

MANAGEMENT PLAN FOR COMMUNITY LAND

(Drainage Reserve– Category 11 Reserve Hierarchy)

Plan Number 11.1/2004

Refer Attachment – Schedule 1
(Listing of Properties)



DESCRIPTION

Identity of land subject to this plan

Refer attachment – Schedule 2

TENANCIES

Identity of tenants subject to this land

Nil

PURPOSE

Council retains this land for the following purposes

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”.

The land is retained by Council to provide passive and active recreation facilities for the community and other visitors.

Council may, grant a lease or licence of the whole or any part of the land during the life of this management plan for recreational activities, communication and service authorities (eg Telstra, SA Water etc) requirements.

The land has been classified as a “*Drainage Reserve- Category 11*” in Council’s Reserve Hierarchy.

OBJECTIVES

These are Council's objectives for managing the land

Council seeks to ensure that all of its assets are utilised to their maximum potential. In particular the land serves to meet Council's desire that residents are able to partake in a range of activities to achieve a balanced life incorporating recreation opportunities. These objectives are contained in Council's "Playford Plan 2002 – 2012".

MANAGEMENT PROPOSALS

These are Council's proposals for managing the land

The land comprises shelters, playgrounds grassed areas, dry land areas and reserve furniture/infrastructure and the following will be undertaken:-

Shelters

Shelters are regularly inspected by Council staff to check fittings and fixtures are in a safe and functional condition. Council processes defects reported by residents through the Council Customer Request System for follow up and repairs.

Grassed Areas

Grassed areas are currently equipped to satisfy the need 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 at a sustainable rate that will be reviewed constantly in line with State Government water restriction policies.

Playgrounds

Play equipment is regularly inspected by Council staff to check fittings and fixtures are in a safe condition in accordance with Australian and New Zealand Standards As/NZS 4486.1:1997. The soft fall areas are inspected and cleaned regularly, raked and reinstated as required by Council.

Footpaths

Footpaths within these reserves are formed of concrete, paving or dolomite. Council processes defects reported by residents through the Council Customer Request System for follow up and repairs as required.

Creeks/Watercourses

Creeks/watercourses are regularly inspected by Council staff for the management of noxious weeds, flammable undergrowth control, landscaping proposals and erosion control.

Dry Land Areas

Council will manage the dry land areas comprising trees/shrubs and grassed areas by reducing potential fire hazards and undertaking appropriate weed control measures.

Reserve Furniture

Park benches, litterbins, drinking fountains are common features within these reserves. This equipment is checked on a regular basis by Council staff to establish that the fixtures and fittings are sound and suit their use. Plumbing, painting and carpentry improvements will be carried out as required to ensure the functionality of these fixtures.

Council recognises that an attractive facility will encourage increased patronage. Accordingly Council implements a regular maintenance program for the land and when resources permit plan to upgrade and further develop the program.

Council is required to upkeep the land to a reasonable standard in accordance with Council's resources.

Proposals affecting the management of the land

Other Reserves

There are no immediate plans to further develop any other land. However, as the land is retained by Council to provide passive and recreation activities for the community and other visitors, Council may develop, modify or adapt the land by providing playgrounds, shelters, ovals, clubrooms, wetlands and any other form of recreational or community facility.

COUNCIL BY- LAWS AND POLICIES

The following Council by-laws and policies also effect how Council will manage this land

- City of Playford By-Law No 2 - Moveable Signs
- City of Playford By-Law No 3 - Local Government Land
- City of Playford By-Law No 4 - Dogs
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The By-Laws may be viewed at the Customer Service Centres located at:

- Playford Library, Munno Para Shopping City Shop 51, 600 Main North Road, Smithfield
- 10 Playford Boulevard, Elizabeth.

Council's endorsed Management Strategy for Parks and Reserves establishes policies, procedures and standards that will guide the future development, management and maintenance of parks and reserves in the City.

