

# Community Land Management Plan

## Modbury North

**Coolabah Reserve, Oratanga Reserve, Fairleigh Reserve, Solandra Reserve, Beeanbee Reserve, Veronica Reserve, Famechon Reserve, Saturn Reserve, Gargarin Reserve, Neville Reserve, Rosemary Reserve, Kimberley Reserve, Vostock Reserve, Gold Reserve**

## Description

Identity of land the subject of this plan:

### Coolabah Reserve (182)

Lot 471 in Deposited Plan 9655, being the land contained in Certificate of Title 3822/155, bounded by Warrandee Drive, Coolabah Street and Darrang Court. The attached plan identifies the location of the land. The land comprises a grassed area, concrete footpath, reserve furniture such as a park bench and signage.

### Oratanga Reserve (181)

Lot 499 in Filed Plan 20497, being the land contained in Certificate of Title 3774/95, Lot 498 in Deposited Plan 9520, being the land contained in Certificate of Title 3774/95, Lot 500 in Deposited Plan 9520, being the land contained in Certificate of Title 3774/95, Lot 117 in Deposited Plan 7998, being the land contained in Certificate of Title 3525/64, bounded by Golden Grove Road, Oratanga Road and Rawlings Road. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, wire mesh and permapipe fencing, creek, stormwater outlet, concrete footpath, reserve furniture such as a bin and signage.

### Fairleigh Reserve (179)

Lot 101 in Deposited Plan 81574, being the land contained in Certificate of Title 6048/934, Lot 118 in Deposited Plan 7998, being the land contained in Certificate of Title 3525/64, Lot 65 in Deposited Plan 11264, being the land contained in Certificate of Title 5539/321, Lot 84 in Filed Plan 7454, being the land contained in Certificate of Title 5498/394, Lot 63 in Deposited Plan 11264 being the land contained in Certificate of Title 5539/294, Lot 66 in Deposited Plan 11264, being the land contained in Certificate of Title 5539/319, Lot 64 in Deposited Plan 11264, being the land contained in Certificate of Title 5539/323, Lot 46 in Filed Plan 132048, being the land contained in Certificate of Title 5752/914, Lot 20 in Deposited Plan 33180, being the land contained in Crown Record 5386/833, this parcel is also the subject of a Native Title Claim which at this point is unresolved. Bounded by Rawlings Road, Fairleigh Avenue, Beltana Avenue and Ladywood Road. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, lighting, permapipe and wire mesh fencing, concrete and dolomite footpaths, playground, pedestrian bridge, creek, wetland, stormwater outlet/trash bags, reserve furniture such as park benches, bin and signage.



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#### Solandra Reserve (218)

Lot 226 in Deposited Plan 10319, being the land contained in Certificate of Title 5552/392, bounded by Solandra Way, Solandra Crescent, Ladywood Road and Montague Road. The attached plan identifies the location of the land. The land comprises extensive natural grasses, trees, irrigated playspace, dolomite footpath, shade covered playground, creek, storyboard information, viewing platform, stormwater outlet, aquifer storage and recovery well, monitoring well, agricultural style fencing, reserve furniture such as park benches and table, drinking fountain, bins, signage, public toilets, shade structures and BBQ's.

#### Beeanbee Reserve (240)

Lot 62 in Deposited Plan 19160, being the land contained in Certificate of Title 5386/203, Lot 501 in Deposited Plan 58264, being the land contained in Certificate of Title 5873/619, Lot 66 in Deposited Plan 33888, being the land contained in Certificate of Title 5067/489, bounded by Ladywood Road, Legacy Crescent, Beeanbee Court, Jaycee Street and Solandra Way. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, a grassed area with irrigation, landscaping, tubular fencing, creek, stormwater outlet, concrete footpath, pedestrian bridge, reserve furniture such as park bench, gazebo, signage and bin.

#### Veronica Reserve (276)

Lot 215 in Deposited Plan 10320, being the land contained in Certificate of Title 5553/745, Lot 33 in Deposited Plan 10655, being the land contained in Certificate of Title 5486/49, bounded by Veronica Avenue and Dianthus Crescent. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, basket ball ring, adult fitness equipment and dolomite footpaths.

#### Famechon Reserve (259)

Lot 1003 in Deposited Plan 75298, being the land contained in Certificate of Title 5999/517, Lot 1004 in Deposited Plan 75298, being the land contained in Certificate of Title 5999/518, Lot 121 in Deposited Plan 11253, being the land contained in Certificate of Title 5539/375, Lot 31 in Deposited Plan 10655, being the land contained in Certificate of title 5798/139, Lot 156 in Deposited Plan 20221, being the land contained in Certificate of Title 5467/394, Lot 28 in Deposited Plan 10730, being the land contained in Certificate of Title 5740/761, bounded by Famechon Crescent, Solandra Crescent and Carruthers Drive. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, landscaping, lighting, permapine tubular fencing, concrete and dolomite footpaths, extensive natural grasses and trees, playground, reserve furniture such as park benches, bin.

