



drainage reserves

Community Land Management Plan

Prepared by
Open Space, Recreation & Property Department
City of Burnside
401 Greenhill Road
Tusmore SA 5065

September 2016



drainage reserves

EXECUTIVE SUMMARY

This Community Land Management Plan ("CLMP") sets out the objectives, policies and proposals of the City of Burnside ("the Council") for the Drainage Reserves in the Council's local government area. This CLMP also establishes a framework of performance targets and measures for management of the Drainage Reserves into the future.



drainage reserves

TABLE OF CONTENTS

EXECUTIVE SUMMARY

PART 1 BACKGROUND

PART 2 IDENTIFICATION AND DESCRIPTION OF THE COMMUNITY LAND

PART 3 OBJECTIVES, POLICIES AND PROPOSALS

PART 4 PERFORMANCE TARGETS AND MEASURES

PART 5 APPENDICES

1. Schedule of Land
2. Management Table



1.1 WHAT IS COMMUNITY LAND?

Under section 193 of the *Local Government Act 1999* ("the Act"), 'community land' includes all local government land (except roads) that is owned by a council or is under a council's care, control or management (unless the council resolves to exclude or revoke the classification as community land in accordance with the Act).

Section 207 of the Act requires a council to keep a register of all community land in its local government area. The Council's Community Land Register is contained in Appendix 1 in Part 5 of each of the Council's Community Land Management Plans.

1.2 WHAT IS A COMMUNITY LAND MANAGEMENT PLAN?

Under section 196 of the Act, a council must prepare and adopt a management plan for its community land if:

- (a) the land is required to be held for the benefit of the community under Schedule 8 of the Act (or under another special act of parliament relating to the land) or under an instrument of trust;
- (b) the land is, or is to be, occupied under a lease or licence; or
- (c) the land has been or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

A CLMP must identify the community land to which it relates, and the purpose for which that land is held by the council. A CLMP must also state the council's objectives, policies (if any) and proposals for the management of the relevant community land.

1.3 PURPOSE OF A COMMUNITY LAND MANAGEMENT PLAN

Community land is recognised as an important component of the urban environment, which provides opportunities for recreation and leisure, and other activities which benefit the community either directly or indirectly. A CLMP provides a framework within which the Council can develop a balanced response to current opportunities and address future pressures with respect to the community land within its local government area.

A CLMP identifies clear objectives and establishes directions for planning, resource management and maintenance of the relevant community land. It assists both the Council and the general public by clarifying the intended direction for the use and management of the community land to which it relates. A CLMP also assists the Council in assigning appropriate priorities in its works programming and budgeting.



1.4 STRUCTURE OF THIS COMMUNITY LAND MANAGEMENT PLAN

This CLMP is divided into 5 parts:

Part 1: Provides a definition of community land and describes the content, purpose and function of a CLMP.

Part 2: Indicates the location of the relevant community land to which this CLMP applies, and examines the characteristics of that land.

Part 3: Identifies and examines the Council's management objectives, policies and proposals relating to the relevant community land.

Part 4: Identifies the Council's performance targets or objectives proposed in this CLMP, and the performance indicators used to measure performance.

Part 5: Appendices

The Schedule of Land identifies the legal description and ownership information relating to the relevant community land.

The Management Table details the specific management objectives, actions and performance indicators relevant to this CLMP.



drainage reserves

PART 2 IDENTIFICATION AND DESCRIPTION OF LAND

This CLMP relates to the community land identified in Appendix 1 (Schedule of Land) in Part 5 of this CLMP ("the Drainage Reserves"). Given the similarity in issues and proposed management practices for those identified land parcels, it is appropriate that all of the Drainage Reserves be covered by a single CLMP.

The Council is the owner of all of the Drainage Reserves, as identified in Appendix 1. The purpose for which the Drainage Reserves are held by the Council is also stated in Appendix 1.



drainage reserves

PART 3 OBJECTIVES, POLICIES AND PROPOSALS

The Management Table attached as Appendix 2 in Part 5 of this CLMP identifies the objectives and proposed actions for the management of the Drainage Reserves.



drainage reserves

PART 4 PERFORMANCE TARGETS AND MEASURES

The Management Table attached as Appendix 2 in Part 5 of this CLMP states the performance targets or objectives for the Council's management of the Drainage Reserves. The Council will measure its performance against the objectives stated in this CLMP by assessing its performance using the performance indicators in Appendix 2.