GOVERNMENT POLICIES AND PLANS

The following State Government policies and plans concerning conservation and development relate to this land

The Development Plan governs what activities may occur on the land and how it may be developed during the life of the Plan.

Refer to the City of Playford Development Plan for applicable zoning.

PERFORMANCE APPRAISAL

Council will measure how it has managed the land in the following ways

Council undertakes a regular community feedback survey that includes a request for residents to comment on their views and experiences in using community land. Results of the survey are reported to Council.

In addition Council invites people to comment to Council via its website, by post, facsimile, or in person at the Council offices and by telephone.

Council will record daily through its Customer Request System (CRS) all complaints and compliments. Results from the CRS are reported regularly to Council.

Council has adopted a performance management system to record successful achievement of service delivery. Regular assessment and reporting of compliance with Council's asset maintenance program is integral to this process.

REVIEW AND AMENDMENT OF PLAN

The plan will be reviewed within 5 years of its adoption and amended as soon as practicable before there is a substantial change to any element.

Drainage Reserve- Category 11 Reserve Hierarchy

Plan Number 11.1/2004

SCHEDULE 1

<p>Andrews Farm East Parkway/Griffin Drive Drainage Reserve East Parkway/Stebonheath Drainage Reserve Everest Drainage Reserve Lakeside Drive Drainage Reserve Mendola Avenue Reserve Trinity Court Drainage Reserve Trinity Court Drainage Reserve Trinity Court McFarlane Way Drainage Reserve Purdilla Place Drainage Reserve</p> <p>Angle Vale Broster Drainage Reserve Harradine Court Drainage Reserve Lorenzo Court Drainage Reserve Strangways Drainage Reserve Trinity Way Drainage Reserve</p> <p>Bibaringa Eagles Nest Drive Water Reserve</p> <p>Blakeview Kingate Boulevard Drainage Reserve Kingate Boulevard Drainage Reserve Oxford Balmoral Drainage Reserve Park Lake Drainage Reserve</p>	<p>Craigmore Candlebark Reserve Craigmore Park West Fergusson Bowl Drainage Reserve Gapper Reserve Quantock Drainage Reserve Somerset Grove Drainage Reserve</p> <p>Davoren Park Bishopstone Road Drainage Reserve Gerald Boulevard Drainage Reserve Strathaird Drainage Reserve</p> <p>Elizabeth East Grenadier Road Reserve</p> <p>Elizabeth Park Adams Road Reserve</p> <p>Elizabeth South Chivell Street Drainage Reserve Kettering Road Reserve</p>	<p>Hillbank Highfield Drive Drainage Reserve Highfield Drive Drainage Reserve Victor Place Drainage Reserve</p> <p>Munno Para Maltarra Drainage Reserve</p> <p>One Tree Hill Jordan Reserve</p> <p>Smithfield Admiralty Circuit Drainage Reserve Samuel Street Screening Reserve Stebonheath Drainage Reserve</p> <p>Virginia Ash Place/Sacca Court Drainage Reserve</p>
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Drainage Reserve – Category 11 Reserve Hierarchy

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SCHEDULE 2

Andrews Farm

East Parkway / Griffin Drive Drainage Reserve

Lot 602 Deposited Plan 80511, being land contained in Certificate of Title 6033/424, adjacent East Parkway as identified in the attached plan.

East Parkway / Stebonheath Drainage Reserve

Lot 603 Deposited Plan 80511, being land contained in Certificate of Title 6033/425, adjacent East Parkway and Stebonheath Road

Everest Drainage Reserve

Lot 300 Deposited Plan 74869, being land contained in Certificate of Title 5993/162, adjacent Purdilla Place, Everest Avenue and Princes Court as identified in the attached plan.

Lakeside Drive Drainage Reserve

Lot 901 Deposited Plan 73211, being land contained in Certificate of Title 5979/86, adjacent Tooma Avenue and Lakeside drive as identified in the attached plan.

