



COMMUNITY LAND MANAGEMENT PLANS



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INTRODUCTION

Purpose of this report

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

What is community land?

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

Until December 2002 the Council had the chance to exclude land from being classified as community land¹. From 2003 all land that the Council did not choose to exclude from this classification is now termed community land². If the Council wishes to remove the community classification from any land it is required to gain the consent of the Minister (in addition to other actions).

What are Community Land Management Plans and why are they needed?

The Council has a responsibility to this and future generations to care for and preserve all the land within its jurisdiction³. Community land, which is provided to the local community for their enjoyment or which is leased or under licence to community organisations, is clearly a vital part of this responsibility.

Community Land Management Plans describe the location and purpose of all the City’s community land—parks, streetscapes, clubs and recreation facilities, and stormwater disposal areas—and how the Council intends to manage them. If the Council does not own the community land—IF for example it is held by the Crown, it has been bequeathed to the Council, or is held in trust by the Council—it must ensure the plans describe who owns the land, what ownership provisions apply to it, and what if any provisions the owner requires.

¹ Under Section 193 (1) of *The Local Government Act 1999* land was able to be excluded from being designated as community land before December 2002 provided that the land was not affected by the provisions of a reservation, dedication, trust or other instrument that would prevent or restrict its alienation, and that the Council followed the steps set out in its public consultation policy to register any exclusions.

² In accordance with Section 207 of *The Local Government Act 1999* the Council adopted its Community Land Register in August 2001 (see Appendix 1).

³ Chapter 11 of *The Local Government Act 1999* describes the obligations and responsibilities that are imposed upon councils as the custodians of land for the benefit of current and future generations.

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 four 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 four categories are:

Category 1—Major Parks

The parks in this category are considered to provide a range of active and passive recreational opportunities, are significant in size, and are well patronised by both the community of Unley and users living outside Unley.

Category 2—Minor Parks and Streetscape Areas

The parks in this category are small community parks and playgrounds that provide limited opportunities for recreational activities but are a vital local community open space.

Category 3—Sports Clubs/Recreation Facilities

There are two types of community land in this category. The first type is land that is owned by the Council and is operated under a lease or licence by a community club or group for the exclusive use of its members. The second type of land is also leased or licensed to a community club or group for its members but is available for use for a portion of the time to the general community.

Category 4—Other Community Land

This land is not included elsewhere and for the most part is comprised of drainage reserves where the drain banks are accessible for public access, and in some cases where the drains/creek banks have been developed to provide recreational opportunities. One portion of this land has been bought by Council for future use as community car park in conjunction with Unley Road commercial development.

(See Appendix 1 'Register of community land ownership, leases and licences'.)

THE COUNCIL'S COMMUNITY LAND

Category 1—Major Parks

1.1 Forestville Reserve

Forestville Reserve is a large recreation area of 11 592 sq. metres located in the Forestville area. It is bounded by the Adelaide railway line to the east, the tramline to the south, the Unley Swimming Centre to the north, and Ethel Street to the west.

The reserve is bisected by Brownhill Creek, which has provided opportunities for area landscaping and water play, while also fulfilling its primary role as a major stormwater drainage facility.

The reserve offers a range of recreational facilities including a children's playground, a skating area, open space for casual ball games, a sheltered BBQ, and a basketball hoop/shooting area. The open play areas of the park, south of the corner car park, can be used to exercise dogs off their leashes from 5 pm to 10 am. There are also unisex public toilets which are open during daylight hours.

Plantings in the reserve have been designed to best reflect the plants of the original Black Forest.

1.2 Fullarton Park Centre

Fullarton Park Centre is a major community recreation and activity centre which provides a broad range of passive recreational, community art and personal development opportunities.

The centre covers 21 280 sq. metres and is situated at 411 Fullarton Road. It is bounded by Fullarton Road to the east, Fisher Street to the north, and private property to the south and west.

The car park can be entered from both Fullarton Road and Fisher Street. The site comprises landscaped gardens, a bocce rink, a fully fenced children's playground and an area set aside for outdoor weddings and photographs. There are areas suitable for family picnics, BBQs, unstructured ball games and walks to admire the trees and gardens. Public toilets are also open on the site during daylight hours.

The open play area of the park fronting Fisher Street may be used to exercise dogs off their leashes between 5pm and 10am.

1.3 Goodwood Orphanage (Orphanage Park)

Orphanage Park is the area of land previously forming part of the Goodwood Orphanage. It was annexed by Council and retained for community recreation when the land was acquired in 1999-2000.

The park is a medium sized active and passive recreational facility of approximately 8000 sq. metres. It is located at 181a Goodwood Road, and is bounded by Goodwood Road to the west, Mitchell Street to the north, Percy Street to the east and the rear property boundary fence of Jarvis Street to the south. The car park is accessible via Mitchell Street.

The park offers a range of recreational opportunities including junior soccer, a public tennis court, a BBQ area, and wide open spaces for unstructured ball games. There are also public toilets which are open during daylight hours.

The park can also be used to exercise dogs off their leashes at any times, except when organised sporting activities are being conducted.

The park is bisected by Brownhill Creek, which may in future provide additional recreational or environmental opportunities.

1.4 Heywood Park

Heywood Park is a large neighbourhood community park comprising approximately 31 000 sq. metres. It is located on the corner of Northgate Street and Grove Street, Unley Park. The address is 43-59 Northgate Street, Unley Park.

Heywood Park is used primarily for passive recreation and provides opportunities for families to enjoy picnics, family gatherings, walking, children's play, non-competitive ball games and other passive recreation.

The open play areas of the park (western sector) may be used to exercise dogs off their leashes from 5pm to 10am.

The park also has public toilets which are accessible during daylight hours.

1.5 Ridge Park

Ridge Park is a major regional recreation facility comprised of 50 820 sq. metres situated in the Myrtle Bank area. Its boundaries are Glen Osmond Road to the east, Barr Smith Avenue to the north and private property on the western and southern boundaries. The park can also be entered from Ridge Avenue and Spence Avenue on the southern boundary.

The park incorporates a range of recreational facilities for casual community use, including a

football/cricket oval available to the public, tennis courts, a skate ramp/bowl, children's playgrounds, shelter sheds and BBQ areas. Public toilet facilities are open during daylight hours.

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The Scout Hall located at 1a Barr Smith Avenue is situated on 651 square metres of land adjacent to Ridge Park. The Scout Association of Australia (SA Branch) leases the building and facilities on the site. The maintenance and operation of the building is in accordance with the lease agreement.

(See Appendix 1, Register of Community Land Ownership, Leases and Licences Reference 1.5 Scout Association Of Australia [SA Branch] Incorporated.)

The oval area in the park may be used to exercise dogs off their leashes at any time except when organised sporting activities are being conducted.

The reserve is also bisected by the Glen Osmond Creek, which is tree lined, and provides walking, bird watching, water play opportunities and biodiversity study opportunities.

1.6 Soutar Park

Soutar Park is situated on the corner of Albert Street and Hardy Street Goodwood on No 2a and 2b Hardy Street, and allotment 92, allotment 201 and Section 528 Albert Street, with a total land area of approximately 12 466 sq metres.