The implementation of all aspects of the CLMP are subject to finance being available either from government funding, revenue raising or from the Council's budget allocation.

The codes used to define priorities identified in the Management Table in Annexure 2 are as follows:

CT	(Completed)	Action completed
ST	(Short Term)	Action completed within 2 years
MT	(Medium Term)	Action completed within 2-4 years
LT	(Long Term)	Action commenced after 4 years
O	(Ongoing)	Action is carried out on an ongoing or regular basis for the life of the CLMP
C	(Commenced)	Action has commenced



drainage reserves

PART 5 APPENDIX 1

Schedule of Land

The following parcels of land are relevant to this CLMP:

Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m ²)	Owner
Auldana Drainage Reserve	2a Coach Road, Auldana	CT 5633/76	DP 10549	Allotment 54	Reserve	R/R9	Drainage Reserves	10,314	City of Burnside
Auldana Drainage Reserve	Bushey Park Drive, Auldana	CT 5789/142	DP 11062	Allotment 105	Reserve	R/R9	Drainage Reserves	835	City of Burnside
Auldana Drainage Reserve	Patrick Auld Drive, Auldana	CT 5789/141	DP 11062	Allotment 106	Reserve	R/R9	Drainage Reserves	237	City of Burnside
Auldana Drainage Reserve	Traminer Way, Auldana	CT 5789/131	DP 10857	Allotment 174	Reserve	R/R29	Drainage Reserves	17,891	City of Burnside
Brock Reserve Drainage Corridor	Dashwood Road, Beaumont	CT 5123/242	DP 3340	Allotment 92	Reserve	R/R30	Drainage Reserves	500	City of Burnside
Dashwood Road Drainage Reserve	Dashwood Road – Tennyson Drive, Beaumont	CT 5716/37	DP 3340	Allotment 91	Freehold	R/R30	Drainage Reserves	1,900	City of Burnside
Dunstan Avenue	Dunstan Avenue, Kensington Park	CT360/120	DP 3111	Allotment R16 Allotment R17	Reserve	R/R20	Walkway	394	City of Burnside
Extension of Bell Yett Reserve	22A Hallet Road, Wattle Park	CT 5221/640	DP 40734	Allotment 9	Reserve	R/R20	Drainage Reserves	394	City of Burnside
Gandys Gully Road Drainage Reserve	6 Gandys Gully, Stonyfell	CT 5753/320	FP 130018	Allotment 64	Freehold	HF	Drainage Reserves	11,800	City of Burnside
Gilles Road Reserve	Giles Road, Glen Osmond	CT 5740/141	DP 3549	Allotment 135	Reserve	R/R30	Drainage Reserves	2,251	City of Burnside
Harris Reserve	444 Glynburn Road, Erindale	CT 5428/421	DP 22326	Allotment 10	Reserve	WC	Drainage Reserves	2,593	City of Burnside

Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m ²)	Owner
Heatherbank Terrace Drainage Reserve	Corner Heatherbank Terrace and Hallet Road, Stonyfell	CT 5615/893	DP 2979	Allotment 108 & 109	Freehold	WC	Drainage Reserves	4,180	City of Burnside
Hewitt Avenue Drainage Reserve	67A Hewitt Avenue, Toorak Gardens	CT 5885/768	FP 11179	Allotment 35	Freehold	R/R10	Drainage Reserves	180	City of Burnside
Inez Court Drainage Reserve	Inez Court, Rosslyn Park	CT 5543/540	DP 11340	Allotment 195	Reserve	R/R9	Drainage Reserves	9,028	City of Burnside
Kurrajong Avenue Drainage Reserve	Kurrajong Avenue, Stonyfell	CT 5718/230	DP 53351	Allotment 30	Reserve	R/R20	Drainage Reserves	1,300	City of Burnside
Moorcroft Reserve Drainage Reserve	12A Moorcroft Court, Burnside	CT 3621/103	DP 9220	Allotment 16	Freehold	WC	Drainage Reserves	4,600	City of Burnside
Moorcroft Reserve Drainage Reserve	12A Moorcroft Court, Burnside	CT 5519/601	DP 27129	Allotment 102	Reserve	WC	Drainage Reserves	163	City of Burnside
Mt Osmond Hills Face Reserve	Mountain View Place, Mt Osmond	CT 5511/365	DP 7747	Allotment 31	Reserve	HF	Drainage Reserves	110	City of Burnside
Mt Osmond Hills Face Reserve	Mt Osmond Road, Mt Osmond	CT 5632/620	DP 7746	Allotment 20	Reserve	HF	Drainage Reserves	110	City of Burnside
Mt Osmond Hills Face Reserve	Oceanview Crescent, Mt Osmond	CT 5396/873	DP 7748	Allotment 60	Reserve	HF	Drainage Reserves	150	City of Burnside
Mt Osmond Hills Face Reserve	Mt Osmond Road, Mt Osmond	CT 5632/619	DP 7748	Allotment 58	Reserve	HF	Drainage Reserves	220	City of Burnside

Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m ²)	Owner
Norwich Avenue Drainage Reserve	Norwich Avenue, Burnside	CT 1368/134	DP 6821	Allotment 12	Reserve	R/R20	Drainage Reserves	228	City of Burnside
Royal Avenue Drainage Reserve	32 Royal Avenue, Burnside	CT 5632/626	DP 10781	Allotment 23	Reserve	R/R23	Drainage Reserves	2,641	City of Burnside
Royal Avenue Drainage Reserve	47 Royal Avenue, Burnside	CT 5632/627	DP 10781	Allotment 22	Reserve	R/R30	Drainage Reserves	1,094	City of Burnside
Royal Avenue Drainage Reserve	24 Royal Avenue, Burnside	CT 5418/210	DP 10781	Allotment 24	Reserve	R/R30	Drainage Reserves	1,094	City of Burnside
Schubert Court Drainage Reserve	Schubert Court, Rosslyn Park	CT 5539/836	DP 11296	Allotment 172	Reserve	R/R9	Drainage Reserves	445	City of Burnside
Simpson Reserve	55A Hallet Road, Burnside	CT 5539/399	DP 20451	Allotment 11	Reserve	WC	Drainage Reserves	3,110	City of Burnside
Toorak Gardens Drainage Reserve	Hewitt Avenue, Toorak Gardens	CT 5279/894	FP 153543	Parcels 1, 2 & 3	Freehold	R/R10	Drainage Reserves	575	City of Burnside
Waterfall Gully Road Drainage Reserve	60 Waterfall Gully Road, Burnside	CT 5876/426	DP 31781	Allotment 101	Reserve	HF	Drainage Reserves	13,160	City of Burnside
Willowbride Reserve North	Willowbride Grove, Burnside	CT 5386/607	DP 22946	Allotment 21	Freehold	R/R20	Screening Reserve	2,824	City of Burnside
Willowbride Reserve South	Willowbride Grove, Burnside	CT 5386/606	DP 22946	Allotment 22	Reserve	WC	Screening Reserve	3,269	City of Burnside



drainage reserves

PART 5

APPENDIX 2

Management Table

OPEN DRAINAGE CHANNEL/ CREEK	Objective	Action	Comments	Priority	Performance Indicators
	Existence of suitably located drainage channels for the redirection of stormwater and provision of pedestrian bridges, where necessary.	To ensure drainage channels are unobstructed, act as part of Council's larger drainage network/ system and do not pose a safety hazard to members of the public. To further ensure that all pedestrian bridges are in reasonable condition and do not pose a safety hazard for pedestrians.		○	Regular inspection of drainage channels and associated pedestrian bridges and rectification of any issues identified.

