

MANAGEMENT PLAN FOR COMMUNITY LAND

(Formal Garden, Entry Statement, Streetscape – Category 8 Reserve Hierarchy)



Plan Number 8.1/2004

Schedule 1

Civic Centre Park 1, Elizabeth

Civic Centre Park 2, Elizabeth

Playford Gardens, Elizabeth

Rosewood Park, Woodford Road Reserve, Elizabeth

Holyoake West & East Reserve, Hillbank

Curtis Road Entry Statement, Smithfield

Curtis road Entry Statement, Smithfield

Schedule 2

DESCRIPTION

Identity of land subject to this plan

Civic Centre Park 1

Lot 1011 Deposited Plan 66426, being land contained in Certificate of Title 5948/572 adjacent Main North Road and Prince Charles Street as identified in the attached plan. The land comprises irrigated treed grassed area.

Civic Centre Park 2

Lot 1012 Deposited Plan 66426, being land contained in Certificate of Title 5948/573 adjacent Main North Road and Prince Charles Street as identified in the attached plan. The land comprises irrigated treed grassed area.

Playford Gardens, Elizabeth (102136)

Lot 1 Deposited Plan 7679, being land contained in Certificate of Title 5589/749 bounded by Goodman Road and Ridley Road as identified in the attached plan. The land comprises irrigated grassed areas, paved pathways, landscaped areas, central memorial structure, wall rendered entry statement and associated reserve furniture and infrastructure.

Rosewood Park, Woodford Road Reserve (101964)

Lot 126 Deposited Plan 5588, being land contained in Certificate of Title 5786/163 bounded by Figsbury Street, Kimpton Street and Woodford road as identified in the attached plan. The land comprises formal rose gardens, irrigated grassed areas, gazebo, paved pathways, sealed/kerbed parking bays, entry statement, landscaped areas and associated reserve furniture and infrastructure.

Holyoake West & East Reserve (101294), (101296)

Lots 101, 102 Deposited Plan 27665, being land contained in Certificate of Titles 5375/68, 5375/69 bounded by Argyle Walk and Holyoake Court as identified in the attached plan. The land comprises pillar/wall rendered entry statement, treed dry land area, perimeter permapine boundary fencing and associated reserve furniture and infrastructure.

Curtis Road Entry Statement

Lot 1001 Community Plan 22581, being land contained in Certificate of Title 5931/899

adjacent Curtis Road and Hamara Drive as identified in the attached plan. The land comprises a built entry statement.

Curtis Road Entry Statement

Lot 1002 Community Plan 22581, being land contained in Certificate of Title 5931/900 adjacent Curtis Road and Hamara Drive as identified in the attached plan. The land comprises a built entry statement

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 “*Formal Garden, Entry Statement, Formal Streetscape – Category 8*” 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 formal gardens/streetscapes, entry statements and the following will be undertaken:-

Gazebos

Gazebos 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. Hiring of the gazebo at Rosewood Park for functions can be made by contacting Council.

Memorials

Memorials are regularly inspected to check fittings and fixtures are in a safe and functional condition and graffiti free. Council processes defects reported by residents through Council 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.

Formal Gardens

As required formal gardens are regularly planted/pruned/mulched to maintain a service standard consistent with existing uses. The sites are watered at a sustainable level and reviewed constantly in line with State Government water restriction policies

Car Parks

Car parks are sealed, kerbed, line marked and adjacent areas landscaped. Council will manage the pavement by minor patching potholes, crack sealing, spray sealing or reconstruction.

Entry Statements

Entrance statements are regularly inspected by Council staff to check fittings and fixtures are in a safe and functional condition and graffiti free. Council processes defects reported by the public through Council's Customer Request System for follow up and repairs.

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.

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

Other Reserves

There are no immediate plans to further develop the 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 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 endorsed 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.