



City of **West Torrens**
Between the **City** and the **Sea**

MANAGEMENT PLAN NO. 2

Community Land Designated As Drainage Lands

28 OCTOBER 2016

Introduction

Purpose of this report

This report describes how the City of West Torrens (the Council) intends to manage its community land.

What is community land?

Community land is defined under Section 193 of the *Local Government Act 1999* as “All local government land (except roads) that is owned by a council or under a council’s care, control and management”.

Under the Act, Council has general obligations and responsibilities as the custodians of land, including community land, for the benefit of current and future generations.

To assist it in meeting these obligations and responsibilities the Act requires Council to prepare a management plan(s) for its community land.

When is a Community Land Management Plan needed?

Section 196 of the Act requires Council to prepare and adopt a management plan(s) for its community land where:

- the land is, or is to be, occupied under a lease or licence; or
- the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community; or
- the land is required to be held for the benefit of the community under Schedule 8, under a special Act of Parliament relating to the land, or under an instrument of trust; or
- required by regulation.

Aspects of a Community Land Management Plan

A Community Land Management Plan (CLMP) must:

- identify the land to which it applies; and
- state the purpose for which the land is held by Council; and
- state Council's objectives, policies (if any) and proposals for the management of the land; and
- state performance targets and how Council proposes to measure its performance against its objectives and performance targets.

A management plan should (as far as practicable) also be consistent with other relevant official plans and policies about conservation and the development and use of land, including (but not limited to) the following:

- City of West Torrens By-laws
- City of West Torrens Policies and Procedures affecting Playgrounds, Trees, Reserves, Community Halls, Public Consultation, Graffiti, Environment, Risk management, Dogs and Signs
- Towards 2025 Community Plan
- *Recreational Greenways Act 2000*
- *Local Government Act 1999*

- *Environment, Protection and Biodiversity Act 1999 (Commonwealth)*
- *Water Resources Act 1997*
- *Development Act 1993*
- *Environment Protection Act 1993*
- *Heritage Act 1993*
- *Native Title Act 1993 (Commonwealth)*
- *Native Title Act 1993 (South Australia)*
- *Aboriginal Heritage Act 1988*
- *Disability Discrimination Act 1992*
- *Recreational Grounds Rates and Taxes Exemption Act 1981*
- *National Parks and Wildlife Act 1972*
- *Recreational Grounds (Joint Schemes) Act 1947.*

How are the Community Land Management Plans organised?

The Act does not require separate management plans for each piece of community land. Council has therefore grouped the land under three categories so that it can be managed efficiently and effectively. The parcels of land grouped together under these categories have very similar purposes, objectives, management policies, performance targets and measures.

The three categories are:

- Reserves and Sports Fields
- Drainage Lands
- Community and Commercial Facilities.

The Management Plan for Drainage Lands follows.

Drainage Lands

1.1 Identification Details

This Management Plan relates to those Council properties and land designated as drainage lands (as listed in Schedule 1) on the basis that, the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

1.2 Ownership Details

With respect to ownership matters, please note the following:

- The owner of the property is specified in Schedule 1.
- The details of any trust, reservation, dedication or other restriction affecting land is specified in Schedule 1.

1.3 Purpose for Which Land is Held

Council drainage lands are held to provide both aboveground and underground drainage systems in appropriate locations for redirection, retention and/or detention of stormwater as part of Council's drainage network and to provide for secondary purposes where practical. This may include use of the land for public access and passive recreational purposes.

1.4 Objectives

This Plan's objective is to provide drainage channels for the management of stormwater.

More specific objectives / proposals in relation to management issues are provided in Schedule 2.

1.5 Specific Management Objectives, Policies and Proposals

The majority of the drainage lands listed are not considered to require a specific management plan for their primary purpose (i.e. drainage infrastructure). However, where the lands are also put to a secondary use, such as picnic areas or walking trails, they do provide increased benefit or enjoyment to the community and management guidance is therefore required.

Specific management objectives, policies and proposals for identified issues are provided in Schedule 2.

1.6 Performance Targets and Measures

Council will use the Targets and Measures identified in Schedule 2 to measure how it has managed its community land in accordance with relevant guidelines, maintenance schedules, policies and programs and reporting structures.

1.7 Supporting Documents

The management plan should be considered in the context of other Council supporting documents that may contain additional or complementary information such as, Asset Management Plans, Annual Budget and the Community Land Register.