UNDERGROUND STORMWATER INFRASTRUCTURE	Objective	Action	Comments	Priority	Performance Indicators
	Existence of underground stormwater infrastructure for the redirection of stormwater.	To ensure stormwater infrastructure acts as part of Council's larger drainage network/ system.		○	Timely response to any reported problems in relation to underground infrastructure and rectification of issues as they arise.



SAFETY AND RISK MANAGEMENT	Objective	Action	Comments	Priority	Performance Indicators
	To identify, measure and manage potential hazards in a timely manner to minimize Council's exposure to complaints, compensation claims and litigation.	Continue to carry out an inspection program to identify and eliminate all potential hazards.		○	Inspection program regularly carried out.
		Carry out maintenance and risk management as required		○	Reduction in annual number of claims.
		Consider visibility when siting any new play equipment of park furniture.		○	Visibility assessed and concealed sites avoided.

LANDSCAPE CHARACTER	Objective	Action	Comments	Priority	Performance Indicators
	To provide lawned areas and/or paved bicycle tracks and walkways to be used by the general public and provide lawned and landscaped areas to add to the appeal of the property, where necessary.	To ensure lawned areas and landscaped areas are maintained to a reasonable standard/ appearance and to ensure that paved areas are in reasonable condition and do not pose a safety hazard.		○	Regular inspection and maintenance of the reserve areas by Council as part of an ongoing maintenance schedule and to identify any issues for rectification.
To maintain the undeveloped areas of the property and prohibit overgrowth and weeds.			○	Treatment/ removal of any overgrowth and weeds.	

RESERVE INFRASTRUCTURE	Objective	Action	Comments	Priority	Performance Indicators
	To provide reserve infrastructure in the reserve areas which may include but is not limited to shelters, bins, benches, lighting etc for the benefit of members of the public.	To ensure the infrastructure is in reasonable condition, can be utilized adequately by patrons and does not pose a safety hazard.		○	Regular inspection and maintenance of infrastructure in conjunction with an ongoing inspection process.



SAFETY AND RISK MANAGEMENT	Objective	Action	Comments	Priority	Performance Indicators
	To identify, measure and manage potential hazards in a timely manner to minimize Council's exposure to complaints, compensation claims and litigation.	Continue to carry out an inspection program to identify and eliminate all potential hazards.		○	Inspection program regularly carried out.
		Carry out maintenance and risk management as required		○	Reduction in annual number of claims.
		Consider visibility when siting any new play equipment of park furniture.		○	Visibility assessed and concealed sites avoided.

ENVIRONMENTAL IMPACTS	Objective	Action	Comments	Priority	Performance Indicators
	To maintain and develop drainage reserves in an ecologically sensitive manner so biodiversity sites and waterways are not adversely impacted	Increase community awareness about the environmental values and issues.		○	Increased community awareness.
		Minimise run-off and (where possible) avoid usage of chemical fertilisers, pesticides and herbicides		○	Monitor chemical usage.
		Minimise erosion by using both vegetation and environmental engineering solutions.		○	Woody weed infestations are decreased.
		Where practical eradicate invasive riparian vegetation and replace with a stable cover of local native riparian species	Local indigenous trees are currently being grown from local seed by Council's nursery.	○	Invasive riparian species are decreased.
		Strategically remove all invasive woody weed species and replace with indigenous trees.		○	Stable coverage of indigenous riparian and tree species is increased.



LEASES/ LICENCES	Objective	Action	Comments	Priority	Performance Indicators
	To allow the lease/licence of the whole of or any part of the land to lessees/licensees as deemed appropriate by Council.	To negotiate adequate lease/licence agreements to appropriate individuals/ organisations for the use of the land.		○	Maintenance and regular update of a lease/licence register.
To ensure any lessees/ licensees met the terms and conditions of the agreement.			○	Periodical reviews of lease/license arrangements to ensure terms and conditions are being met.	

PERMITS	Objective	Action	Comments	Priority	Performance Indicators
	To allow Council to provide permits so that the land or portion of the land may be used by specific permit holders.	To monitor the issue of permits to members of the community so that fair use of the facilities is achieved.		○	Keep Council records of permits issued and monitor use.

