

Community Land Management Plans

Part 1 - Introduction

1.1 What is Community Land?

The Local Government Act 1999 (“The Act”) introduced the concept of community land.

Subject to exclusion from classification and revocation, Section 193 of the Act defines community land as “All Local Government land (except roads) that is owned by a Council or under the Council’s care, control and management.”

Chapter 11 of the Act deals with the obligations and responsibilities that are imposed upon Councils as the custodians of land for the benefit of current and future generations of the community, i.e. community land.

Section 207 of the Act requires Council to prepare and adopt a Community Register. The Community Land Register includes all of the Council’s community land. The next stage in compliance with the community land provisions under the Act is the implementation of community Land Management Plans.

1.2 What is a Community Land Management Plan (CLMP)?

Pursuant to Section 196 of the Act, the Council must prepare and adopt a Management Plan for its community land if:

- The land is, or is to be, occupied under a lease or license: or The land has been, or is to be specifically modified or adapted for the benefit or enjoyment of the community.
- A CLMP is required for all parcels of land identified within this plan as it has been identified as having been specifically modified for the benefit or enjoyment of the public.

A CLMP must also state the purpose for why the land is held.

A Community Land Management Plan (CLMP) is a document that identifies community land, the purpose or which it is held and dictates how the Council manages the land to which it relates. CLMP’s provides a means to control future use, development and maintenance of that land.

A CLMP is a legislative requirement for specified community land owned by Council. The plan aims to balance the unique site conditions with community requirements for open space recreation opportunities and facilities.

1.3 Purpose of a Community Land Management Plan

Community land is recognised as an important component of the urban environment, providing opportunities for recreation and leisure and a CLMP provides a framework within which Council can develop a balanced response to current opportunities and address future pressures in respect thereof.

These Management Plans identify clear objectives and establish directions for planning, resource management and maintenance.

1.4 Before adopting a CLMP, Council must undertake community consultation. Community consultation plays an important role in the production of any CLMP as it provides Council with a sound understanding of relevant local issues from people who are familiar with and use the land. To a large degree, the direction for future development of land (in particular open space) is based on the views expressed by the general public.

Public involvement and consultation generates an understanding of Council’s Land Management aims. It combats misinformation and misunderstandings and fosters support for Council’s programs and policies.

Draft CLMP's will be exhibited for a 21 day period and will enable interested parties to comment on and have input into the management of the land (i.e. make a submission). In order to generate widespread community awareness of the draft CLMP, the following steps have been undertaken:

- Advertisements in the Messenger Newspaper
- Copy of draft document posted on Council's Website
- Copy of draft document available at Council's Customer Service Desk and Libraries

1.4.1 Writing a Submission

Submissions give members of the public an opportunity to express their opinions, provide information and suggest alternatives to Council's proposed management strategies for the relevant land.

If you would like to make a submission, ensure submissions are as effective as possible by:

- Listing all points according to the section and page number in the CLMP.
- Briefly describe each subject or issue you wish to raise.
- State specifically which objectives, proposals, policies, strategies and performance measures you agree or disagree with, and give reasons.
- Suggest alternatives to deal with any issue with which you disagree.

1.4.2 Public Notice

Once a CLMP has been adopted by the Council, the Council must give public notice of its adoptions i.e. publish a notice in the Gazette and the newspaper circulating throughout the State.

Part 2 - Policy and Planning Issues

2.1 Council/Government Policies

These CLMP's are closely linked to the City of West Torrens Strategic Plan and to the City of West Torrens Open Space Strategy Plan (2004).

The following controlling legislation, Council Policies and Plans will impact upon Council's Management of Community Land.

