

# Community Land Management Plan

## St Agnes

**Kennedy Reserve, Avago Reserve, Whiting Reserve, MacMahon Reserve, Niemeyer Reserve, Gifford Reserve, Roder Reserve, Doxiadis Reserve, Sandalwood Reserve, Kaplan Reserve, Mumford Reserve**

## Description

Identity of land the subject of this plan:

### Kennedy Reserve (70)

Lot 43 in Deposited Plan 7845, being the land contained in Certificate of Title 5476/463, bounded by Kennedy Street. The attached plan identifies the location of the land. The land comprises a natural creek, extensive natural grasses and trees, overpass near the walkway and permapine fencing.

### Avago Reserve (78)

Lot 19 in Deposited Plan 9666, being the land contained in Certificate of Title 2438/86, bounded by Kennedy Street and Avago Street. The attached plan identifies the location of the land. The land comprises a natural creek, extensive natural grasses and trees, cyclone fencing.

### Whiting Reserve (71)

Lot 42 in Deposited Plan 7845, being the land contained in Certificate of Title 5539/230, bounded by Whiting Road and Greenwood Drive. The attached plan identifies the location of the land. The land comprises a playground, extensive natural grasses and mature gum trees, reserve furniture such as park benches, bins, shelter and signage.

### MacMahon Reserve (74)

Lot 36 in Deposited Plan 7270, being the land contained in Certificate of Title 2378/123, bounded by MacMahon Avenue. The attached plan identifies the location of the land. The land comprises a natural creek, extensive natural grasses and trees, permapine fencing.



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#### Niemeyer Reserve (151)

Lot 215 in Deposited Plan 9673, being the land in Certificate of Title 5516/870, Lot 258 in Deposited Plan 10409, being the land contained in Certificate of Title 5553/739, Lot 259 in Deposited Plan 10409, being the land contained in Certificate of Title 5632/668, Lot 255 in Deposited Plan 10409, being the land contained in Certificate of Title 5553/94, Lot 256 in Deposited Plan 10409, being the land contained in Certificate of Title 5552/950, Lot 257 in Deposited Plan 10409, being the land contained in Certificate of Title 5552/949, Lot 215 in Deposited Plan 9673, being the land contained in Certificate of Title 5516/870, bounded by Whitlam Street Niemeyer Crescent, Gorton Court and Australia Avenue. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees and permapipe fencing.

#### Gifford Reserve (88)

Lot 260 in Deposited Plan 10410, being the land contained in Certificate of Title 5553/38, Lot 261 in Deposited Plan 10410, being the land contained in Certificate of Title 5553/737, Lot 262 in Deposited Plan 10410, being the land contained in Certificate of Title 5632/670, bounded by Tolley Road, Gifford Avenue, Haussmann Avenue, Saarinen Avenue. The attached plan identifies the location of the land. The land comprises a natural creek, wetland, concrete culvert, extensive natural grasses and trees, permapipe fencing, paved, concrete and dolomite paths, bridge, reserve furniture such as park benches and bins.

#### Roder Reserve (38)

Lot 240 in Deposited Plan 10411, being the land contained in Certificate of Title 5553/736, bound by Smart Road and Tolley Road. The attached plan identifies the location of the land. The land comprises grassed areas, trees and concrete footpath.

#### Doxiadis Reserve (81)

Lot 181 in Deposited Plan 10794, being the land contained in Certificate of Title 5494/714, Lot 137 in Deposited Plan 10617, being the land contained in Certificate of Title 5632/613, Lot 138 in Deposited Plan 10617, being the land contained in Certificate of Title 5553/36, Lot 139 in Deposited Plan 10617, being the land contained in Certificate of Title 5632/612, Lot 321 in Deposited Plan 10793, being the land contained in Certificate of Title 5552/431, Lot 322 in Deposited Plan 10793, being the land contained in Certificate of Title 5632/630, Lot 323 in Deposited Plan 10793, being the land contained in Certificate of Title 5552/430, Lot 331 in Deposited Plan 10794, being the land contained in Certificate of Title 5552/429, Lot 332 in Deposited Plan 10794, being the land contained in Certificate of Title 5632/631, Lot 333 in Deposited Plan 10794, being the land contained in Certificate of Title 5552/428, bounded by Doxiadis Street, Smart Road, Geddes Court and Mumford Avenue. The attached plan identifies the location of the land. The land comprises a paved path, extensive natural grasses and mature gum trees, natural creek with concrete culvert, playground, drink fountain, memorial with rose bed, reserve furniture such as a bin, signage, bench and table, flag pole and basketballring.

