

MANAGEMENT PLAN FOR COMMUNITY LAND

(Natural Area Wetland/Watercourse– Category 14 Reserve Hierarchy)

Plan Number 14.1/2004

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

Riverbanks Road Open Space

Limavady Pty Ltd - agreement to occupy and use the land for horticultural purposes.

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 “*Natural Area Wetland/Watercourse- Category 14*” 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 aggregate. Council processes defects reported by residents through the Council Customer Request System for follow up 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 standard in accordance with Council's resources.

Proposals affecting the management of the land

Adams Creek Sanctuary, Craigmore

Portion of the land is being developed and constructed as a flood mitigation dam.

Jubilee Park, Elizabeth East

Portion of the land is being developed and constructed as a flood control capture basin.

Olive Grove, Elizabeth Park

Portion of the land is being developed and constructed as wetland and Aquifer Storage Recharge (ASR) system.

Other Reserves

There are no immediate plans to further develop other reserve 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

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 APPRAISALCouncil 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.

Natural Area Wetland/Watercourse- Category 14 Reserve Hierarchy

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SCHEDULE 1

<p>Angle Vale Riverbanks Road Open Space</p> <p>Blakeview Falcon Crescent/Craigmore Road Watercourse Grandview Place North Watercourse Grandview South Watercourse Hay Crescent Watercourse Norman Terrace Watercourse Park Lake Boulevard Reserve Smiths Creek Sanctuary</p> <p>Buckland Park Legoe Road Wetland</p> <p>Craigmore Adams Creek Beatrix Reserve Craigmore Park East -1 Craigmore Park East -2. Craigmore Park – East Craigmore Craigmore Park West Craigmore Park North West Watercourse Karinga Reserve</p>	<p>Elizabeth Downs Uley Park Reserve</p> <p>Elizabeth East Jubilee Park Pipkin Road Reserve</p> <p>Elizabeth Park Olive Grove</p> <p>Elizabeth Vale Boundary Park</p> <p>Hillbank Coach House Mews Reserve Highfield Drive Watercourse Landseer Place Reserve Little Para River Reserve Little Para River Reserve</p>	<p>Humbug Scrub Taylor/Tenafeate Reserve</p> <p>One Tree Hill Blencowe Reserve Precolumb Reserve</p> <p>Penfield Gardens McGee Road/Gawler River Watercourse</p> <p>Smithfield Lucy Street Drainage Reserve Morialta Water course Samuel Street Drainage Reserve</p> <p>Smithfield Plains Coventry Road Drainage Reserve Crittenden Road Drainage Reserve Davoren Road Screening Reserve Peachey Road Drainage Reserve</p> <p>Virginia Gawler River/Baker Road Watercourse</p>
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SCHEDULE 2

Angle Vale

Riverbanks Road Open Space (101627) Sections 92, 91, 7590 HD 105400 being land contained in Crown Records 5744/241, 5766/805, 5766/808 owned by the Crown under Council's care and control for open space purposes adjacent Riverbanks Road 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.

Blakeview

Falcon Crescent/Craigmore Road Watercourse

Lots 901, 900 Deposited Plans 60452, 60077, being land contained in Certificate of Titles 5881/208, 5877/533, adjacent Falcon Crescent and Craigmore Road as identified in the attached plan.

Grandview Place Watercourse North

Lot 903 Deposited Plan 63366, being land contained in Certificate of Title 5908/633, adjacent Grandview Place as identified in the attached plan.

Grandview Place Watercourse South

Lot 905 Deposited Plan 63366, being land contained in Certificate of Title 5908/635, adjacent Grandview Place and Craigmore road as identified in the attached plan.

Hay Crescent Watercourse

Lot 2026 Deposited Plan 67879, being land contained in Certificate of Title 5946/426, adjacent Hay Crescent, Kingate Boulevard and Sugar Gum Court, as identified in the attached plan.

Norman Terrace Watercourse

Lot 901 Deposited Plan 62583, being land contained in Certificate of Title 5899/653, adjacent Norman Terrace and Craigmore Road as identified in the attached plan.

Park Lake Boulevard Reserve (101708)

Lot 1114 Deposited Plan 41943 being land contained in Certificate of Title 5254/323 adjacent Park Lake Boulevard as identified in the attached plan

Smiths Creek Sanctuary (100204, 100218, 101593)

Lots 270, 100, 274 Deposited Plans 33348, 27836, 36564 being land contained in Certificate of Titles, 5066/904, 5070/485, 5115/828 adjacent Twelftree Parade, Daintree Walk, Uley Road and Park Lake Boulevard as identified in the attached plan.