- City of West Torrens By-laws
- City of West Torrens Open Space Strategy Plan
- City of West Torrens Policies on Playgrounds, Trees, Reserves, Community Halls, Public Consultation, Graffiti, Environment, Risk Management, Dogs and Signs
- City of West Torrens Strategic Plan
- Local Government Act 1999
- Development Act 1993
- EPA Act 1993
- Aboriginal Heritage Act 1988
- Heritage Act 1993
- Native Title Act 1993 (Commonwealth)
- Native Title Act 1993 (South Australia)
- Recreational Greenways Act 2000
- Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)
- National Parks and Wildlife Act 1972
- Recreational Grounds Rates and Taxes Exemption Act 1981
- Recreational Grounds (Joint Schemes) Act 1947
- Water Resources Act 1997

DRAINAGE LANDS

Drainage Lands form a class of community land that is characterised by the following features and properties. Drainage Lands:

- Are strategically and functionally important in the management of stormwater throughout the City
- Are used to manage stormwater from within and from beyond the Council boundary
- May provide for public access and passive recreational purposes

Other classes of community land for which management plans have been prepared include council parks, recreational and sporting grounds, the River Torrens Linear Park, occupied and/or leased properties, rail corridors, the Brickworks Markets, car parks, kindergartens, walkways / buffer zones & screening reserves, Cummins House, City of West Torrens Memorial Gardens, and a miscellaneous class including parcels of land reserved for various purposes.

This plan details management issues, goals, performance targets and performance measures for drainage lands at the following locations:

Guy Street, Brooklyn Park

Garfield Avenue, Kurralta Park

Brooker Terrace, Richmond

Gray Street, Plympton

South Road, Richmond

Keith-Dudley Street, Nth Plympton

Milner Road, Richmond

Keith - Dudley Street, Plympton

Martin Avenue, Richmond

Farnham Road, Ashford

Richmond Road, Keswick

Anzac Highway, Plympton

West Beach Road, West Beach

Shannon Avenue, Glenelg North

Collett Avenue, Netley

Marion Road, North Plympton

Debra Court, Netley

Daly Avenue, Kurralta Park

Corner Lew Street and Ansett Avenue, Adelaide Airport

DRAINAGE LAND IDENTIFICATION

Land designated as Drainage Land and subject to this Management Plan is identified in Appendix 1.

DRAINAGE LAND OWNERSHIP

Land designated as Drainage Land is owned either by Council or the Commonwealth of Australia, as detailed in Appendix 1. The tenure of the land and details of any trusts, reservations, dedications or other restrictions affecting the land is stated in Appendix 1. Details of any known Native Title claims are provided in Appendix 1.

PURPOSE FOR WHICH DRAINAGE LAND IS HELD BY COUNCIL

Council drainage lands are held to provide both above ground and underground drainage systems in appropriate locations for redirection, retention and/or detention of storm water as part of Council's drainage network and to provide for secondary purposes where practical.

REQUIREMENT FOR MANAGEMENT PLANNING

The majority of drainage land listed herein does not specifically require a management plan, however the secondary uses to which some of the properties are put do provide benefit or enjoyment to the community. A management plan has therefore been prepared for all drainage lands.

OBJECTIVES FOR THE MANAGEMENT OF COUNCIL DRAINAGE LANDS

- To provide drainage channels and underground infrastructure for the retention, detention, redirection and removal of stormwater.
- To maintain facilities in a cost effective manner.
- To ensure compliance with all Policies and By-laws which may impact on the use of any Community Land.

MANAGEMENT ISSUES AND PERFORMANCE TARGETS

Management issues and performance targets relating to the provision and maintenance of Drainage Lands are summarised in the following schedule:

