve furniture such as park benches and bin.

Catharina Plantation (246)

Lot 1 in Filed Plan 24288, being the land contained in Certificate of Title 5805/463, Lot 621 in Deposited Plan 17643, being the land contained in Certificate of Title 5546/508, Lot 643 in Deposited Plan 18017, being the land contained in Certificate of Title 5652/948 bounded by Ladywood Road. The attached plan identifies the location of the land.

Conygham Reserve (193) (previously Para Hills)

Lot 359 in Deposited Plan 7693, being the land contained in Certificate of Title 5737/472, bounded by Conygham Avenue and Lynore Avenue. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, dolomite footpath, signage.

Billabong Reserve (192) (previously Para Hills)

Lot 355 in Deposited Plan 7695, being the land contained in Certificate of Title 5552/469, bounded by Billabong Road, Manooka Street and Matilda Terrace. The attached plan identifies the location of the land. The land comprises of large irrigated grassed areas, extensive landscaping, concrete footpaths, playground, reserve furniture such as park benches, signage, bins, lights and gazebo.

Para Hills Reserve (194) (previously Para Hills)

Lot 201 in Deposited Plan 9940, being the land contained in Certificate of Title 5349/600, Lot 31 in Deposited Plan 10350 contained in Certificate of Title 5481/836, Lot 130 in Deposited Plan 10350 contained in Certificate of Title 5481/407, Lot 43 in Deposited Plan 45119 contained in Certificate of Title 5331/131 bounded by Murrell Road, Kara Crescent, Kelly Road and Severn Court. The attached plan identifies the location of the land. The attached plan identifies the location of the land. The land comprises natural grasses, trees, landscaping, stormwater outlet, playground, signage, permapipe and mesh fencing, concrete and dolomite footpaths, access road, bollards, reserve furniture such as park bench and bin.

Axiom Reserve (202)

Lot 69 in Deposited Plan 36903, being the land contained in Certificate of Title 5125/473, Lot 102 in Deposited Plan 37974, being the land contained in Certificate of Title 5149/443, bounded by Axiom Court and Taylor Street. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, concrete footpath and carparking.



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 extensive natural grasses and trees, grassed area, irrigation, landscaping, tubular, mesh and permapipe fencing, wetlands, creek and stormwater outlet, concrete, gravel and dolomite footpaths, pedestrian bridge, reserve furniture such as park benches, bins and signage. 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, and irrigation repair/management.

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. 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.

5. 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

6. Reserve Furniture, Signage, Gazebo and Shed (Kingfisher Reserve)

A gazebo, shed, park benches, signage, bins, wooden table and chairs, drinking fountain are 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 concrete, paving or dolomite. 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. 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.

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. Carpark

The car parks are sealed and landscaped and traffic is managed with appropriate line marking, signage and kerbing. Council will use various techniques for managing the pavement such as minor patching, potholes, crack sealing, spray sealing or reconstruction.

13. Community Building & Shed (Roebbling Reserve)

The building is equipped with two small meeting rooms, kitchen, female/male/disabled toilets. The building is regularly cleaned and maintained by Council. The shed is owned by Council for the use of community groups. Current users are: Garrison Wargaming of SA Inc, Lions Club of Modbury, Neighbourhood Watch – Modbury Heights, Parents without Partners and Trinity North East Church. Enquiries to hire the building can be made by phoning Council on 8397 7444.

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, Residential Central and the Golden Grove Residential 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.

Council commenced in June 2014 an engagement process with the Community as part of a Modbury Heights Precinct Plan. This process will continue with the Community through future community engagement that may facilitate changes to these plans.

Date of Adoption and Amendments

Adopted by the City of Tea Tree Gully at a meeting of the Council on 13 October 2015.

CLMP Amendments:

28 November 2023 - Council resolved to remove reference to Hargrave Reserve and adopted the Hargrave Reserve Community Land Management Plan













