



hills face reserves

Community Land Management Plan

Prepared by
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EXECUTIVE SUMMARY

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



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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.



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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 Hills Face Reserves"). Given the similarity in issues and proposed management practices for those identified land parcels, it is appropriate that all of the Hills Face Reserves be covered by a single CLMP.

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



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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 Hills Face Reserves.



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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 Hills Face 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



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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
Chambers Gully Reserve – East Torrens Area	Waterfall Gully Road, Greenhill	CT 5787/355	FP 129662	Allotment 8	Freehold	HF	Reserve	454,137	City of Burnside
Dashwood Gully Reserve	88 Dashwood Road Beaumont	CT 6153/374	DP 46093	Allotment 4	Freehold	R/R27	Reserve	23,889	City of Burnside
Mine Chimney Reserve	Jikara Drive, Glen Osmond	CT 5415/967, CT 5413/501	RP 8468, FP 1925	Allotment 1, Allotment 3	Freehold	HF	Reserve	26,887	City of Burnside
Mt Osmond Hills Face Reserve	Mt Osmond Road, Mt Osmond	CT 5553/49	DP 7746	Allotment 19	Reserve	HF	Reserve	55,000	City of Burnside
Mt Osmond Hills Face Reserve	Mt Osmond Road, Mt	CT 5299/977	DP 42861	Allotment 51	Reserve	HF	Reserve	52,000	City of Burnside
Mt Osmond Hills Face Reserve	42 Gill Terrace, Mt Osmond	CT 5450/350	DP 21664	Allotment 24	Freehold	HF	Reserve	32,480	City of Burnside
Mt Osmond Hills Face Reserve	Mt Osmond Road, Mt	CT 5740/144	FP 15783	Allotment 58	Reserve	HF	Reserve	59,740	City of Burnside
Mt Osmond Hills Face Reserve	Hayward Drive, Mt Osmond	CT 5316/869	FP 19039	Allotment 543	Reserve	HF	Reserve	19,560	City of Burnside

Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m ²)	Owner
Waterfall Gully Reserve	50 Waterfall Gully Reserve, Burnside	CT 5377/398	DP 24978	Allotment 47	Reserve	R/R30	Reserve	23,160	City of Burnside
-	Rebecca Avenue, Auldana	CT 5764/212	DP 11061	Allotment 100	Reserve	R/R9	Reserve	32,340	City of Burnside
	Bushy Park Drive, Auldana	CT 5789/144 CT 5789/143	DP 11062	Allotment 102 Allotment 104	Freehold	R/R9	Reserve	5,874	City of Burnside
-	Patrick Auld Drive, Auldana	CT 5789/140	DP 11062	Allotment 108	Freehol,	R/R1	Reserve	26,750	City of Burnside
-	Hermitage road, Auldana	CT 5802/615	DP 10857	Allotment 166	Freehold	R/R9	Reserve	19,160	City of Burnside
-	Sunnyside Road, Glen Osmond	CT 5456/29	DP 7748	Allotment 59	Reserve	HF	Reserve	50,000	City of Burnside



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PART 5 APPENDIX 2

Management Table

	Objective	Action	Comments	Priority	Performance Indicators
HILLS FACE MANAGEMENT	Retain each of the Hills Face Reserves as large expanses of undeveloped land which exist predominantly in their natural state.	Basic maintenance of undeveloped areas of the property to prohibit extensive overgrowth and weeds and to act as a bushfire control measure.		○	Regular and periodical inspections of each of Council's properties is undertaken to identify any issues for rectification.
		Council will focus on ensuring the preservation of all significant trees and areas of significance including native flora. Reserve Infrastructure, signage and walking trails will be provided in appropriate areas for use by and for the benefit of the public.		○	
	Retain large Hills Face Reserves to act as a frame for suburban residential development and to act as a boundary between suburban development and the Adelaide Hills Area.			○	The Hills Face Reserves are retained by Council in an undeveloped natural state and the level of maintenance required is therefore minimal except for the implementation of bushfire control and biodiversity conservation measures.



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, park furniture or signage		○	Visibility assessed and concealed sites avoided.

ENVIRONMENTAL IMPACTS	Objective	Action	Comments	Priority	Performance Indicators
	To maintain and develop Hills Face Reserves so biodiversity sites are not adversely impacted upon and where possible enhanced.	Increase community awareness about the environmental values and issues.		○	Increased community awareness.
		Develop and implement management methods that favour the retention and re-establishment of indigenous flora.		○	Regular inspection to ensure indigenous flora is being established.
		Tree and vegetation cover appropriate to both ecological and fuel prevention requirements	Local indigenous trees are currently being grown from local seed by Council's nursery.	○	Tree numbers are maintained or increased.
		Integrate fuel control principles with biodiversity conservation principles		○	Regular inspection to ensure principles are being maintained
		Strategically remove all invasive woody weed species and replace with indigenous trees.		○	Stable coverage of indigenous and tree species is increased.



FENCING	Objective	Action	Comments	Priority	Performance Indicators
	Erection of fencing throughout and around the perimeter of the property to bound the site from adjoining land and road frontages, where necessary.	To ensure all fencing is maintained to a reasonable standard.		○	Regular inspection and maintenance of fencing in conjunction with an ongoing inspection process.
To maintain the fencing surrounds and prohibit unsightly overgrowth and weeds against the fencing.			○	Regular inspection of the perimeter fencing treatment/ removal of any overgrowth and/ or weeds at the base of the fencing.	

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.