Mendota Avenue Reserve

Lot 601 Deposited Plan 80511, being land contained in Certificate of Title 6033/423, adjacent East Parkway and Mendota Avenue

Purdilla Place Drainage Reserve

Lot 503 Deposited Plan 72362, being land contained in Certificate of Title 5973/92 adjacent Purdilla Place and Lakeside Drive as identified in the attached plan.

Trinity Court Drainage Reserve

Lot 500 Deposited Plan 66798 Deposited Plan 66798, being land contained in Certificate of Title 5936/6987, adjacent Trinity Court as identified in the attached plan.

Trinity Court Drainage Reserve

Lot 5 Deposited Plan 68000, being land contained in Certificate of Title 5960/514 adjacent Davoren Road and McFarlane Way as identified in the attached plan.

Trinity Court McFarlane Way Drainage Reserve

Lot 502 Deposited Plan 71113, being land contained in Certificate of Title 5965/151 adjacent McFarlane Way as identified in the attached plan.

Angle Vale

Broster Drainage Reserve

Lot 702 Deposited Plan 6807, being land contained in Certificate of Title 5941/442, adjacent Broster and Elm Drive as identified in the attached plan..

Harradine Court Drainage Reserve

Lot 200 Deposited Plan 63391, being land contained in Certificate of Title 5908/820, adjacent Harradine Court and Fradd Road as identified in the attached plan.

Lorenzo Court Drainage Reserve

Lot 49 Deposited Plan 64424, being land contained in Certificate of Title 5914/552, adjacent Lorenzo Court and Varacalli Way as identified in the attached plan.

Strangways Drainage Reserve

Lot 52 Deposited Plan 69978, being land contained in Certificate of Title 5977/328 adjacent Strangways Drive as identified in the attached plan.

Trinity Way Drainage Reserve

Lot 50 Deposited Plan 64037, being land contained in Certificate of Title 5913/104, adjacent Trinity Way and Fradd Road as identified in the attached plan.

BibaringaEagles Nest Drive Water Reserve (100421)

Section 90 HD 105400, being Crown Land under Council's care and control contained in Crown Record 5764/792, adjacent Eagles Nest Drive as identified in the attached plan. The Crown has no particular requirements over and above the purpose of the restrictions placed upon the Council by the dedication in regard to the use of the land.

BlakeviewKingate Boulevard Drainage Reserve

Lot 30 Deposited Plan 49725, being land contained in Certificate of Title 5549/445, adjacent Kingate Boulevard and Craigmores Road as identified in the attached plan

Kingate Boulevard Drainage Reserve

Lot 403 Deposited Plan 6024/618 being land contained in Certificate of Title 6024/618, adjacent Kingate Boulevard.

Oxford Balmoral Drainage Reserve

Lot 680 Deposited Plan being land contained in Certificate of Title 5089/983 adjacent Oxford Street as identified in the attached plan

Park Lake Boulevard Drainage Reserve

Lot 1124 Deposited Plan 42643, being land contained in Certificate of Title 5274/583, adjacent Park Lake Boulevard as identified in the attached plan.

CraigmoresCandlebark Reserve (100219)

Lot 501 Deposited Plan 33557, being land contained in Certificate of Title 5187/289, adjacent Uley Road and Candlebark Court as identified in the attached plan.

Craigmores Park West

Section 43 Hundred 105400, being land contained in Crown Record 5764/788, adjacent Adams Road as identified in the attached plan.

Fergusson Bowl Drainage Reserve

Lot 987 Deposited Plan 58240, being land contained in Certificate of Title 5859/770, adjacent Fergusson Bowl and Adams Road as identified in the attached plan.

Quantock Drainage Reserve

Lot 988 Deposited Plan 61635, being land contained in Certificate of Title 5893/636, adjacent Quantock Drive and Uley Road as identified in the attached plan.