#### Saturn Reserve (171)

Lot 292 in Deposited Plan 9487, being the land contained in Certificate of Title 5519/649, bounded by Armstrong Crescent, Aldrin Crescent and Saturn Crescent. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, playground and basketball ring, paved footpath, lighting, landscaping, reserve furniture such as park bench, wooden table and chair, bin and signage.

#### Gagarin Reserve (170)

Lot 164 in Deposited Plan 9458, being the land contained in Certificate of Title 5430/246, bounded by Gagarin Street and Armstrong Crescent. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, stormwater outlet, gravel footpath.



#### Neville Reserve (177)

Lot 638 in Deposited Plan 7863, being the land contained in Certificate of Title 5519/161, bounded by Anthony Road and Neville Avenue. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, playground, reserve furniture such as park bench, signage and bin.

#### Rosemary Reserve (176)

Lot 677 in Deposited Plan 7864, being the land contained in Certificate of Title 5519/9, bounded by Rosemary Drive, Primmer Avenue and Ebony Avenue. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, permapine barriers, dolomite footpath, reserve furniture such as a park bench and bin.

#### Kimberley Reserve (186)

Lot 49 in Deposited Plan 9814, being the land contained in Certificate of Title 5111/510, bounded by Milne Road and Kimberley Avenue. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, permapine fencing, dolomite footpath, reserve furniture such as a park bench.

#### Vostock Reserve (250)

Lot 160 in Deposited Plan 9457, being the land contained in Certificate of Title 5518/928, bounded by Vostock Place and Gagarin Street. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, playground, park bench and signage.

#### Gold Reserve (1)

Lot 104 in Deposited Plan 13474, being the land contained in Certificate of Title 5697/352, bounded by North East Road, Golden Grove Road and Gold Court. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, permapine fencing, and dolomite footpath.



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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 extensive natural grasses and trees, grassed area, irrigation, landscaping, tubular, mesh and permaline 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, etc.
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

Park benches, signage, bins and gazebo 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.

## 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 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 and Viewing Platform

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. Any 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.

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, Residential Central, Golden Grove Residential Zones, Special Use Zones, District Commercial 2 Zones.

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.