The reserve offers a fully enclosed children's playground, a sheltered BBQ area, grassed open space for unstructured ball games, and a one-on-one basketball backboard. Public toilets are accessible during daylight hours.

The open play area of the park and south of the east/west path may be used to exercise dogs off their leashes from 5pm to 10am daily.

Section 528 is contained in Crown Record Volume 5754 Folio 551, and is owned by the Crown ('the Owner'). The Land has been dedicated to the care, control and management of the City of Unley. The Land has been dedicated for 'recreation purposes' pursuant to the *Crown Lands Act 1929*. The dedication was gazetted on 24 August 1939.

A portion of Soutar Park may be subject to Native Title claim under the *Native Title Act 1993*. This portion is Section 528 Hundred of Adelaide in the Area named Goodwood and is contained in Certificate of Title Register Book CR Volume 5754 Folio 551.

The Native Title claim was lodged by the Kaurna People in Federal Court Application No. S6001/2000 — notification day being 19 September 2001. The City of Unley is committed to its Statement of Commitment to Indigenous People.

Category 2—Minor Parks and Streetscape Areas

2.1 Albert Street Corner

Albert Street Corner is a small triangle of land (380 sq. metres) situated on the corner of Albert Street and Railway Terrace South, Goodwood.

The area has been developed as a grassed streetscape/rest area with a park bench for rest and passive recreation and is not suitable as a children's play space.

2.2 Dora Gild Play Park

Dora Gild Play Park is a children's play facility situated on 2230 sq. metres of council land at allotment No 154 Churchill Avenue, Clarence Park. The playground is provided as a small community park suitable for local families with small children.

The park is fully fenced and incorporates a playground, grassed open space and public toilets which are open during daylight hours.

2.3 Everard Park Reserve

Everard Park Reserve is a children's play facility situated on 2040 sq. metres of council land at allotment 108 Africaine Avenue, Everard Park. The playground is provided as a small community park suitable for local families with small children.

The playground is fully fenced and the reserve also incorporates a grassed open space, a BBQ and public toilets which are open during daylight hours.

2.4 Ferguson Avenue Reserve

Ferguson Avenue Reserve is situated on the southern side of Glenside Avenue, Myrtle Bank between the roadside and the banks of Glen Osmond Creek and between Ferguson Avenue and Braeside Avenue.

A walking trail also extends from Braeside Avenue to Burnham Avenue into Palmer Avenue along the creek bank.

The area is grassed, has shady trees and is an ideal space to sit on the park benches provided to contemplate the environment and to listen to the birds or admire the native flora.

2.5 *Fern Avenue Reserve*

Fern Avenue Reserve is a small (2100 sq metres) reserve/playground situated at 12 Fern Avenue, Fullarton, which provides recreation space to the local community with young families.

The playground offers a play action station and equipment suitable for under 12 year olds with grassed open space for running around, in a fully fenced environment.

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2.6 *Fraser Reserve*

Fraser Reserve is a medium sized park/playground (4700sq. metres) located at allotment 57 Riverdale Road Myrtle Bank. It is provided as an open space park for the local community and particularly families with young children.

The reserve offers a playground and play equipment suitable for young children with a reasonable area of grassed open space for running around and unstructured ball games in a fully fenced secure environment.

The open play area of the reserve may also be used as to exercise dogs off their leashes between 5pm and 10am.

2.7 *Hackett Reserve*

Hackett Reserve is a small portion of land (1274 sq metres) located at 55 Kenilworth Road, Parkside. It is designed as an open space streetscape area providing an opportunity for members of the community to rest on the park bench provided. The area is not suitable as a children's play area.

2.8 *Henry Codd Reserve*

Henry Codd Reserve is a medium sized reserve (3447 sq. metres). It is located at 2 Maud Street, Unley and is also accessible via Windsor Street and Fuller Street, Unley. The reserve is unique in that it has been expanded in size through the undergrounding of the Glen Osmond Creek in culverts and then grassing and landscaping on top of the culverts.

The reserve is also linked to the Windsor Street Linear Park, which is presently under construction.

The reserve is fenced, and incorporates play equipment suitable for under twelve year olds, and open grassed areas for unstructured ball games. A BBQ with sheltered area is also available.

2.9 *Howard Florey Reserve*

Howard Florey Reserve is a community park and playground comprising approximately

8700 sq. metres. It is located on the corner of Fullarton Road and Campbell Road, Parkside. The address is 269 Fullarton Road, Parkside.

The Broughton Arts Society occupies part of the land. A portion of the land is comprised of an open grassed area lined with large trees providing opportunities for casual and passive recreational activity. The remaining portion of the land comprises a playground with a sand pit, basketball backboard and mini court, and a bocce bowls rink. Some of the area is shaded by a pergola.

The open play area of the reserve may be used to exercise dogs off their leashes between 5pm and 10am.

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The land is owned by the Crown ('the Owner') and has been dedicated to the care, control and management of the City of Unley.

The Land has been dedicated for 'corporation' purposes pursuant to the *Crown Lands Act 1929*. The dedication was gazetted on 7 October 1971.

The Land may be subject of a Native Title claim under the *Native Title Act 1993*.

The Native Title claim was lodged by the Kaurna Peoples in Federal Court Application No. S6001/2000 — notification day being 19 September 2001. The City of Unley is committed to its Statement of Commitment to Indigenous People.

2.10 Leicester Street Playground

Leicester Street Playground is located at 151-153 Leicester Street, Parkside. It is 2942 sq. metres in size, and provides recreation space to the local community with young families.

The playground offers play equipment suitable for younger children and a grassed open space for unstructured ball games.

2.11 McLeay Park

McLeay Park is a small playground located at 13 George Street, Parkside with an area of 496 sq. metres. The park provides recreation space to the local community with young families.

The playground offers play equipment suitable for younger children and a limited amount of open space to enable children to run around in a fully fenced environment.

The open play area of the park may be used as to exercise dogs off their leashes between 5pm and 10am.

2.12 Morrie Harrell Playground

Morrie Harrell Playground is located at allotment 114, Ramage Street, Unley. It is a small

play park of approximately 2234 sq. metres, which provides play space for the local community with young children.

The play equipment is suitable for children under 12 years with a grassed open space available for running around and unstructured ball games.

2.13 North Unley Play Park

North Unley Play Park is a medium sized (4552 sq. metres) community play space located at No 237 Young Street, Unley.

The play park is fenced other than at the Young Street entrance and the play equipment is suitable for younger children.

A BBQ, a basketball backboard/shooting area, an open grassed area for unstructured ball games and public toilets, which are accessible during daylight hours, are provided for community use.

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The open play area of the park may be used as to exercise dogs off their leashes between 5pm and 10am.

The park is bisected by the Parklands Creek which channels stormwater from the Adelaide City Parklands. The area is fenced for public safety and can be crossed via a footbridge.

2.14 Palmer Avenue Reserve

Allotment 36 Palmer Avenue, Myrtle Bank is located on the northern side of Palmer Avenue from the road side to the Glen Osmond Creek, Myrtle Bank linking Ferguson Road and Burnham Avenue with Scammel Reserve via a walking trail along the creek.

