



# walkways & screening reserves

## Community Land Management Plan

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

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## EXECUTIVE SUMMARY

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This Community Land Management Plan (“CLMP”) sets out the objectives, policies and proposals of the City of Burnside (“the Council”) for the Walkways and Screening Reserves in the Council’s local government area. This CLMP also establishes a framework of performance targets and measures for management of the Walkways and Screening 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 THE LAND

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

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



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## **PART 3 OBJECTIVES, POLICIES AND PROPOSALS**

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



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## **PART 4 PERFORMANCE TARGETS AND MEASURES**

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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 Walkways and Screening 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:

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





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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 <sup>2</sup> )	Owner
Bradman Court Screening Reserve	Bradman Court, Kensington Park	CT5205/540	DP40038	Allotment 81	Reserve		Screening Reserve	8	City of Burnside
Chapman Crescent Screen	Chapman Crescent, Glen Osmond	CT5117/946	DP4896	Allotment 32	Freehold	R/R30	Walkway	50	City of Burnside
Coach Road Screening Reserve	Coach Road, Rosslyn Park	CT 5123/242	DP 3340	Allotment 92	Reserve	R/R30	Screening Reserve	500	City of Burnside
Dashwood Road Walkway	Dashwood Road – Inverness,	CT 5716	DP 3340	Allotment 91	Freehold	R/R30	Walkway	1,900	City of Burnside
Emerson Court Screen	Emerson Court, Glenside	CT 5753/320	FP 130018	Allotment 64	Freehold	HF	Screening Reserve	11,800	City of Burnside
Fire Track	Ifould Drive – Berry Crescent, Burnside	CT 5740/141	DP 3549	Allotment 135	Reserve	R/R30	Walkway	2,251	City of Burnside

Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m <sup>2</sup> )	Owner
Gillard Drive Screening Reserve	Gillard Drive, Rosslyn Park	CT 5539/948	DP 11296	Allotment 173	Freehold	R/R9	Screening Reserve	180	City of Burnside
Kingsley Reserve Walkway	Sydney Street, Glenunga	CT 5861/643	FP 16175	Allotment 124	Freehold	R/R27	Walkway	106	City of Burnside
Kooyong Court Reserve	Kooyong Court, Leabrook	CT 2620/65	DP 7795	Allotment 11	Freehold	R/R11	Screening Reserve	800	City of Burnside
Magill Road Walkway	464A Magill road – Lenore Avenue, Kensington Gardens	CT 5550/644	FP 9260	Allotment 21	Reserve	R/R2	Walkway	153	City of Burnside
Mary Penfold Drive Screening Reserve	Mary Penfold Drive, Rosslyn Park	CT 5539/946, CT 5543/537	DP 11296, P 11340	Allotment 175, Allotment 185	Reserve	W(ME)	Screening Reserve	449	City of Burnside
Michael Perry Walkway	Kurrajong Avenue, Stonyfell	CT 5718/232	DP 10202	Allotment 130	Reserve	R/R20	Walkway	2,000	City of Burnside
Ormond Avenue Walkway	Ormond Avenue – Romalo Avenue, Magill	CT 5879/688	FP 218323	Allotment 42	Freehold	R/R4	Walkway	1,100	City of Burnside

Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m <sup>2</sup> )	Owner
Ormond Grove Walkway	Swaine Avenue – Ormond Grove, Toorak Gardens	Part CT 5273/37	FP 142262	Allotment 1	Freehold	R/R10	Walkway	165	City of Burnside
Portrush Road Screen	Portrush Road, Beulah Park	Part CT 5803/378	DP 55215	Allotment 9	Freehold	R	Screening Reserve	30	City of Burnside
Portrush Road Screen	Portrush road, Beulah Park	Part CT 5803/379	DP 55215	Allotment 10	Freehold	R	Screening Reserve	15	City of Burnside
Screening Reserve	Ifould Drive, Burnside	CT 5377/401	DP 24978	Allotment 40	Reserve	R/R30	Screening Reserve	20	City of Burnside
Screening Reserve	Berry Crescent, Burnside	CT 5377/397	DP 24978	Allotment 37	Reserve	R/R30	Screening Reserve	49	City of Burnside
Sitters Memorial Drive Screen	Sitter Memorial Drive, Burnside	No Current title	DP 6099	Allotment A	Freehold	R/R19	Screening Reserve	35	City of Burnside
Swaine Avenue Walkway	Swaine Avenue, Toorak Gardens	CT 5878/624	FP 140789	Allotment 28	Freehold	R/R10	Walkway	125	City of Burnside
Tobruk Avenue Walkway	Tobruk Avenue-Dunston Avenue, Kensington Park	CT 1321/85	DP 3112	Allotment 99	Freehold	R/R6	Walkway	131	City of Burnside
Tyler Street Screening Reserve	Tyler Street, Magill	CT 5425/839	DP 47822	Allotment 42	Reserve	R/R4	Screening Reserve	1,189	City of Burnside
Union Street Screening Reserve	40 Union Street, Beulah Park	CT 5863/461	FP 30731	Allotment 111	Freehold	HC/HCA	Screening Reserve	139	City of Burnside
Waterfall Gully Road Screen	Waterfall Gully Road, Burnside	CT 5872/561	DP 59362	Allotment 5	Reserve	R/R30	Screening Reserve	21	City of Burnside

Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m <sup>2</sup> )	Owner
Caithness Avenue Screening Reserve	13 Caithness Avenue, Beaumont	CT 5436/851	DP 24146	Allotment 3	Freehold	R/R30	Screening Reserve	1,795	City of Burnside
Amberwoods Drive Reserve	Amberwoods Drive, Glenside	CT 5268/903	DP 42790	Allotment 65	Reserve	R/R22	Screening Reserve	429	City of Burnside
Linden Avenue Reserve	Corner Linden Avenue and Devereux Road, Hazelwood Park	CT 5910/124, CT 5910/125, CT 5910/126, CT 5910/127	DP 2975	Allotments 521, 522, 523 & 524	Reserve	R/R25	Screening Reserve	4,500	City of Burnside
Lerwick Avenue Reserve	Lerwick Avenue, Hazelwood Park	CT 5910/123	DP 2975	Allotment 520	Reserve	R/R25	Screening Reserve	1,200	City of Burnside
Wilson Court Reserve	Wilson Court, Rosslyn Park	CT 5544/230	FP 11340	Allotment 171	Reserve	R/R9	Screening Reserve	10,260	City of Burnside

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Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m <sup>2</sup> )	Owner
-	Greenhill Road, Burnside	No Current Title	DP 7622	Allotment A	Freehold	R/R30	Reserve	50	City of Burnside
-	Old Norton Summit Road, Auldana	CT 5764/211	DP 11061	Allotment 96	Reserve	R/R9	Reserve	179	City of Burnside
-	Old Norton Summit Road, Auldana	CT 5764/213	DP 11061	Allotment 97	Reserve	R/R9	Reserve	838	City of Burnside
-	St Albans Drive, Burnside	CT 5553/373	DP 10795	Allotment 13	Reserve	R/R20	Reserve	113	City of Burnside
-	John Street, Eastwood	No Current Title	RP 7159	Allotment A	Freehold	HC	Reserve	24	City of Burnside
-	Sunnyside Road, Glen Osmond	Part CT 5910/993	DP 4917	Allotment 115	Freehold	R/R30	Reserve	150	City of Burnside
-	Sunnyside Road, Glen Osmond	Part CT 5910/993	DP 4917	Allotment 116	Reserve	R/R30	Reserve	260	City of Burnside
-	Sunnyside Road, Glen Osmond	Part CT 5910/993	DP 4917	Allotment 117	Reserve	R/R30	Reserve	225	City of Burnside
-	Yeronga Avenue, Kensington Park	CT 1647/172	DP 4029	Allotments 131 & 132	Reserve	R/R6	Reserve	400	City of Burnside
-	Dunstan Avenue, Kensington Park	No Current Title	RP 4709	Allotment A	Freehold	R/R6	Reserve	6	City of Burnside

Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m <sup>2</sup> )	Owner
-	The Parade, Magill	CT 5108/843	DP 35930	Allotment 9	Reserve	R/R4	Reserve	140	City of Burnside
-	Stymie Place, Mt Osmond	CT 761/103	DP 3659	Allotment 15	Freehold	HF	Reserve	220	City of Burnside
-	Crompton Avenue, Wattle Park	Part CT 5110/446, Part CT 3389/124	DP 8310, DP 7859	Allotment 114, Allotment 147	Freehold,	R/R20	Reserve	160	City of Burnside
-	Woodhouse Crescent, Wattle Park	Part CT 5110/446, Part CT 3389/124	DP 8309, DP 7859	Allotment 105, Allotments 145 & 146	Freehold,	R/R20	Reserve	300	City of Burnside
-	Hermitage Road, Auldana	CT5789/130	DP10857	Allotment 169	Reserve	R/R9	Reserve	3,227	City of Burnside
-	Sylvaner Avenue, Auldana	CT5789/134	DP10857	Allotment 170	Reserve	R/R9	Reserve	598	City of Burnside
-	Coach Road, Auldana	CT5543/539 CT5543/538 CT5546/500	DP11340 DP11371	Allotment 179 Allotment 182 Allotment 189	Reserve	R/R9	Reserve	954	City of Burnside
Short Crescent Reserve	Short Crescent, Beaumont	CT 2792/86	FP 19035	Allotment 208	Reserve	R/R25	Reserve	785	City of Burnside
-	Delbridge Court, Beaumont	CT6146/905	DP94328	Allotment 718	Reserve	R/R27	Reserve	32	City of Burnside



# PART 5 APPENDIX 2 **walkways & screening reserves**

## Management Table

<b>WALKWAYS</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	Provision of walkways that act as a connection route for pedestrians and provide a link between roads and access to facilities.	To ensure the walkways provided are regularly used and are appropriately located to offer benefit to members of the public. To further ensure that the walkways are safe and do not act as a haven for vandals.		○	Regular review of walkways and prompt response to any complaints by adjoining property owners and members of the general public.

<b>BUFFER/SCREENING RESERVES</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	Provision of buffer/screening reserves to provide a barrier between roads – both minor and major – and surrounding development.	To ensure the buffer/screening reserves are adequately landscaped and treed to serve their intended purpose.		○	Regular inspection of buffer/screening reserves to ensure they are effective and are well maintained.

<b>SAFETY AND RISK MANAGEMENT</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	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.	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.

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 upon and where possible, are enhanced.	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.
Maintain trees in healthy condition and conduct regular inspections. Plant additional trees (as appropriate) using locally indigenous species where appropriate		Local indigenous trees are currently being grown from local seed by Council's nursery.	○	Tree numbers are maintained or increased.	





<b>FENCING</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	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 and treatment/ removal of any overgrowth and/ or weeds at the base of the fencing.



<b>LEASES/ LICENCES</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	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.	

<b>PERMITS</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	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.