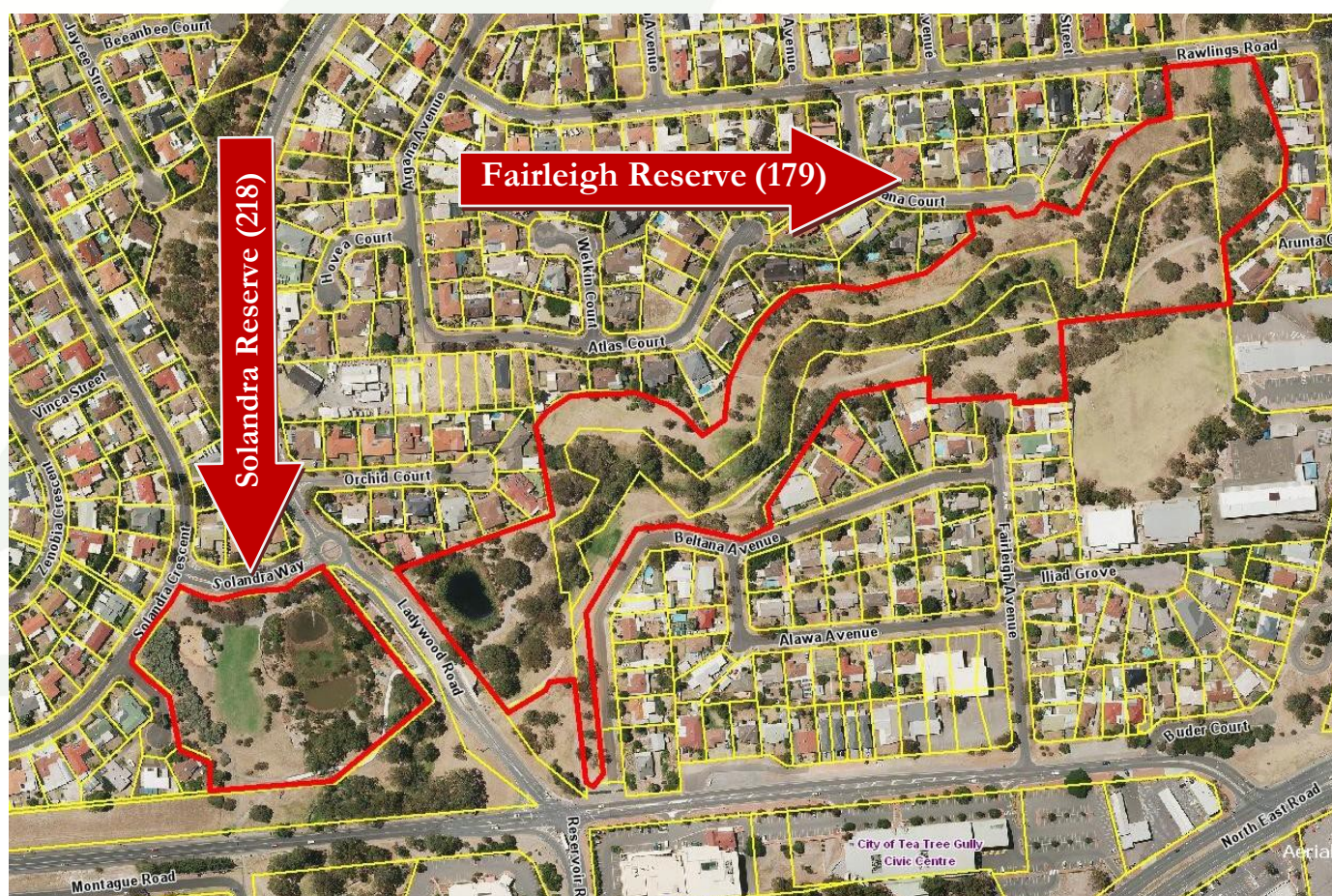
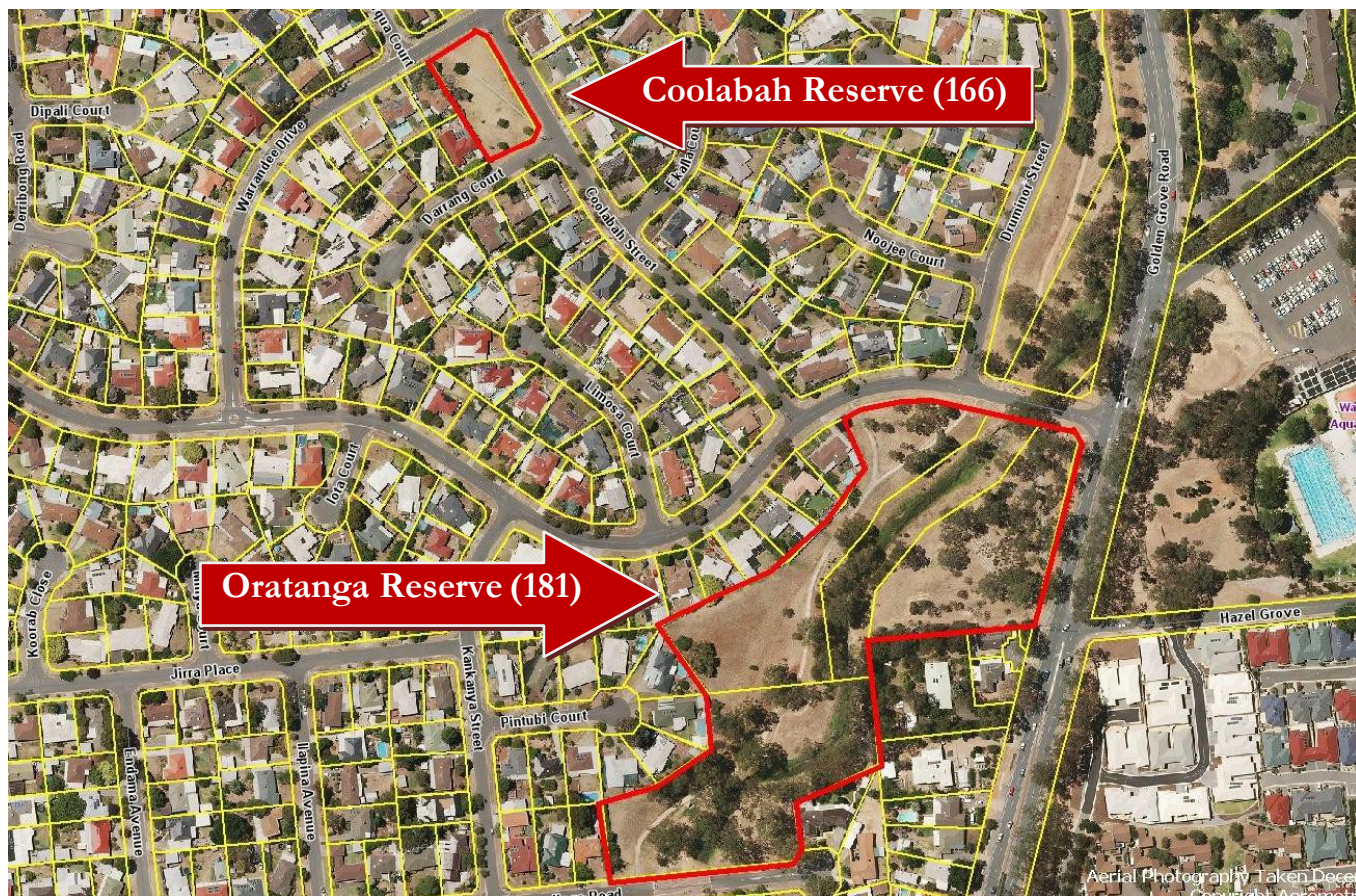
## Date of Adoption and Amendments