Part of the walking trail includes a boardwalk on the creek bank and indigenous planting has been positioned to enhance the sights and the fragrances along the way.

2.15 Princess Margaret Playground

Princess Margaret Playground is situated on 721 sq. metres of council land at No 7a Byron Road, Black Forest.

The playground is fully fenced and offers a junior play facility and small grassed play space designed mostly for the under twelves.

Public toilets, which are accessible during daylight hours, are also provided for community use.

The playground is provided as a small community park suitable for local families with small children.

2.16 Soldiers Memorial Gardens

Soldiers Memorial Gardens, as the name implies, is an area of land (8189 sq metres) set aside by the Council as a community memorial area in recognition of the service given by the men and women of the City of Unley who served in the two World Wars, and in other armed conflicts on behalf of the nation.

The area is designed as a passive recreation and contemplation space incorporating landscaped gardens, shady tree areas, grassed open space, a rotunda shelter area, and public toilets which are open during daylight hours.

In addition to the quiet and passive recreation area, it is a popular venue for weddings and/or photographs. The area is also used for the Anzac Dawn Service, Christmas Carols and Concerts In The Park.

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2.17 Wayville Reserve

Wayville Reserve is a medium sized, fully fenced, children's playground and BBQ area of approximately 3344 sq. metres. It is located at No 48 Le Hunte Street with access also via Young Street, Wayville.

The reserve offers a range of recreational opportunities including a playground for both younger and older children and grassed areas for unstructured ball games.

The open play area of the park may be used to exercise dogs off their leashes between 5pm and 10am.

The reserve is bisected by Glen Osmond Creek, which is fenced off for safety. A footbridge provides access from one side of the creek to the other.

Category 3—Sports Clubs/Recreation Facilities

3.1 Fern Avenue Community Garden

Fern Avenue Community Garden is situated on 2100 sq. metres of land owned by Council at 18-20 Fern Avenue. It is leased by a community group known as Alternative 3 for the purpose of growing plants, fruit and vegetables in an environmentally sustainable manner.

Alternative 3 leases the land, buildings and facilities for the benefit and enjoyment of its members. Members of the public are more than welcome to attend.

The maintenance and operation of the facilities are jointly the responsibility of Alternative 3 and the City of Unley in accordance with the terms of its lease.

3.2 Goodwood Oval

Goodwood Oval is a large sporting and recreation complex in Millswood which provides opportunities for the community to be involved in a range of organised club sports or to use the facilities for fitness purposes or less energetic recreation activities.

The oval is located on 33 600 sq. metres of land at 1 Curzon Avenue, Millswood, between Chelmsford Avenue in the north, Curzon Avenue in the west, Fairfax Avenue in the south and Argyle Street in the east.

The Goodwood Oval complex incorporates football, turf cricket and hockey clubs all of which offer clubroom facilities for the use and enjoyment of their members. Grandstand viewing areas are also available.

Tennis SA also offers clubroom facilities and tennis courts for the enjoyment of members and four of the courts are also available for hire by the public.

Lease agreements exist between the Council and the various sporting bodies that use the complex. Maintenance and operation of the facilities are in accordance with the terms and conditions of the lease.

See Appendix 1: 'Register of Community Land Ownership, Leases and Licences'

Reference 3.2.1 Goodwood Saints Football Club Incorporated

Reference 3.2.2 Richmond, Clarence Park Cricket Club Incorporated

Reference 3.2.3 Forestville Hockey Club Incorporated

Reference 3.2.4 Tennis SA Incorporated.

The oval may also be used to exercise dogs off their leashes except when organised activities are being conducted.

There are ample opportunities for the general community to use the open grassed areas, the cricket hard wicket practice facilities, the children's playground and the BBQs located at each end of the ground.

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3.3 Highgate Tennis Courts

The Highgate Tennis Courts are situated on 2380 sq. metres of council land located at 2A Yeo Avenue Highgate. There are two hard court tennis courts, which are available for public use, a small grassed open area, and a viewing shelter surrounded by tennis fence netting.

3.4 Millwood Lawn Bowls Club (Millwood Bowling Club)

Millwood Lawn Bowls Club is situated on 5000 sq. metres of land and is owned by the Council. The property is located at 3/18a Millwood Crescent, Millwood.

The bowling greens and clubroom facilities are leased by the Millwood Bowling Club from the Council for the benefit and enjoyment of the Club's members.

The maintenance and operation of the facility is in accordance with the terms and conditions of its lease.

3.5 Millwood Lawn Croquet Club

Millwood Lawn Croquet Club is situated on 3160 sq. metres of land at 18c Millwood Crescent, Millwood.

The Millswood Croquet Club leases the buildings, croquet lawns and facilities for the benefit and enjoyment of its members from the Council.

The maintenance and operation of the facility is in accordance with the terms and conditions of its lease.

3.6 Millswood Lawn Tennis Club

Millswood Lawn Tennis Club is situated on 3500 sq metres of land owned by the Council at 2/18a Millswood Crescent, Millswood

The lawn tennis courts, and clubroom facilities are leased by Millswood Lawn Tennis Club from the Council for the benefit and enjoyment of its members.

The maintenance and operation of the facility are in accordance with the terms and conditions of its lease.

3.7 Page Park

Page Park is situated at 360a Cross Road on the corner of Cross Road and East Avenue, Clarence Park and occupies 8582 sq. metres of land.

Five tennis courts (two of which are lit) and a clubroom/toilet facility, both of which are leased to the Fairmont Tennis Club and are available for community use outside of specified lease hours, occupy the area. There is also a mini sweat track and basketball backboard for one-on-one basketball games.

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The open play area of the park may be used as to exercise dogs off their leashes between 5pm and 10am.

The reserve is popular for community fetes and picnics etc. because it is fully fenced.

3.8 SA Society of Model and Experimental Engineers

The SA Society of Model and Experimental Engineers is situated on 8600 sq. metres of land owned by the Council at 18b Millswood Crescent, Millswood.

The site is disposed as a number of model railway tracks and model railway features. The SA Society of Model and Experimental Engineers welcomes the member of the public to attend and participate in what the model railway complex offers.

The society leases the buildings and facilities on the land from Council for the benefit and enjoyment of its members.

The maintenance and operation of the facility are in accordance with the terms and

conditions of its lease.

3.9 Scammel Reserve

Scammel Reserve incorporates buildings at 53a and 53b Fisher Street, two publicly available tennis courts, a junior playground, a BBQ and shelter area, and an open grassed play area.

The Girl Guides Association of SA leases the building and facilities at 53a Fisher Street on behalf of the Myrtle Bank Girl Guides for the benefit and enjoyment of its members.

The maintenance and operation of the building is in accordance with the lease agreement.

The Scout Association of Australia (SA Branch) leases the building and facilities at 53b Fisher Street on behalf of the Myrtle Bank Scouts, for the benefit and enjoyment of its members. The maintenance and operation of the building are in accordance with the lease agreement.