Buckland Park

Legoe Road Wetland

Lot 4 Deposited Plan, being land contained in Certificate of Title 5846/501 adjacent Legoe Road and Brooks Road as identified in the attached plan.

Craigmore

Adams Creek (100196, 100220, 100230, 101470, 101474, 101475)

Lots 604, 605, 1006, 603, 1005, 618 Deposited Plans 10912, 40601, 10909, 40601, 10912 being land contained in Certificate of Titles 5546/214, 5546/283, 5222/42, 5546/215, 5297/632, 5546/154 adjacent Whitford Road, Gooronga Drive and Turner Drive as identified in the

attached plan.

Beatrix Reserve (102096)

Lot 50 Deposited Plan 50237 being land contained in Certificate of Title 5592/752 adjacent Ida Court, Beatrix Drive and Uley Road as identified in the attached plan.

Craigmore Park East (101688)

Lot 38 Deposited Plan 40121 being land contained in Certificate of Title 5204/287 adjacent Uley Road as identified in the attached plan.

Craigmore Park East (100212, 101453, 101455, 101456, 101457, 101458, 101459, 101461, 101462, 101463, 101478, 101490, 101621, 101622, 100268)

Lots 212, 195, 208, 209, 210, 198, 213, 215, 216, 234, 235, 151, 210, 211, Deposited Plans 10533, 10532, 10534, 17664, 33088, 38944, being land contained in Certificate of Titles 5553/408, 5553/409, 5632/614, 5553/414, 5632/678, 5553/413, 5632/677, 5632/676, 5141/716, 5141/717, pt 5141/718, 5141/719 5300/963, 5166/484, 5553/411 adjacent Uley Road, Birch Grove, Otama Court and Blair Park Drive as identified in the attached plan.

Craigmore Park East Craigmore

Lot 3005 Deposited Plan 72818, being land contained in Certificate of Title 5979/317 adjacent Uley Road, Gloucester Drive and Chelmsford Drive as identified in the attached plan.

Craigmore Park North East Watercourse

Lot 985 Deposited Plan 63471, being land contained in Certificate of Title 5908/875, adjacent Christine Circuit as identified in the attached plan.

Craigmore Park West (100187, 100199, 100259, 101477, 101440, 101441, 101442, 101443, 101444, 101445, 101446, 101482, 100241)

Lots 501, 203, 207, 212, 112, 113, 114, 115, 116, 117, 118, 54, 211 Deposited Plans 23323, 15993, 16301, 10490, 30080, 16301, being land contained in Certificate of Titles 5538/616, 5538/930, 5538/957, 5680/570, 5552/527, 5632/675, 5552/455, 5632/673, 5552/454, 5552/453, 5632/674, 5368/874, 5680/560 adjacent Blair Park Drive, Ironbark Avenue, Adams Road, Carob Crescent, and Admella Court as identified in the attached plan.

Karinga Reserve (101464, 101465, 101691)

Lots 1002, 656, 300 Deposited Plans 40601, 10905, 40277 being land contained in Certificate of Titles 5222/38, 5546/146, 5212/314, bounded by Yorktown Road, Luscombe Way, Gapper Court, Megunya Crescent and Karinga Avenue as identified in the attached plan.

Elizabeth Downs

Uley Park Reserve (100247)

Lot 803 Deposited Plan 7368 being land contained in Certificate of Title 5602/100 adjacent Uley Road as identified in the attached plan

Elizabeth East

Jubilee Park (102019, 102026, 102027, 102029)

Lots 231, 427, 230, 211 Deposited Plans 10661, 9368, 10661, 10660 being land contained in Certificate of Titles 5507/992, 5542/588, 5553/243, 5553/48 adjacent Seaborough Road, Seavington Road, Midway Road, and Jones Crescent as identified in the attached plan.

Pipkin Road Reserve (102031, 101032)

Lots 233, 301 Deposited Plans 10658, 10657 being land contained in Certificate of Titles 5847/790, 5728/446 bounded by Pipkin Road, Kinkaid Road and Martin Road. as identified in the attached plan.