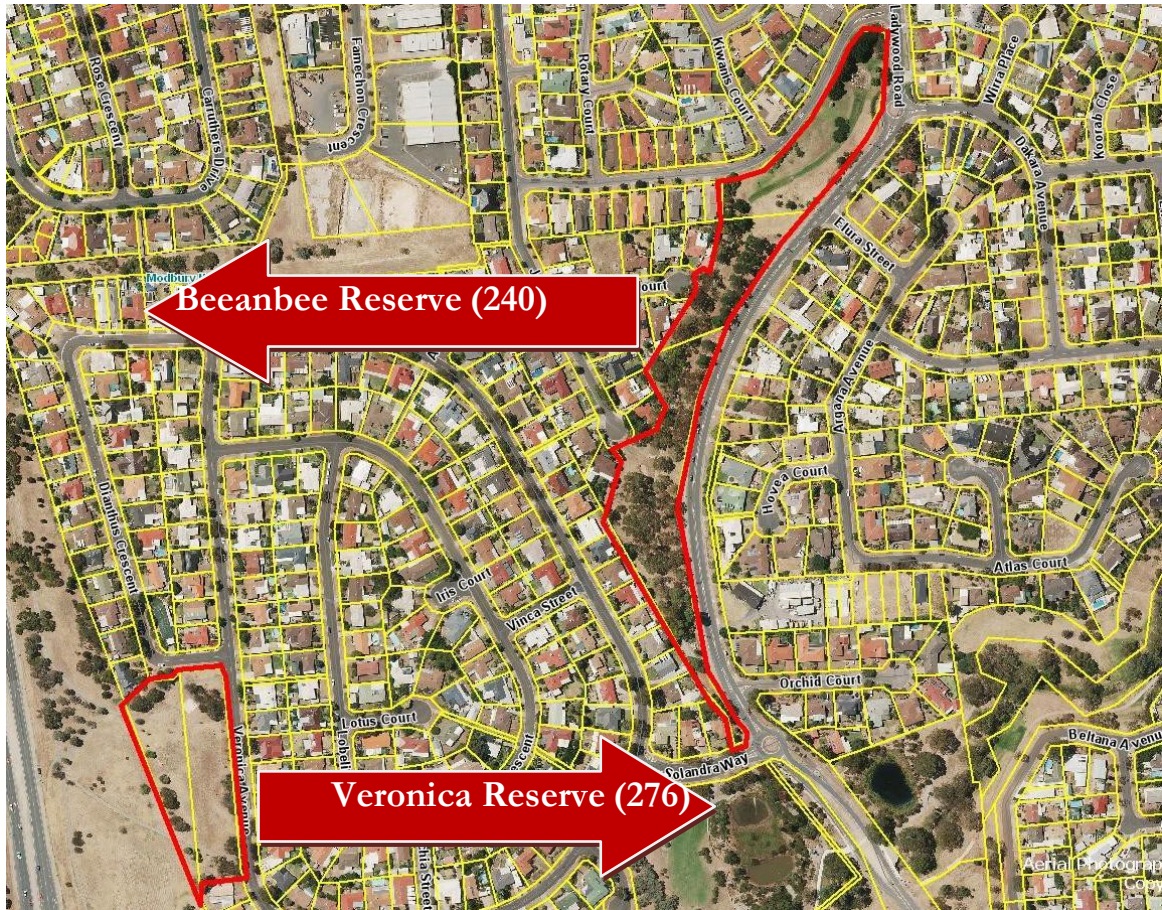
Adopted by the City of Tea Tree Gully at a meeting of the Council on 13 October 2015.

