

MANAGEMENT PLAN FOR COMMUNITY LAND

(Neighbourhood Park – Category 6 Reserve Hierarchy)



Plan Number 6.1/2004

Schedule 1

**Andrews Park, Andrews Farm
Broster Drainage Reserve, Angle Vale
Knightsbridge Estate Reserve, Blakeview
Springvale Reserve, Blakeview
California Reserve, Craigmore
Gloucester/Chelmsford Reserve, Craigmore
Manya Reserve, Craigmore
Strathaird Park, Davoren Park
Promotion Drive Reserve, Hillbank
Tareena Reserve Central Park**

Schedule 2

DESCRIPTION

Identity of land subject to this plan

Andrews Park (100244) (101427) (101409)

Lot 309 Deposited Plan 10556, being land contained in Certificate of Title 5867/363,
Lot 762 Deposited Plan 28087, being land contained in Certificate of Title 5370/780,
Lot 765 Deposited Plan 28087 being land contained in Certificate of Title 5370/777,
bounded by Roseworthy Drive, Grain Court, Commodore Parade and Carabean Crescent as
identified in the attached plan. The land comprises irrigated grassed areas, dry undeveloped
area and modular playgrounds.

Broster Drainage Reserve

Lot 703 Deposited Plan 70773, being land contained in Certificate of Title 59623/3 bounded
by Broster Road, Hazel Avenue, Ivy Way and Elm Drive. The land is an open undeveloped
drainage detention basin.

Knightsbridge Estate Reserve (102093)

Lot 2010 Deposited Plan 55861, being land contained in Certificate of Title 5834/229
Lot 301 Deposited Plan 52302, being land contained in Certificate of Title 5679/423
bounded by Regent Grove, Fleetwood Drive, Castle Court, Bishop Crescent, Kingate
Boulevard, Regent Grove, Queens Court, Fleetwood Drive and Craigmore Road. The land
comprises grassed open drainage detention system, modular playground equipment,
landscaped areas and associated reserve furniture and associated infrastructure.

Springvale Reserve (100277)

Lot 116 in Deposited Plan 23905, being land contained in Certificate of Title 5383/619 bounded by Springvale Drive and Woodcroft Drive as identified in the attached plan. The land comprises irrigated grassed area, modular playground equipment, landscaped areas and associated reserve furniture and associated infrastructure.

California Reserve (100239)

Lot 338 in Deposited Plan 24005, being land contained in Certificate of Title 5385/20, adjacent California Avenue as identified in the attached plan. The land comprises irrigated grassed areas, pathways, modular playground equipment and associated reserve furniture and infrastructure.

Gloucester/Chelmsford Reserve

Lot 3006 in Deposited Plan 72818, being land contained in Certificate of Title 5979/317 bounded by Christine Circuit, Chelmsford Street and Gloucester Drive. The land is an open undeveloped reserve.

Manya Reserve (101525)

Lot 230 in Deposited Plan 10476, being land contained in Certificate of Title 5740/571, bounded by Manya Crescent, Lomalinda Crescent, Gunnawarra Crescent and Yorktown Road. The land comprises irrigated grassed areas, modular playground equipment and associated reserve furniture and infrastructure.

Straithard Park

Lot 802 in Deposited Plan 66805, being land contained in Certificate of Title 5936/369, bounded by the railway line Straithard Boulevard and Iberia Way. In the attached plan The land comprises irrigated grassed and landscaped areas, lakes, bridges, modular playground equipment and associated reserve infrastructure.

Promotion Drive Reserve (101411) (101161)

Lot 144 in Deposited Plan 10553, being land contained in Certificate of Title 5735/680, Lot 93 I Filed Plan 162442, being land contained in Certificate of Title 5784/656, bounded by Blackburn Road, Promotion Drive, Christine Avenue and Reserve Court in the attached plan. The land comprises open space treed dry land areas, open drainage channel and gully/creek system.

Tareena Reserve Central Park

Lot 231 in Deposited Plan 10510, being land contained in Certificate of Title 5553/969, bounded by Tareena Street Olinda Street and Wecoma Court in the attached plan. The land comprises an dryland undeveloped reserve.

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 benefits 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 “*Neighbourhood Park - Category 6*” 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 playing fields, building structures 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 Council's Customer Request System for follow up and repairs.

Grassed Areas

The 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 level 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 Council's Customer Request System for follow up.

Creeks/Watercourses

Creeks/watercourses are inspected regularly 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 in a reasonable fashion bearing in mind the requirement on Council to attend to the management of its other assets.

Proposals affecting the management of the land

Andrews Park, Andrews Farm

The park has been identified for potential development as part of the Playford North Regeneration Project.

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

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 that residents 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, 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.