See Appendix 1: 'Register of Community Land Ownership, Leases and Licences'

Reference 3.9.1 Girl Guide Association of SA Incorporated

Reference 3.9.2 Scout Association of Australia (SA Branch) Incorporated

The open play area of the reserve may be used as to exercise dogs off their leashes between 5pm and 10am.

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3.10 Unley Oval

Unley Oval is a large sporting and recreation complex in Unley which provides opportunities for the community to be involved in a range of club sports or to use the facilities for fitness purpose or less energetic recreation activities.

The oval is located at 1 Trimmer Terrace, Unley between Trimmer Terrace in the west, Frederick Street in the north, Langham Terrace in the east and Edmund Avenue in the south.

The complex incorporates football, district cricket, lawn bowls and tennis clubs, all of which offer clubroom facilities for members.

Grandstands for viewing football and cricket matches are also available.

Lease agreements exist between the Council and various sporting bodies that use the complex and maintenance and operation of the facilities are in accordance with the terms and conditions of the lease.

See Appendix 1: 'Register of Community Land Ownership, Leases and Licences'

Reference 3.10.1 Sturt Bowling Club Incorporated

Reference 3.10.2 Sturt Lawn Tennis Club Incorporated

Reference 3.10.3 Sturt District Cricket Club Incorporated

Reference 3.10.4 Sturt Football Club Incorporated

There are ample opportunities for general community use of the open space areas, with a children's playground on both sides of the oval, BBQs and shelters distributed throughout the oval areas.

Public toilets, located adjacent to the intersection of Frederick Street/Langham Terrace, are accessible during daylight hours.

The oval may also be used as to exercise dogs off their leashes except when organised sporting activities are being conducted.

3.11 Unley Park Sports Complex

Unley Park Sports Complex is situated on 19 870 sq. metres of land owned by the Council at 8 Northgate Street, Unley Park.

The complex offers bowling and croquet greens, petanque rinks, lawn tennis courts and associated clubrooms.

The Unley Park Sports Club leases the greens, courts, buildings and facilities from the Council for the benefit and enjoyment of the Club's members.

The maintenance and operation of the facilities are in accordance with the terms and conditions of its lease.

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3.12 Unley Swimming Centre

The Unley Swimming Centre is a community swimming pool, which is located at 1 Nichols Street on the corner of Nichols and Ethel Street Forestville occupying 9213 sq. metres of land.

The pool was renovated in 2003-04 to bring it back to a fit for purpose condition and it provides swimming and recreational opportunities to the community (on a fee for entry basis). It is also used by local swimming clubs for training and as part of the learn-to-swim campaign.

Category 4—Other Community Land

4.1 Lot 53 Braeside Ave

Allotment 53 Braeside Avenue is approximately 2800 sq. metres. It is bisected by the Glen Osmond Creek and is situated between Braeside Avenue and Burnham Avenue, Myrtle Bank. The land forms part of, and links, the linear park of Ferguson Avenue Reserve and Palmer Avenue Reserve.

The Linear Park provides recreation opportunities for walkers, birdwatchers and passive contemplation.

**4.2 Lot 209 Charles Lane drainage reserve
(Part of 2z Simpson Parade)**

This drainage reserve is contained in CT 5874/44. It is located on the corner of Unley Road and Charles Lane and ends at the corner of Cleland Avenue and Charles Lane.

4.3 Lot 3 Culvert Street

Allotment 3 Culvert Street is a section of the Glen Osmond Creek Drainage Reserve of approximately 2000 sq. metres. It is located on the northern side of Culvert Street in the section between Porter Street and the eastern property boundary of No 31 Culvert Street.

The land is fenced and is not readily accessible to the public as it is suitable only as a drainage reserve.

4.4 Lot 143 George Street and Lot 144 Maud Street

Lot 143 George Street and Lot 144 Maud Street are two allotments totalling 496 sq. metres in area, which are located on the south-eastern corner of George Street, Unley, at its intersection with Maud Street.

The area is a small, grassed landscape area, designed to improve the streetscape environment at the intersection. It is not developed for recreational activity and is not suitable as a children's play space.

4.5 Lot 1 Jellicoe Ave (Kings Park Reserve)

Lot 1 Jellicoe Avenue is a small portion of land situated at the northern end of the avenue on the eastern side between the road edge and the Adelaide Rail Reserve fence.

The area has been planted with trees and shrubs and incorporates natural grasses, which are slashed periodically.

The area is designed as a streetscape area and is not intended to be a recreation space.

4.6 Lot 26z LeHunte Street

Allotment 26z LeHunte Street is a section of Glen Osmond Creek Drainage Reserve approximately 500 sq. metres in area. It is located in LeHunte Street, Wayville, between 24 and 26 LeHunte Street and runs to the rear fence alignment of 27b Joslin Street.

The land is not accessible for recreational purposes and is suitable only for use as a stormwater drainage easement.

4.7 7 Mary Street

No 7 Mary Street, Unley was purchased by the Council as land to be held in reserve for any future expansion of the Unley Central Car Park.

The land was not purchased for recreational purposes.

4.8 Lot 2z Maud Street (Porter Street Reserve)

Allotment 2z Maud Street is a section of Glen Osmond Creek Drainage Reserve of approximately 12 200 sq. metres. It is located at the rear of the private property allotments on the north side of Maud Street in the section between Henry Codd Reserve and Porter Street, and at the rear of the private property allotments in Leicester Street.

The land is accessible for pedestrian access along the northern bank of the creek. It is not developed for any purpose or use other than as a stormwater drainage channel.

4.9 Lot 2z Simpson Parade (Simpson Parade Reserve)

Allotment 2z Simpson Parade is represented on two separate certificates of title, namely, CT Pt 5476/146, and CT Pt. 5874/44 with a combined land area of 13 190 sq. metres. The land is situated between King William Road and Weller Street, Unley.

The land on the northern side of Simpson Parade, from the road edge to the Glen Osmond Creek has been grassed and trees planted to improve its appearance. Minor pieces of children's play equipment and park benches have also been installed to enable the area to be used as a community recreation space.

4.10 Lots 557, 102,103 Windsor Street and part 2z Windsor Street

The Windsor Street drainage reserve runs from Eton Street in the south to Fuller Street in the north. Lot 557 is contained in CT 5901/893 with a site area of approximately 0.1370 ha. Lots 102 and 103 are contained in CT 5842/350 with a site area of approximately 0.7019 ha. The land is used as a drainage reserve and a portion of the land is currently being developed into a landscaped linear park to provide recreational opportunities for walkers and passive contemplation and relaxation.

THE MANAGEMENT PLANS

The following management plans apply to all the community land—parks, streetscapes,

sports clubs and recreation facilities, and stormwater drains—owned by or in the care of the City of Unley.

Any exceptions or additions to this list which apply to specific pieces of land are clearly indicated.

Purpose of the land

(Categories 1,2 and 3 only)

The purpose of this land is to provide passive and active recreational facilities for the community and visitors to the area. In particular the land is made available to all residents and visitors to the area so that they can access a range of recreational opportunities. The land provides a good quality and accessible area of open space that is suitable for a range of active and passive social recreational activities.

(Category 4 only)

The land listed in this category is retained by the Council to assist in the disposal of stormwater or to improve streetscapes or as possible future development of a car park.