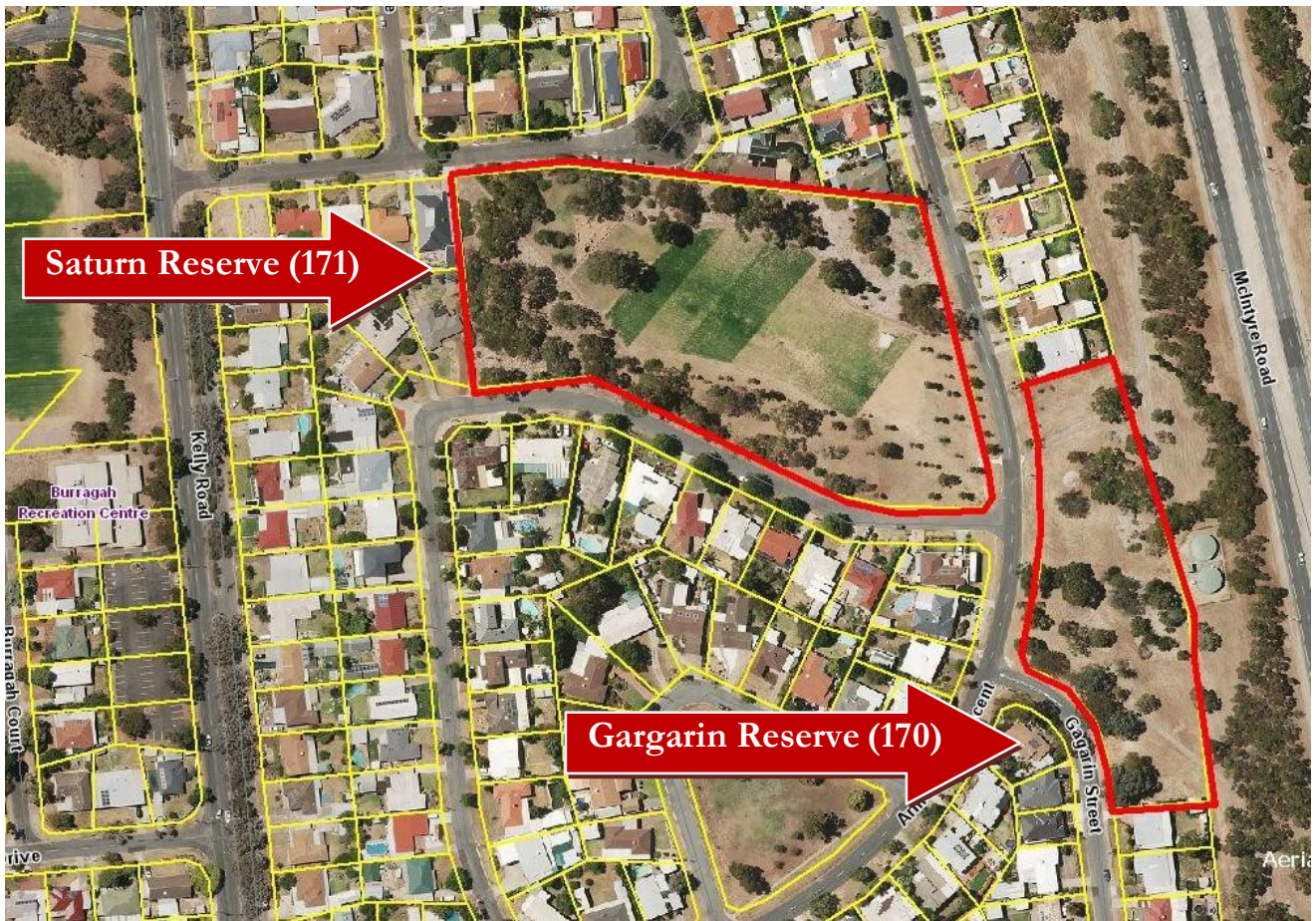
CLMP amendment endorsed by Council 19 January 2021 - to include public toilets, shade structures and BBQs - Solandra Reserve.

### **CLMP amendment**

On 30 January 2024, following Ministerial approval Council resolved to revoke community land classification from portion Kimberley Reserve (in blue on aerial map) with the intention to sell that portion to Oasis (Modbury North) Pty Ltd. in due course









Community land  
classification revoked  
from area shaded in  
blue - portion of  
Kimberley Reserve



Vostock Reserve (250)



Gold Reserve (1)