MANAGEMENT ISSUES	PROPOSALS	PERFORMANCE TARGETS	PERFORMANCE MEASURES
Open Drainage Channel / Creek	Existence of suitably located drainage channels and basins for the redirection, retention and/or detention of stormwater, and provision of pedestrian bridges where necessary.	To ensure drainage channels are unobstructed, act as part of council's stormwater management infrastructure, and do not pose a safety hazard to members of the public. To ensure that pedestrian bridges are in serviceable condition.	Regular inspection of drainage channels and associated pedestrian bridges and rectification of any issues identified.
Underground Stormwater Infrastructure	Existence of underground infrastructure for the redirection and/or detention of stormwater.	To ensure stormwater infrastructure acts as part of Council's larger drainage network.	Timely response to any reported problems in relation to underground infrastructure and rectification of issues as they arise.
Infrastructure	To provide reserve infrastructure which may include but is not limited to shelters, barbecues, bins, benches, signage, lighting, monuments etc. for the benefit of members of the public.	To ensure the infrastructure is in reasonable condition to be utilised by patrons.	Infrastructure listed in asset database. Inspection of assets and maintenance as required.
Landscape Character <i>Lawns</i>	To provide areas to be used by patrons and to add to the amenity of the property.	To mow turf areas as needed, allowing for seasonal growth rates and required use.	Lawns maintained in useable condition.
<i>Indigenous & native plants</i>	To incorporate local provenance indigenous plant species into landscape themes where appropriate.	To identify opportunities for planting and to develop planting plans.	Number of plants planted. Compliance with AAL landscape policy where required.
<i>Trees</i>	To maintain appropriate tree cover for amenity and habitat.	Drainage lands to be included in annual planting programs where appropriate.	Number of trees planted.
<i>Sustainable landscapes</i>	To establish and maintain landscapes that are sustainable.	To extend sustainable landscape areas along drainage lands.	Area of sustainable landscape established.
<i>Weeds</i>	To maintain effective weed control.	To control and report on proclaimed pest plants as required. To control seasonal growth of annual weeds.	Proclaimed plants controlled. Scheduled weed control program completed.

<i>Litter</i>	To maintain drainage lands in a tidy state free of litter.	To remove litter from drainage lands during regular scheduled maintenance. To provide opportunities for community involvement in Clean Up Australia Day.	Drainage lands maintained free of excessive litter. Number of groups involved. Number of attendees.
<i>Graffiti</i>	To maintain drainage lands free from graffiti.	Offensive graffiti to be removed within one working day of report being received. Inoffensive graffiti to be removed within 3 working days of report being received. Regular inspections of high profile areas to be scheduled.	Graffiti removed within specified timeframes.
Parking Areas	To provide parking areas for use by patrons.	To ensure that parking areas can be accessed and utilised by all patrons.	Parking areas monitored and issues addressed as required.
Driveways	To provide driveways as required for vehicles.	To ensure that all driveways are maintained in a reasonable condition and remain easily accessible.	Regular inspection as part of scheduled park maintenance processes.
Fencing	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 fences as required.
Exercising of Dogs	To allow for areas to be set aside for both dog owners and/or other members of the public.	Compliance with all restrictions on the exercising of dogs.	Reduced numbers of complaints regarding dogs in parks and reserves.

APPENDIX 1

GUY STREET DRAIN

Asset Number(s)	87
Name of Reserve	Guy Street Drain
Location	Guy Street, Brooklyn Park
Certificate of Title	CT 5290/533
Plan	FP 149502
Parcel	Allotment 4
Area	5,709
Registered Proprietor	City of West Torrens
Tenure	Freehold
Reservations/Dedications	Nil
Native Title	No known Native Title claims

BROOKER TERRACE DRAIN

Asset Number(s)	130
Name of Reserve	Brooker Terrace Drain
Location	Brooker Terrace, Richmond
Certificate of Title	CT 5788/826
Plan	Hundred of Adelaide
Parcel	Sections 393A and 438-440
Area	3,122
Registered Proprietor	City of West Torrens
Tenure	Freehold
Reservations/Dedications	Nil
Native Title	No known Native Title claims

SOUTH ROAD DRAIN

Asset Number(s)	154
Name of Reserve	South Road Drain
Location	South Road, Richmond
Certificate of Title	CT 5818/433
Plan	FP 145092
Parcel	Allotment 64
Area	161
Registered Proprietor	City of West Torrens
Tenure	Freehold
Reservations/Dedications	Nil
Native Title	No known Native Title claims

MILNER ROAD DRAIN

Asset Number(s)	163
Name of Reserve	Milner Road Drain
Location	Milner Road, Richmond
Certificate of Title	CT 5089/821
Plan	DP 32311
Parcel	Allotments 140 and 141
Area	1,040
Registered Proprietor	City of West Torrens
Tenure	Freehold
Reservations/Dedications	Nil
Native Title	No known Native Title claims