Somerset Grove Drainage Reserve

Lot 799 Deposited Plan 56681, being land contained in Certificate of Title 5844/927, adjacent Somerset Grove, Spaxton Crescent and Enmore Drive as identified in the attached plan,

Gapper Reserve (102091,101694)

Lots 520, 304 Deposited Plans 49656, 41009 being land contained in Certificate of Titles 5525/226, 5232/290 adjacent Gapper Court and Luscombe Way as identified in the attached plan.

Davoren ParkBishopstone Road Drainage Reserve

Lot 147 Deposited Plan 48545, being land contained in Certificate of Title 5456/279, adjacent Bishopstone Road and Dartmouth Street as identified in the attached plan.

Gerald Boulevard Drainage Reserve

Lot 501 Deposited Plan 70529, being land contained in Certificate of Title 5964/573 adjacent Gerald Boulevard as identified in the attached plan.

Strathaird Drainage Reserve

Lots 801, 802 Deposited Plan 66805, being land contained In Certificate of Titles 5936/368, 5936/369 adjacent Strathaird Boulevard and Iberia way as identified in the attached plan.

Elizabeth EastGrenadier Road Reserve (102039, 102046)

Lots 116, 122 Deposited Plans 10197, 10198, being and contained in Certificates of Title 5552/411 5552/412, bounded by Grenadier Road, Phelps Street and Northampton Crescent as identified in the attached plan.

Elizabeth ParkAdams Road Reserve (102022, 102023)

Lots 334, 341 Deposited Plans 9017, 9018, being land contained in Certificates of Title 5542/603, 5542/600, bounded by Adams Road and Seaborough Road as identified in the attached plan.

Elizabeth SouthChivell Street Drainage Reserve

Lot 4A Deposited Plan 5849/587, being land contained in Certificate of Title 5849/587 adjacent Chivell, Street as identified in the attached plan.

Kettering Road Reserve (101926, 101927)

Lots, 100, 4 Deposited Plan, 57025, DKT 1512/1962, being land contained in Certificates of Titles, 5879/415, 5823/81, adjacent Kettering Road and the railway line as identified in the attached plan.

HillbankHighfield Drive Drainage Reserve

Lots 665,675 Deposited Plans 43308, 45875, being land contained in Certificate of Titles 5282/422, 5442/978, adjacent Highfield Drive as identified in the attached plan.

Victor Place Drainage Reserve(101522)

Lot 188 Deposited Plan 10436, being land contained in Certificate of Title 5823/979, adjacent Victor Place, Shandon Drive and Menka Street as identified in the attached plan.

Munno ParaMaltarra Drainage Reserve (100159)

Lot 448 Deposited Plan 10445, being land contained in Certificate of Title 5553/521, as adjacent Maltarra Road as identified in the attached plan.

One Tree HillJordan Reserve (100156, 101429)

Lots 131, 136, Deposited Plans 30256, 31032, being land contained in Certificates of Title 5368/838, 5376/89, adjacent Jordan Drive and Burnett Drive as identified in the attached plan.

SmithfieldAdmiralty Circuit Drainage Reserve

Lot 888 Deposited Plan 78557, being land contained in Certificate of Title 6019/315, adjacent Admiralty Circuit as identified in the attached plan.

Samuel Street Screening Reserve (100153, 101511, 100214)

Lots 2, 17, 16, Deposited Plans 35032, 10802, being land contained in Certificate of Titles 5093/338, 5552/415, 5552/416 adjacent Curtis Road, Samuel Street and Palina Court as identified in the attached plan.

Stebonheath Drainage Reserve

Lot 663 Deposited Plan 9110, being land contained in Certificate of Title 5882/43, adjacent Stebonheath Road, Saxon Street and Tudor Crescent as identified in the attached plan.

VirginiaAsh Place/Sacca Court Drainage Reserve

Lots 401, 300, 704 Deposited Plans 74909, 75719, 75796 being land contained in Certificate of Titles 5990/388, 6001/2, 6001/52 Ash Place, Sacca Court and Coratina Court as identified in the attached plan.