

Community Land Management Plan

Redwood Park

Cedric Reserve, Lokan Reserve, Sunhaven Reserve, Possingham Reserve, Brassington Reserve, Dearman Reserve, Warne Reserve, Sherwood Park Reserve, Riverside Reserve, Kirk Reserve, Brae Reserve, Cronulla Reserve, Eva Reserve

Description

Identity of land the subject of this plan:

Cedric Reserve (52)

Lot 391 in Deposited Plan 23631, being the land contained in Certificate of Title 5421/830, Lot 392 in Deposited Plan 25090, being the land contained in Certificate of Title 5387/266, Lot 442 in Deposited Plan 11313, being the land contained in Certificate of Title 5543/590, Lot 420 in Deposited Plan 10353, being the land contained in Certificate of Title 5553/770, Lot 4 in Deposited Plan 18023, being the land contained in Certificate of Title 5740/568, Lot 441 in Deposited Plan 11256, being the land contained in Certificate of Title 5539/331, Lot 419 in Deposited Plan 10338, being the land contained in Certificate of Title 5553/935, Lot 392 in Deposited Plan 22600, being the land contained in Certificate of Title 5428/415, Lot 92 in Deposited Plan 9856, being the land contained in Certificate of Title 3768/68, bounded by Cedric Avenue and Dickerson Way. The attached plan identifies the location of the land. The land comprises natural grasses and trees, stormwater outlet and drainage swale, permapine fencing, signage.

Lokan Reserve (53)

Lot 93 in Deposited Plan 9856, being the land contained in Certificate of Title 3768/68, Lot 311 in Deposited Plan 10126, being the land contained in Certificate of Title 5738/483, bounded by Catherine Drive, Landal Blvd, Lokan Street and Gollop Crescent. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, landscaping, dolomite footpath, permapine fencing, signage.

Sunhaven Reserve (54)

Lot 144 in Deposited Plan 7061, being the land contained in Certificate of Title 5553/961, bounded by Sunhaven Street and Carman Street. The attached plan identifies the location of the land. The land comprises of a playground, park bench, permapine fencing, grassed area, stormwater outlets, dolomite footpath and signage.



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Possingham Reserve (219)

Lot 402 in Deposited Plan 10337, being the land contained in Certificate of Title 5553/941, bounded by Posingham Avenue and Dearman Avenue. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, permapine fencing, concrete footpath, signage.

Brassington Reserve (5)

Lot 435 in Deposited Plan 11313, being the land contained in Certificate of Title 5543/589, bounded by Brassington Avenue, McEwin Avenue and Burford Crescent. The attached plan identifies the location of the land. The land comprises of a large irrigated grassed area, extensive landscaping, dolomite and paved footpaths, a playground, reserve furniture such as park benches, bins, lights, signage and drinking fountain.

Dearman Reserve (237)

Lot 403 in Deposited Plan 10337, being the land contained in Certificate of Title 5553/934, bounded by Dearman Avenue and McPharlin Avenue. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, permapine fencing, dolomite footpath, signage.

Warne Reserve (212)

Lot 410 in Deposited Plan 10338, being the land contained in Certificate of Title 5553/936, Lot 406 in Deposited Plan 10352, being the land contained in Certificate of Title 5553/937, bounded by Warne Street and Wakefield Crescent. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, landscaping, concrete footpath, signage.

Sherwood Park Reserve (55)

Lot 290 in Deposited Plan 6766, being the land contained in Certificate of Title 2521/96, Lot 899 in Deposited Plan 6765, being the land contained in Crown Record 5754/370, Lot 51 in Deposited Plan 6382, being the land contained in Certificate of Title 5906/423, Lot 118 in Deposited Plan 6484, being the land contained in Certificate of Title 5906/424, bounded by Glamorgan Drive, Sherwood Drive, Harris Road, Barkala Court, Redwood Avenue and Riverside Drive. The attached plan identifies the location of the land. The land comprises natural grasses and trees, natural creek and stormwater outlet, dolomite footpath, pedestrian bridge, permapine fencing and reserve furniture such as park benches.

Riverside Reserve (57)

Lot 20 in Deposited Plan 10391, being the land contained in Certificate of Title 5740/541, Lot 201 in Deposited Plan 10754, being the land contained in Certificate of Title 5553/960, Lot 50 in Deposited Plan 6382, being the land contained in Certificate of Title 5906/422, Lot 119 in Deposited Plan 6484, being the land contained in Certificate of Title 5906/425, bounded by Holmes Avenue, Redwood Avenue, Riverside Drive and Milne Road. The attached plan identifies the location of the land. The land comprises natural grasses and trees, natural creek and stormwater outlet, dolomite footpath, pedestrian bridges, permapine fencing and reserve furniture such as park benches and bins.

Kirk Reserve (238)

Lot 310 in Deposited Plan 10126, being the land contained in Certificate of Title 3812/132, bounded by Kirk Street and Chapman Crescent. The attached plan identifies the location of the land. The land comprises of an irrigated grassed area, dolomite footpath, perimeter landscaping and scattered native trees, a playground, basket ball ring, reserve furniture such as a park bench and bin.



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Brae Reserve (56)

Lot 143 in Deposited Plan 7061, being the land contained in Certificate of Title 5553/962, Lot 206 in Deposited Plan 9682, being the land contained in Certificate of Title 3768/68, bounded by Riverside Drive and Milne Road. The attached plan identifies the location of the land. The land comprises natural grasses and trees, natural creek and stormwater outlet, hard wire mesh fence and dolomite footpath.

Cronulla Reserve (50)

Lot 143 in Deposited Plan 7661, being the land contained in Certificate of Title 2389/130, bounded by Cronulla Drive, Tralee Street and Kincumber Drive. The attached plan identifies the location of the land. The land comprises of a large irrigated grassed area, scattered native trees, a playground including a recreation wall for basketball etc., dolomite footpaths, signage, reserve furniture such as park benches and bin.

Eva Reserve (51)

Lot 160 in Filed Plan 21348, being the land contained in Certificate of Title 5740/461, Lot 31 in Deposited Plan 13810, being the land contained in Certificate of Title 5539/376, Lot 120 in Deposited Plan 14234, being the land contained in Certificate of Title 5539/327, bounded by Eva Avenue, Terrigal Road, Cedric Avenue and Trevithick Avenue. The attached plan identifies the location of the land. The land comprises of a covered playground, extensive large grassed areas, perimeter planting including numerous trees, park bench, permapine fencing, paved footpath 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 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

These are the Council’s proposals for managing this land:

The land comprises grassed areas, irrigation, paved, dolomite and concrete footpaths, playground including a recreation wall for basketball etc, extensive natural grasses and trees, landscaping, permapine fencing, hard wire mesh fence, reserve furniture such as park benches, natural creek and stormwater outlet, pedestrian bridges, drinking fountain and bin and 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. Footpaths

Footpaths within this reserve are formed of dolomite 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 and grassed areas. Most reserves 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. 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.

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. 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.

10. 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.

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 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.