MARTIN AVENUE DRAIN

Asset Number(s)	164
Name of Reserve	Martin Avenue Drain
Location	Martin Avenue, Richmond
Certificate of Title	CT 5089/822
Plan	DP 32311
Parcel	Allotment 142
Area	1,278
Registered Proprietor	City of West Torrens
Tenure	Freehold
Reservations/Dedications	Nil
Native Title	No known Native Title claims

RICHMOND ROAD DRAIN

Asset Number(s)	179
Name of Reserve	Richmond Road Drain
Location	Richmond Road, Keswick
Certificate of Title	CT 5843/148
Plan	FP 19511
Parcel	Allotment 3
Area	600
Registered Proprietor	City of West Torrens
Tenure	Freehold
Reservations/Dedications	Nil
Native Title	No known Native Title claims

WEST BEACH ROAD DRAIN

Asset Number(s)	205
Name of Reserve	West Beach Road Drain
Location	West Beach Road, West Beach
Certificate of Title	CT 5861/999, CT 5804/374
Plan	FP 143488, FP 215121
Parcel	Allotments 23 and 24, Allotment 98
Area	6,927
Registered Proprietor	City of West Torrens
Tenure	Freehold
Reservations/Dedications	Nil
Native Title	No known Native Title claims

COLLETT AVENUE DRAIN

Asset Number(s)	240
Name of Reserve	Collett Avenue Drain
Location	Collett Avenue, Netley
Certificate of Title	CT 5711/141
Plan	DP 11283
Parcel	Allotment 12
Area	1,635
Registered Proprietor	City of West Torrens
Tenure	Drainage Reserve
Reservations/Dedications	Held as a Drainage Reserve
Native Title	No known Native Title claims

COLLETT AVENUE DRAIN

Asset Number(s)	241
Name of Reserve	Collett Avenue Drain
Location	Collett Avenue, Netley
Certificate of Title	CT 2212/149
Plan	DP 7599
Parcel	Allotment 19
Area	150
Registered Proprietor	City of West Torrens
Tenure	Drainage Reserve
Reservations/Dedications	Held as a Drainage Reserve
Native Title	No known Native Title claims

DEBRA COURT DRAIN

Asset Number(s)	251
Name of Reserve	Debra Court Drain
Location	Debra Court, Netley
Certificate of Title	CT 5516/875
Plan	DP 7791
Parcel	Allotment 20
Area	2,500
Registered Proprietor	City of West Torrens
Tenure	Drainage Reserve
Reservations/Dedications	Held as a Drainage Reserve
Native Title	No known Native Title claims

MARION ROAD DRAIN

Asset Number(s)	253
Name of Reserve	Marion Road Drain
Location	Marion Road, North Plympton
Certificate of Title	CT 5542/512
Plan	FP 7193
Parcel	Allotment 124
Area	720
Registered Proprietor	City of West Torrens
Tenure	Reserve
Reservations/Dedications	Held as a Reserve
Native Title	No known Native Title claims

DALY AVENUE DRAIN

Asset Number(s)	264
Name of Reserve	Daly Avenue Drain
Location	Daly Avenue, Kurralt Park
Certificate of Title	CT 5069/43
Plan	DP 33869
Parcel	Allotment 1
Area	1,846
Registered Proprietor	City of West Torrens
Tenure	Freehold
Reservations/Dedications	Nil
Native Title	No known Native Title claims

GARFIELD STREET DRAIN

Asset Number(s)	271
Name of Reserve	Garfield Street Drain
Location	Garfield Street, Kurralta Park
Certificate of Title	CT 5542/510, Portion CT 5866/926
Plan	FP 7057, DP 2478
Parcel	Allotment 67, Allotments 403 and 404
Area	1,940
Registered Proprietor	City of West Torrens
Tenure	Reserve
Reservations/Dedications	Held as a Reserve
Native Title	No known Native Title claims

GRAY STREET DRAIN

Asset Number(s)	274
Name of Reserve	Gray Street Drain
Location	Gray Street, Plympton
Certificate of Title	CT 1209/157
Plan	DP 3320
Parcel	Allotments 59 and 60
Area	300
Registered Proprietor	City of West Torrens
Tenure	Drainage Reserve
Reservations/Dedications	Held as a Drainage Reserve
Native Title	No known Native Title claims