As a secondary function the land provides a passive recreational facility to the community and visitors of the area. In particular the land is generally made available to all residents and visitors to the Council (except wherever fenced for safety purposes) so that they may access an area of open space for a limited range of passive recreational activities, for example walking.

Council's performance targets in managing the land

The Council wishes to:

- provide, manage and protect the area in a sustainable manner that recognises and preserves the existing environmental character
- maintain facilities and open space including, trees and landscaped grounds in a manner that is fit for the intended purpose, and positively reflects on the Council
- provide a safe recreation experience for the community
- protect and enhance the natural resource that is the Land, including the preservation and protection of significant trees and remnant vegetation
- provide a safe, secure healthy and clean environment for the community

- maintain the creeks so that they efficiently drain the stormwater and prevent the

flooding/overflow of stormwater within the council area

- maintain the creek banks and overflow areas wherever possible in a manner that makes them useful for passive and casual recreation.

Proposals for the management of the land

The Council proposes to undertake the following activities in its management of its community land.

Please note: All proposals expressed here are subject to budgetary and staffing restrictions. The Council will attend to all requirements where possible, but does not guarantee that all requirements will be able to be met.

During the life of the Management Plans the Council may from time to time (where considered desirable) establish advisory committees to provide input/advice in relation to the management of particular specified areas of community land.

Creek Maintenance

- Regular inspection of creek beds to ensure they are free of blockages.
- The grassed creek bank areas will be mown at a frequency determined by the seasonal growth rate, the prevailing weather conditions and the overall appearance of the area.

Horticultural Requirements

- The grassed areas will be mown at a frequency to be determined periodically by the Council on the basis of the seasonal growth rate of the grass, the prevailing weather conditions, the demands of the activities authorised by the Council that take place on the land, and the overall appearance of the land. The grassed areas will be edged around fences, posts, paths and trees, as required.
- Irrigation of grass areas and garden beds will be carried out when seasonally appropriate. Any water restrictions implemented or recommended by the government at any time during the life of this Management Plan will be taken into consideration. Irrigation systems will be maintained and inspected to ensure efficient and effective water use, and safety to the users of the land.
- If necessary, pesticide application will be carried out where applicable along fences, drains, and paths.

- Garden beds will be maintained to a reasonable level.
- Coring, top dressing and fertilising of grassed areas and garden beds will be carried out as and when required to facilitate healthy plant growth.
- Trees and shrubs will be inspected regularly and pruning will be carried out on an as needed basis when seasonally appropriate.
- Every effort will be made to ensure the preservation and protection of all significant trees and any identified remnant trees.
- Mulched areas around trees designed to enhance and maintain the condition of the trees will be checked and where required will be topped up with approved mulching material.
- **(Category 1 only)**
Every effort will be made to ensure the retention and survival of remnant *Eucalyptus Microcarpa* in Heywood Park and planting will be carried out to ensure their renewal.

Recreational Equipment

- Play equipment and park furniture will be inspected using an audit checklist and the results of the inspection recorded. Any maintenance that is identified will be undertaken as required.
- Soft fall material around play equipment will be raked and topped up as required.
- **Categories 1,2 and 3 only)**
BBQs will be inspected regularly and will be thoroughly cleaned including, but not limited to, any fat being removed as required.

Refuse Collection

- Rubbish and other harmful materials will be removed as necessary to meet public health and safety standards and to provide a clean environment.
- Litter bins will be maintained on a fit for service basis and emptied regularly.

Public Toilets

(Categories 1, 2 and 3 only)

Public toilets will be cleaned and serviced regularly to ensure that they are presented in a safe condition for public use. The toilets will be available for use only during daylight hours.

Buildings and Structures

- **(Categories 1,2 and 3 only)**
Building structures will be maintained by the Council on an as required basis. If the Council at any time enters into a lease or licence that grants a third party rights in relation to any building or structure located on the land the building or structure will be maintained in accordance with the terms and conditions of the lease or licence. Any repairs to any essential part of any building or structure will be carried out as soon as practical. Any other non-essential maintenance or improvements will be carried out in accordance with Council's budgetary allocations.
- Graffiti will, wherever possible, be removed as soon as practical after being reported or observed.
- Lighting on the land will be checked regularly and lighting faults will be promptly reported and fixed. If the lights are situated in any of the sporting complexes the responsibility for their maintenance (Council or Club) will be described in the lease arrangements.
- A register of plaques will be kept to ensure that any missing plaques are replaced and that the plaques are maintained and repaired when necessary.
- Carparks will be checked regularly and maintenance undertaken to ensure that they are safe and tidy.
- **(Category 3 only)**
The grandstands located at the various sports parks are to be regularly maintained in a clean, safe and fit for purpose condition. Where grandstands are used for organised activities, the cleaning responsibility rests with the relevant club in accordance with their lease agreement. On all other occasions the grandstands will be regularly monitored by council staff and cleaned as and when required.

Issues of Cultural Significance

- **(Category 1 only)**
There is a shelter tree located at Heywood Park which has been identified as a possible Aboriginal significant site by the Council. The tree is of cultural significance to the Kurna Community and will be managed and protected in a way that recognises its historical significance under the Aboriginal Heritage Act.

Risk Management

The Council will use its best endeavours to manage risk in order to achieve improved outcomes for the use of the land. To achieve this the Council will identify and analyse a wide range of issues in relation to the land. The Council will then use this risk analysis to make informed decisions about how best to manage the land.

Pursuant to Section 244 of the *Local Government Act 1999* the Council is liable as an occupier of community land only for injury, damage or loss that is a direct result of a wrongful act on the part of the Council.

Community Hire/Use

Categories 1,2 and 3 only)

Some of the ovals, reserves and facilities are available for short-term hire, and/or may be available for community events.

Because the terms and conditions of use vary from location to location people wishing to take advantage of this opportunity should contact the City of Unley Council office on Telephone 8372 5111.

Lease/Licence Details

For land listed under categories 1, 2 and 3 see Appendix 1: 'Register of Community Land Ownership, Leases and Licences'.

Category 4 land is currently not subject to any lease or licence except for 7 Mary Street, Unley.

Other Related Council Policies

The following are some of the Council's policies that relate to and may impact upon the management of the community land.

Title
1.4.08 Community Consultation
1.7.06 Community Leasing Policy
4.3.02 Tree Management
4.4.01 Graffiti
4.4.02 Open Space
4.4.05 Environmental Policy
6.5.01 Recreation
6.5.02 Picnics and Functions on Reserves
6.5.03 Play and Park Equipment
6.8.03 Cultural Heritage and Artefacts

These policy documents can be viewed at the Council office or on the City of Unley website: <www.unley.sa.gov.au> Policies will be reviewed and amended as required when circumstances warrant changes to policies. An updated version will be available on the website.

The Council has By-Laws implemented under Chapter 11, Part 4 and Chapter 12, Part 1 of the Local Government Act. The Council's By-Laws may regulate the use of the Land and the activities that may be carried out on the Land. The By-Laws are available for inspection at the Council offices during office hours. An up-dated version of the By-Laws is also accessible via the website as above.