Elizabeth Park

Olive Grove (102015)

Lot 4 Deposited Plan 6942, being land contained in Certificate of Title 2921/143 adjacent Midway Road, Shillabeer Road and Yorktown Road as identified in the attached plan.

Elizabeth Vale

Boundary Park (101874)

Lot 1 Deposited Plan Deposited Plan 7068 being land contained in Certificate of Title 3315/102 adjacent Coppleridge Drive, Shaftsbury Road and the Little Para River as identified in the attached plan.

Hillbank

Coach House Mews Reserve

Lot 101 Deposited Plan 54011, being land contained in Certificate of Title 5737/924 adjacent Coach House Mews as identified in the attached plan.

Highfield Drive Watercourse

Lot 666 Deposited Plan 43309, being land contained in Certificate of Title 5282/458 adjacent Highfield Drive as identified in the attached plan.

Landseer Place Reserve

Lot 233 Deposited Plan 54010, being land contained in Certificate of Title 5737/945, adjacent Landseer Place as identified in the attached plan.

Little Para River Reserve (101532, 101543)

Lots 7, 4 Deposited Plans 10670, 34280, being land contained in Certificate of Titles 5740/786, 5082/896 adjacent the Little Para River as identified in the attached plan.

Little Para River Reserve

Lot 522 Deposited Plan 32670, being Crown Land in Crown Record 5477/175, owned by the Crown under Council's care and control for reserve purposes bounded by Michael Crescent, Stephen Place, Main North Road and the Little Para River 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 dedication of the land.

Humbug Scrub

Taylor/Tenafeate Reserve

Section 485 HD 105700, being Crown Land contained in Crown Records, 5752/710, owned by the Crown under Council's care and control for reserve purposes adjacent Taylor Road 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 dedication of the land.

One Tree Hill

Blencowe Reserve (100188)

Sections 46, HD 105400 being Crown Land contained in Crown Records, 5764/791, owned by the Crown under Council's care and control for reserve purposes adjacent Blencowe Road 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 dedication of the land.

Precolumb Reserve (100181)

Sections 45, HD 105400 being Crown Land contained in Crown Records, 5764/790, owned by the Crown under Council's care and control for reserve purposes adjacent One Tree Hill Road and Precolumb Road 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 dedication of the land.

Penfield Gardens

McGee Road/Gawler River Watercourse

Lot 3 Deposited Plan 25326, being land contained in Certificate of Title 5886/302 adjacent McGee Road and the Gawler River as identified in the attached plan.

Smithfield**Lucy Street Drainage Reserve (100157 101829)**

Lot, 5 Deposited Plan 61766 being land contained in Certificate of Titles 5896/128 adjacent the railway line, Lucy Street, Rose Street and Samuel as identified in the attached plan.

Morialta Watercourse

Lot 124 Deposited Plan 66298, Being land contained in Certificate of Title 5935/930 adjacent Morialta Drive and Main North Road as identified in the attached plan.

Samuel Street Drainage Reserve (100162, 100326, 101513, 101549)

Lots 15, 4, 3, 90 Deposited Plans 10802, 9398, 34763, 9004 being land contained in Certificate of Titles 5552/417, 5431/440, 5085/36, 5882/38 adjacent, Samuel Street, Curtis Road and Coventry Road as identified in the attached plan.

Smithfield Plains**Coventry Road Drainage Reserve (101306, 101307)**

Lots 16, 88 Deposited Plans 7869, 7870 being land contained in Certificate of Titles 5882/35, 5882/36 adjacent Coventry Road, Heddle Street and Peachey Road as identified in the attached plan.

Crittenden Road Drainage Reserve

Lot 685 Deposited Plan 9050, being land contained in Certificate of Title 5882/40, adjacent Crittenden Road and Stebonheath Road as identified in the attached plan.

Davoren Road Screening Reserve (101548,100150)

Lots 393, 2, 3, 4 Deposited Plans 7889, 21806 being land contained in Certificate of Titles 5882/37, 5441/611 adjacent Coventry and Davoren Road as identified in the attached plan.

Peachey Road Drainage Reserve (101679)

Lot 764 Deposited Plans 9101, 9102 being land contained in Certificate of Titles 5882/47 adjacent Peachey Road and Featherstone Street as identified in the attached plan.

Virginia**Gawler River/Baker Road Watercourse**

Lot 102 Deposited Plan 18067, being land contained in Certificate of Title 5539/905 adjacent Baker Road and the Gawler River as identified in the attached plan.