KEITH-DUDLEY STREET DRAIN

Asset Number(s)	275
Name of Reserve	Keith-Dudley Street Drain
Location	Keith-Dudley Street, North Plympton
Certificate of Title	CT 5882/851
Plan	DP 60286
Parcel	Allotment 60
Area	1,200
Registered Proprietor	City of West Torrens
Tenure	Reserve
Reservations/Dedications	Held as a Reserve
Native Title	No known Native Title claims

KEITH-DUDLEY STREET DRAIN

Asset Number(s)	276
Name of Reserve	Keith-Dudley Street Drain
Location	Keith- Dudley Street, Plympton
Certificate of Title	CT 5542/509
Plan	DP 3143
Parcel	Allotment 102
Area	1,140
Registered Proprietor	City of West Torrens
Tenure	Reserve
Reservations/Dedications	Held as a Reserve
Native Title	No known Native Title claims

KEITH-DUDLEY STREET DRAIN

Asset Number(s)	277
Name of Reserve	Keith-Dudley Street Drain
Location	Keith-Dudley Street, North Plympton
Certificate of Title	Part CT 5866/926
Plan	DP 2478 and FP 7193
Parcel	Allotments 399, 400, 401, 402 and 123
Area	3,000
Registered Proprietor	City of West Torrens
Tenure	Freehold
Reservations/Dedications	Nil
Native Title	No known Native Title claims

FARNHAM ROAD DRAIN

Asset Number(s)	279
Name of Reserve	Farnham Road Drain
Location	Farnham Road, Ashford
Certificate of Title	Portion CT 1256/103
Plan	DP 3108
Parcel	Allotment 18
Area	1,700
Registered Proprietor	City of West Torrens
Tenure	Reserve
Reservations/Dedications	Held as a Reserve
Native Title	No known Native Title claims

FARNHAM ROAD DRAIN

Asset Number(s)	280
Name of Reserve	Farnham Road Drain
Location	Farnham Road, Ashford
Certificate of Title	Portion CT 1256/103
Plan	DP 3108
Parcel	Allotment 125
Area	1,450
Registered Proprietor	City of West Torrens
Tenure	Reserve
Reservations/Dedications	Held as a Reserve
Native Title	No known Native Title claims

ANZAC HIGHWAY DRAIN

Asset Number(s)	324
Name of Reserve	Anzac Highway Drain
Location	Anzac Highway, Plympton
Certificate of Title	CT 5839/426
Plan	FP 7586
Parcel	Allotment 56
Area	460
Registered Proprietor	City of West Torrens
Tenure	Freehold
Reservations/Dedications	Nil
Native Title	No known Native Title claims

SHANNON AVENUE DRAIN

Asset Number(s)	343
Name of Reserve	Shannon Avenue Drain
Location	Shannon Avenue, Glenelg North
Certificate of Title	CT 5518/638
Plan	DP 4664
Parcel	Allotment 286
Area	514
Registered Proprietor	City of West Torrens
Tenure	Reserve
Reservations/Dedications	Held as a Reserve
Native Title	No known Native Title claims

SHANNON AVENUE DRAIN

Asset Number(s)	344
Name of Reserve	Shannon Avenue Drain
Location	Shannon Avenue, Glenelg North
Certificate of Title	CT 5518/640
Plan	DP 4695
Parcel	Allotment 278
Area	990
Registered Proprietor	City of West Torrens
Tenure	Reserve
Reservations/Dedications	Held as a Reserve
Native Title	No known Native Title claims

LEW STREET RESERVE

Asset Number(s)	419
Name of Reserve	Lew Street Reserve
Location	Corner Lew Street and Ansett Avenue, Adelaide Airport
Certificate of Title	Portion CT 5671/505
Plan	DP 49654
Parcel	Portion Allotment 50
Area	5,500
Registered Proprietor	Commonwealth of Australia
Tenure	Care and Control through Adelaide Airport Ltd.
Reservations/Dedications	Under Councils Care and Control
Native Title	No known Native Title claims