The Council has a number of strategies and action plans (for example, the 'City of Unley Open Space Strategy Plan' and the 'Unley Environment Action Plan'). These plans may affect the way Council will manage the community land to ensure that there is a consistent and economical approach to management of all council land. Such plans will not override or replace the Council's obligation pursuant to Section 196 of the Act, but will enhance and supplement the Council's obligations.

Role of Other State and Local Government Policies and Plans Concerning the Conservation and Development of Community Land

These Community Land Management Plans must be consistent with, and take into consideration, any other relevant State or City of Unley plans and policies.

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Performance Measures

The Council regularly undertakes community feedback studies and surveys and will in future seek responses about the community's views of, and experiences in using, community land. In addition the Council invites people to comment to it via its website, by post or facsimile, in person at the Council offices, or by telephone.

The Council will record all complaints and compliments and attend to any that require action in accordance with Council's policy.

The Council has adopted a performance management system to record successful achievement of employees. Regular assessment and reporting of compliance with the Council's asset maintenance program is integral to this process.

The Council will place great importance on the feedback received from the community on its management of the community land. This includes feedback concerning its management of sporting services, horticultural issues, waste removal and conservation of the natural resources. Where appropriate Council will put in place strategies to rectify any problems identified by the community to ensure that the community land is maintained to a high standard.

ADOPTED BY THE CITY OF UNLEY

ON THE 27TH DAY OF SEPTEMBER 2004

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Appendix 2: Map showing location of Community Land in Unley

INTRODUCTION

Purpose of this report

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

What is community land?

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

Until December 2002 the Council had the chance to exclude land from being classified as community land⁴. From 2003 all land that the Council did not choose to exclude from this classification is now termed community land⁵. If the Council wishes to remove the community classification from any land it is required to gain the consent of the Minister (in addition to other actions).

What are Community Land Management Plans and why are they needed?

The Council has a responsibility to this and future generations to care for and preserve all the land within its jurisdiction⁶. Community land, which is provided to the local community for their enjoyment or which is leased or under licence to community organisations, is clearly a vital part of this responsibility.

Community Land Management Plans describe the location and purpose of all the City’s community land—parks, streetscapes, clubs and recreation facilities, and stormwater disposal areas—and how the Council intends to manage them. If the Council does not own the community land—IF for example it is held by the Crown, it has been bequeathed to the Council, or is held in trust by the Council—it must ensure the plans describe who owns the land, what ownership provisions apply to it, and what if any provisions the owner requires.

How are the Community Land Management Plans organised?

The Act does not require separate management plans for each piece of community land.

⁴ Under Section 193 (1) of *The Local Government Act 1999* land was able to be excluded from being designated as community land before December 2002 provided that the land was not affected by the provisions of a reservation, dedication, trust or other instrument that would prevent or restrict its alienation, and that the Council followed the steps set out in its public consultation policy to register any exclusions.

⁵ In accordance with Section 207 of *The Local Government Act 1999* the Council adopted its Community Land Register in August 2001 (see Appendix 1).

⁶ Chapter 11 of *The Local Government Act 1999* describes the obligations and responsibilities that are imposed upon councils as the custodians of land for the benefit of current and future generations.

Council has therefore grouped the land under four 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 four categories are:

Category 1—Major Parks

The parks in this category are considered to provide a range of active and passive recreational opportunities, are significant in size, and are well patronised by both the community of Unley and users living outside Unley.

Category 2—Minor Parks and Streetscape Areas

The parks in this category are small community parks and playgrounds that provide limited opportunities for recreational activities but are a vital local community open space.

Category 3—Sports Clubs/Recreation Facilities

There are two types of community land in this category. The first type is land that is owned by the Council and is operated under a lease or licence by a community club or group for the exclusive use of its members. The second type of land is also leased or licensed to a community club or group for its members but is available for use for a portion of the time to the general community.

Category 4—Other Community Land

This land is not included elsewhere and for the most part is comprised of drainage reserves where the drain banks are accessible for public access, and in some cases where the drains/creek banks have been developed to provide recreational opportunities. One portion of this land has been bought by Council for future use as community car park in conjunction with Unley Road commercial development.

(See Appendix 1 ‘Register of community land ownership, leases and licences’.)

THE COUNCIL'S COMMUNITY LAND

Category 1—Major Parks

1.1 Forestville Reserve

Forestville Reserve is a large recreation area of 11 592 sq. metres located in the Forestville area. It is bounded by the Adelaide railway line to the east, the tramline to the south, the Unley Swimming Centre to the north, and Ethel Street to the west.

The reserve is bisected by Brownhill Creek, which has provided opportunities for area landscaping and water play, while also fulfilling its primary role as a major stormwater drainage facility.

The reserve offers a range of recreational facilities including a children's playground, a skating area, open space for casual ball games, a sheltered BBQ, and a basketball hoop/shooting area. The open play areas of the park, south of the corner car park, can be used to exercise dogs off their leashes from 5 pm to 10 am. There are also unisex public toilets which are open during daylight hours.

Plantings in the reserve have been designed to best reflect the plants of the original Black Forest.

1.2 Fullarton Park Centre

Fullarton Park Centre is a major community recreation and activity centre which provides a broad range of passive recreational, community art and personal development opportunities.

The centre covers 21 280 sq. metres and is situated at 411 Fullarton Road. It is bounded by Fullarton Road to the east, Fisher Street to the north, and private property to the south and west.

The car park can be entered from both Fullarton Road and Fisher Street. The site comprises landscaped gardens, a bocce rink, a fully fenced children's playground and an area set aside for outdoor weddings and photographs. There are areas suitable for family picnics, BBQs, unstructured ball games and walks to admire the trees and gardens. Public toilets are also open on the site during daylight hours.

The open play area of the park fronting Fisher Street may be used to exercise dogs off their leashes between 5pm and 10am.

1.3 Goodwood Orphanage (Orphanage Park)

Orphanage Park is the area of land previously forming part of the Goodwood Orphanage. It was annexed by Council and retained for community recreation when the land was acquired in 1999-2000.

The park is a medium sized active and passive recreational facility of approximately 8000 sq. metres. It is located at 181a Goodwood Road, and is bounded by Goodwood Road to the west, Mitchell Street to the north, Percy Street to the east and the rear property boundary fence of Jarvis Street to the south. The car park is accessible via Mitchell Street.

The park offers a range of recreational opportunities including junior soccer, a public tennis court, a BBQ area, and wide open spaces for unstructured ball games. There are also public toilets which are open during daylight hours.

The park can also be used to exercise dogs off their leashes at any times, except when organised sporting activities are being conducted.

The park is bisected by Brownhill Creek, which may in future provide additional recreational or environmental opportunities.

1.5 Heywood Park

Heywood Park is a large neighbourhood community park comprising approximately 31 000 sq. metres. It is located on the corner of Northgate Street and Grove Street, Unley Park. The address is 43-59 Northgate Street, Unley Park.

Heywood Park is used primarily for passive recreation and provides opportunities for families to enjoy picnics, family gatherings, walking, children's play, non-competitive ball games and other passive recreation.

The open play areas of the park (western sector) may be used to exercise dogs off their leashes from 5pm to 10am.