#### Sandalwood Reserve (80)

Lot 93 in Filed Plan 212820, being the land contained in Certificate of Title 5572/114, bounded by Sandalwood Drive and Hancock Road. The attached plan identifies the location of the land. The land comprises a natural creek, concrete culvert, extensive natural grasses and trees, bitumised path and bridge that leads to the school, permapipe fencing, reserve furniture such as a park bench and signage.



### Kaplan Reserve (82)

Lot 138 in Deposited Plan 10618, being the land contained in Certificate of Title 5539/636, Lot 115 in Deposited Plan 11086, being the land contained in Certificate of Title 5713/300, Lot 116 in Deposited Plan 11085, being the land contained in Certificate of Title 5711/984, Lot 111 in Deposited Plan 11086, being the land contained in Certificate of Title 5713/298, Lot 114 in Deposited Plan 11086, being the land contained in Certificate of Title 5713/299, Lot 136 in Deposited Plan 10618, being the land contained in Certificate of Title 5632/615, Lot 134 in Deposited Plan 10619, being the land contained in Certificate of Title 5632/611, Lot 132 in Deposited Plan 10619, being the land contained in Certificate of Title 5553/37, Lot 133 in Deposited Plan 10619, being the land contained in Certificate of Title 5553/38, bounded by Hancock Road, Sarnia Farm Road, Mumford Avenue, Kaplan Court, Uthwatt Court. The attached plan identifies the location of the land. The land comprises a natural creek, concrete culvert, mesh fencing, extensive natural grasses and trees, bridge, concrete/dolomite footpath, reserve furniture such as a park bench, bin and signage. The installation of a new playground was approved by Council on 14 December 2021.

### Mumford Reserve (83)

Lot 117 in Deposited Plan 11085, being the land contained in Certificate of Title 5539/124, Lot 317 in Deposited Plan 10792, being the land contained in Certificate of Title 5632/632, Lot 316 in Deposited Plan 10473, being the land contained in Certificate of Title 5553/771, Lot 94 in Deposited Plan 11189, being the land contained in Certificate of Title 5539/181, bounded by Hancock Road, Claridge Court, Durbridge Court, Mumford Avenue. The attached plan identifies the location of the land. The land comprises a natural creek, concrete culvert, extensive natural grasses and trees, reserve furniture such as park benches.



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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**

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

The land comprises a natural creek, extensive natural grasses and trees, overpass near the walkway, permapine, tubular and cyclone fencing, bridge, bitumised, paved, concrete and dolomite footpaths, playground, community building with carpark and garage, concrete culvert, reserve furniture such as park benches, wooden table/chairs and bins 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. Playgrounds**

Play equipment is regularly inspected to check that the fittings and fixtures are mechanically and structurally sound and equipment is compliant with the relevant Australian Playground Safety Standards. The soft fall area is inspected and re-levelled regularly and topped up as required.

**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. Landscaping**

Some of the reserves are irrigated to the landscaped garden beds and grassed areas. Most of the reserves contain mature trees and native grasses and Council Staff attend to the upkeep of these properties as required.

**7. Reserve Furniture**

Park benches, bins, drinking fountains and a shelter 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 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. 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. Lighting**

Some reserves are equipped with lighting to illuminate the pathways. The post top lamps are checked for electrical and structural integrity as required.

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 and 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 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.

## **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:

14 December 2021 - Amended by Council Resolution - Kaplan Reserve  
Installation of a new playground at Kaplan Reserve.  
Management Proposal - amendment to playgrounds.