City Of West Torrens

Management Plan 2 – Community Land Designated as Drainage Land/Reserves

Schedule 1

Name	Address (location)	Title	Allotment(s)	Owner	Trust, Dedication or Restriction on Title
Guy Street Drain	Guy Street, Brooklyn Park	CT 5290/533	Allotment 4 FP 149502	City of West Torrens	Freehold
Brooker Terrace Drain	Brooker Terrace, Richmond	CT 5788/826	Sections 393A and 438-440 Hundred of Adelaide	City of West Torrens	Freehold
South Road Drain	South Road, Richmond	CT 5818/433	Allotment 64 FP 145092	City of West Torrens	Freehold
Milner Road Drain	Milner Road, Richmond	CT 5089/821	Allotments 140 and 141 DP 32311	City of West Torrens	Freehold
Martin Avenue Drain	Martin Avenue, Richmond	CT 5089/822	Allotment 142 DP 32311	City of West Torrens	Freehold
Richmond Road Drain	Richmond Road, Keswick	CT 5843/148	Allotment 3 FP 19511	City of West Torrens	Freehold
West Beach Road Drain	West Beach Road, West Beach	CT 5861/999, CT 5804/374	Allotments 23 and 24, Allotment 98 FP 143488, FP 215121	City of West Torrens	Freehold
Collett Avenue Drain	Collett Avenue, Netley	CT 5711/141	Allotment 12 DP 11283	City of West Torren	Held as a Drainage Reserve
Collett Avenue Drain	Collett Avenue, Netley	CT 2212/149	Allotment 19 DP 7599	City of West Torrens	Held as a Drainage Reserve
Debra Court Drain	Debra Court, Netley	CT 5516/875	Allotment 20 DP 7791	City of West Torrens	Held as a Drainage Reserve
Marion Road Drain	Marion Road, North Plympton	CT 5542/512	Allotment 124 FP 7193	City of West Torrens	Held as a Reserve
Daly Avenue Drain	Daly Avenue, Kurralta Park	CT 5069/43	Allotment 1 DP 33869	City of West Torrens	Freehold
Garfield Street Drain	Garfield Street, Kurralta Park	CT 5542/510, Portion CT 5866/926	Allotment 67, Allotments 403 and 404 FP 7057, DP 2478	City of West Torrens	Held as a Reserve
Gray Street Drain	Gray Street, Plympton	CT 1209/157	Allotments 59 and 60 DP 3320	City of West Torrens	Drainage Reserve

Name	Address (location)	Title	Allotment(s)	Owner	Trust, Dedication or Restriction on Title
Keith-Dudley Street Drain	Keith-Dudley Street, North Plympton	CT 5882/851	Allotment 60 DP 60286	City of West Torrens	Held as a Reserve
Keith-Dudley Street Drain	Keith- Dudley Street, Plympton	CT 5542/509	Allotment 102 DP 3143	City of West Torrens	Held as a Reserve
Keith-Dudley Street Drain	Keith-Dudley Street, North Plympton	Part CT 5866/926	Allotments 399, 400, 401, 402 and 123 DP 2478 and FP 7193	City of West Torrens	Freehold
Farnham Road Drain	Farnham Road, Ashford	Portion CT 1256/103	Allotment 18 DP 3108	City of West Torrens	Reserve
Farnham Road Drain	Farnham Road, Ashford	Portion CT 1256/103	Allotment 125 DP 3108	City of West Torrens	Held as a Reserve
Anzac Highway Drain	Anzac Highway, Plympton	CT 5839/426	Allotment 56 FP 7586	City of West Torrens	Freehold
Shannon Avenue Drain	Shannon Avenue, Glenelg North	CT 5518/638	Allotment 286 DP 4664	City of West Torrens	Held as a Reserve
Shannon Avenue Drain	Shannon Avenue, Glenelg North	CT 5518/640	Allotment 278 DP 4695	City of West Torrens	Held as a Reserve
Lew Street Reserve	Corner Lew Street and Ansett Avenue, Adelaide Airport	Portion CT 5671/505	Portion Allotment 50 DP 49654	Commonwealth of Australia	Care and Control through Adelaide Airport Ltd. Under Councils Care and Control

City Of West Torrens

Management Plan 2 – Community Land Designated as Drainage Lands

Schedule 2

Management Issues	Objectives / Proposals	Performance Targets	Performance Measures
Stormwater Management	To provide drainage channels that contribute to Council's stormwater management network.	Drainage channels are unobstructed.	Visual inspection of drainage channels and gross pollutant traps and timely rectification of any issues identified.