The park also has public toilets which are accessible during daylight hours.

1.5 Ridge Park

Ridge Park is a major regional recreation facility comprised of 50 820 sq. metres situated in the Myrtle Bank area. Its boundaries are Glen Osmond Road to the east, Barr Smith Avenue to the north and private property on the western and southern boundaries. The park can also be entered from Ridge Avenue and Spence Avenue on the southern boundary.

The park incorporates a range of recreational facilities for casual community use, including a football/cricket oval available to the public, tennis courts, a skate ramp/bowl, children's playgrounds, shelter sheds and BBQ areas. Public toilet facilities are open during daylight hours.

The Scout Hall located at 1a Barr Smith Avenue is situated on 651 square metres of land adjacent to Ridge Park. The Scout Association of Australia (SA Branch) leases the building and facilities on the site. The maintenance and operation of the building is in accordance with the lease agreement.

(See Appendix 1, Register of Community Land Ownership, Leases and Licences Reference 1.5 Scout Association Of Australia [SA Branch] Incorporated.)

The oval area in the park may be used to exercise dogs off their leashes at any time except when organised sporting activities are being conducted.

The reserve is also bisected by the Glen Osmond Creek, which is tree lined, and provides walking, bird watching, water play opportunities and biodiversity study opportunities.

1.6 Soutar Park

Soutar Park is situated on the corner of Albert Street and Hardy Street Goodwood on No 2a and 2b Hardy Street, and allotment 92, allotment 201 and Section 528 Albert Street, with a total land area of approximately 12 466 sq metres.

The reserve offers a fully enclosed children's playground, a sheltered BBQ area, grassed open space for unstructured ball games, and a one-on-one basketball backboard. Public toilets are accessible during daylight hours.

The open play area of the park and south of the east/west path may be used to exercise dogs off their leashes from 5pm to 10am daily.

Section 528 is contained in Crown Record Volume 5754 Folio 551, and is owned by the Crown ('the Owner'). The Land has been dedicated to the care, control and management of the City of Unley. The Land has been dedicated for 'recreation purposes' pursuant to the *Crown Lands Act 1929*. The dedication was gazetted on 24 August 1939.

A portion of Soutar Park may be subject to Native Title claim under the *Native Title Act 1993*. This portion is Section 528 Hundred of Adelaide in the Area named Goodwood and is contained in Certificate of Title Register Book CR Volume 5754 Folio 551.

The Native Title claim was lodged by the Kaurna People in Federal Court Application No. S6001/2000 — notification day being 19 September 2001. The City of Unley is committed to its Statement of Commitment to Indigenous People.

Category 2—Minor Parks and Streetscape Areas

2.1 *Albert Street Corner*

Albert Street Corner is a small triangle of land (380 sq. metres) situated on the corner of Albert Street and Railway Terrace South, Goodwood.

The area has been developed as a grassed streetscape/rest area with a park bench for rest and passive recreation and is not suitable as a children's play space.

2.2 *Dora Gild Play Park*

Dora Gild Play Park is a children's play facility situated on 2230 sq. metres of council land at allotment No 154 Churchill Avenue, Clarence Park. The playground is provided as a small community park suitable for local families with small children.

The park is fully fenced and incorporates a playground, grassed open space and public toilets which are open during daylight hours.

2.3 *Everard Park Reserve*

Everard Park Reserve is a children's play facility situated on 2040 sq. metres of council land at allotment 108 Africaine Avenue, Everard Park. The playground is provided as a small community park suitable for local families with small children.

The playground is fully fenced and the reserve also incorporates a grassed open space, a BBQ and public toilets which are open during daylight hours.

2.4 *Ferguson Avenue Reserve*

Ferguson Avenue Reserve is situated on the southern side of Glenside Avenue, Myrtle Bank between the roadside and the banks of Glen Osmond Creek and between Ferguson Avenue and Braeside Avenue.

A walking trail also extends from Braeside Avenue to Burnham Avenue into Palmer Avenue along the creek bank.

The area is grassed, has shady trees and is an ideal space to sit on the park benches provided to contemplate the environment and to listen to the birds or admire the native flora.

2.5 *Fern Avenue Reserve*

Fern Avenue Reserve is a small (2100 sq metres) reserve/playground situated at 12 Fern Avenue, Fullarton, which provides recreation space to the local community with young families.

The playground offers a play action station and equipment suitable for under 12 year olds with grassed open space for running around, in a fully fenced environment.

2.6 Fraser Reserve

Fraser Reserve is a medium sized park/playground (4700sq. metres) located at allotment 57 Riverdale Road Myrtle Bank. It is provided as an open space park for the local community and particularly families with young children.

The reserve offers a playground and play equipment suitable for young children with a reasonable area of grassed open space for running around and unstructured ball games in a fully fenced secure environment.

The open play area of the reserve may also be used as to exercise dogs off their leashes between 5pm and 10am.

2.7 Hackett Reserve

Hackett Reserve is a small portion of land (1274 sq metres) located at 55 Kenilworth Road, Parkside. It is designed as an open space streetscape area providing an opportunity for members of the community to rest on the park bench provided. The area is not suitable as a children's play area.

2.8 Henry Codd Reserve

Henry Codd Reserve is a medium sized reserve (3447 sq. metres). It is located at 2 Maud Street, Unley and is also accessible via Windsor Street and Fuller Street, Unley. The reserve is unique in that it has been expanded in size through the undergrounding of the Glen Osmond Creek in culverts and then grassing and landscaping on top of the culverts.

The reserve is also linked to the Windsor Street Linear Park, which is presently under construction.

The reserve is fenced, and incorporates play equipment suitable for under twelve year olds, and open grassed areas for unstructured ball games. A BBQ with sheltered area is also available.

2.9 Howard Florey Reserve

Howard Florey Reserve is a community park and playground comprising approximately 8700 sq. metres. It is located on the corner of Fullarton Road and Campbell Road, Parkside. The address is 269 Fullarton Road, Parkside.

The Broughton Arts Society occupies part of the land. A portion of the land is comprised of an open grassed area lined with large trees providing opportunities for casual and passive recreational activity. The remaining portion of the land comprises a playground with a sand pit, basketball backboard and mini court, and a bocce bowls rink. Some of the area is shaded by a pergola.

The open play area of the reserve may be used to exercise dogs off their leashes between 5pm and 10am.

The land is owned by the Crown ('the Owner') and has been dedicated to the care, control and management of the City of Unley.

The Land has been dedicated for 'corporation' purposes pursuant to the *Crown Lands Act 1929*. The dedication was gazetted on 7 October 1971.

The Land may be subject of a Native Title claim under the *Native Title Act 1993*.

The Native Title claim was lodged by the Kurna Peoples in Federal Court Application No. S6001/2000 — notification day being 19 September 2001. The City of Unley is committed to its Statement of Commitment to Indigenous People.

2.10 Leicester Street Playground

Leicester Street Playground is located at 151-153 Leicester Street, Parkside. It is 2942 sq. metres in size, and provides recreation space to the local community with young families.

The playground offers play equipment suitable for younger children and a grassed open space for unstructured ball games.

