

Community Land Management Plan

Modbury Heights
(formerly Para Hills)

**Conygham Reserve, Billabong Reserve,
Para Hills Reserve**

Description

Identity of land the subject of this plan:

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, bounded by Murrell Road, Kara Crescent 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, permapine and mesh fencing, concrete and dolomite footpaths, access road, bollards, reserve furniture such as park bench and bin.

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 grassed areas, irrigation, dolomite, paved and concrete footpaths, extensive natural grasses and trees, landscaping, permazine fencing, reserve furniture such as park benches, gazebos, lights, drinking fountain and bin and 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. 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 carrying out the following tasks; mowing, tree pruning, weeding 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. Reserve Furniture, Signage and Gazebo**

A Gazebo, park benches, bins and signage 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.

5. Carpark

The carpark is 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.

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. 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.

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. Footpaths

Footpaths within these reserves are formed of 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.

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 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 Golden Grove Residential and 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 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

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 13 October 2015.