2.11 McLeay Park

McLeay Park is a small playground located at 13 George Street, Parkside with an area of 496 sq. metres. The park provides recreation space to the local community with young families.

The playground offers play equipment suitable for younger children and a limited amount of open space to enable children to run around in a fully fenced environment.

The open play area of the park may be used as to exercise dogs off their leashes between 5pm and 10am.

2.12 Morrie Harrell Playground

Morrie Harrell Playground is located at allotment 114, Ramage Street, Unley. It is a small play park of approximately 2234 sq. metres, which provides play space for the local community with young children.

The play equipment is suitable for children under 12 years with a grassed open space available for running around and unstructured ball games.

2.13 North Unley Play Park

North Unley Play Park is a medium sized (4552 sq. metres) community play space located at No 237 Young Street, Unley.

The play park is fenced other than at the Young Street entrance and the play equipment is suitable for younger children.

A BBQ, a basketball backboard/shooting area, an open grassed area for unstructured ball games and public toilets, which are accessible during daylight hours, are provided for community use.

The open play area of the park may be used as to exercise dogs off their leashes between 5pm and 10am.

The park is bisected by the Parklands Creek which channels stormwater from the Adelaide City Parklands. The area is fenced for public safety and can be crossed via a footbridge.

2.14 Palmer Avenue Reserve

Allotment 36 Palmer Avenue, Myrtle Bank is located on the northern side of Palmer Avenue from the road side to the Glen Osmond Creek, Myrtle Bank linking Ferguson Road and Burnham Avenue with Scammel Reserve via a walking trail along the creek.

Part of the walking trail includes a boardwalk on the creek bank and indigenous planting has been positioned to enhance the sights and the fragrances along the way.

2.15 Princess Margaret Playground

Princess Margaret Playground is situated on 721 sq. metres of council land at No 7a Byron Road, Black Forest.

The playground is fully fenced and offers a junior play facility and small grassed play space designed mostly for the under twelves.

Public toilets, which are accessible during daylight hours, are also provided for community use.

The playground is provided as a small community park suitable for local families with small children.

2.16 Soldiers Memorial Gardens

Soldiers Memorial Gardens, as the name implies, is an area of land (8189 sq metres) set aside by the Council as a community memorial area in recognition of the service given by the men and women of the City of Unley who served in the two World Wars, and in other armed conflicts on behalf of the nation.

The area is designed as a passive recreation and contemplation space incorporating landscaped gardens, shady tree areas, grassed open space, a rotunda shelter area, and public toilets which are open during daylight hours.

In addition to the quiet and passive recreation area, it is a popular venue for weddings and/or photographs. The area is also used for the Anzac Dawn Service, Christmas Carols and Concerts In The Park.

2.17 Wayville Reserve

Wayville Reserve is a medium sized, fully fenced, children's playground and BBQ area of approximately 3344 sq. metres. It is located at No 48 Le Hunte Street with access also via Young Street, Wayville.

The reserve offers a range of recreational opportunities including a playground for both younger and older children and grassed areas for unstructured ball games.

The open play area of the park may be used to exercise dogs off their leashes between 5pm and 10am.

The reserve is bisected by Glen Osmond Creek, which is fenced off for safety. A footbridge provides access from one side of the creek to the other.

Category 3—Sports Clubs/Recreation Facilities

3.1 Fern Avenue Community Garden

Fern Avenue Community Garden is situated on 2100 sq. metres of land owned by Council at 18-20 Fern Avenue. It is leased by a community group known as Alternative 3 for the purpose of growing plants, fruit and vegetables in an environmentally sustainable manner.

Alternative 3 leases the land, buildings and facilities for the benefit and enjoyment of its members. Members of the public are more than welcome to attend.

The maintenance and operation of the facilities are jointly the responsibility of Alternative 3 and the City of Unley in accordance with the terms of its lease.

3.2 Goodwood Oval

Goodwood Oval is a large sporting and recreation complex in Millswood which provides opportunities for the community to be involved in a range of organised club sports or to use the facilities for fitness purposes or less energetic recreation activities.

The oval is located on 33 600 sq. metres of land at 1 Curzon Avenue, Millswood, between Chelmsford Avenue in the north, Curzon Avenue in the west, Fairfax Avenue in the south and Argyle Street in the east.

The Goodwood Oval complex incorporates football, turf cricket and hockey clubs all of which offer clubroom facilities for the use and enjoyment of their members. Grandstand viewing areas are also available.

Tennis SA also offers clubroom facilities and tennis courts for the enjoyment of members and four of the courts are also available for hire by the public.

Lease agreements exist between the Council and the various sporting bodies that use the complex. Maintenance and operation of the facilities are in accordance with the terms and conditions of the lease.

See Appendix 1: 'Register of Community Land Ownership, Leases and Licences'

Reference 3.2.1 Goodwood Saints Football Club Incorporated

Reference 3.2.2 Richmond, Clarence Park Cricket Club Incorporated

Reference 3.2.3 Forestville Hockey Club Incorporated

Reference 3.2.4 Tennis SA Incorporated.

The oval may also be used to exercise dogs off their leashes except when organised activities are being conducted. There are ample opportunities for the general community to use the open grassed areas, the cricket hard wicket practice facilities, the children's playground and the BBQs located at each end of the ground.

3.3 Highgate Tennis Courts

The Highgate Tennis Courts are situated on 2380 sq. metres of council land located at 2A Yeo Avenue Highgate. There are two hard court tennis courts, which are available for public use, a small grassed open area, and a viewing shelter surrounded by tennis fence netting.

3.4 Millswood Lawn Bowls Club (Millswood Bowling Club)

Millswood Lawn Bowls Club is situated on 5000 sq. metres of land and is owned by the Council. The property is located at 3/18a Millswood Crescent, Millswood.

The bowling greens and clubroom facilities are leased by the Millswood Bowling Club from the Council for the benefit and enjoyment of the Club's members.

The maintenance and operation of the facility is in accordance with the terms and conditions of its lease.

3.5 Millswood Lawn Croquet Club

Millswood Lawn Croquet Club is situated on 3160 sq. metres of land at 18c Millswood Crescent, Millswood.

The Millswood Croquet Club leases the buildings, croquet lawns and facilities for the benefit and enjoyment of its members from the Council.

The maintenance and operation of the facility is in accordance with the terms and conditions of its lease.

3.6 Millswood Lawn Tennis Club

Millswood Lawn Tennis Club is situated on 3500 sq metres of land owned by the Council at 2/18a Millswood Crescent, Millswood

The lawn tennis courts, and clubroom facilities are leased by Millswood Lawn Tennis Club from the Council for the benefit and enjoyment of its members.

The maintenance and operation of the facility are in accordance with the terms and conditions of its lease.

3.7 Page Park

Page Park is situated at 360a Cross Road on the corner of Cross Road and East Avenue, Clarence Park and occupies 8582 sq. metres of land.

Five tennis courts (two of which are lit) and a clubroom/toilet facility, both of which are leased to the Fairmont Tennis Club and are available for community use outside of specified lease hours, occupy the area. There is also a mini sweat track and basketball backboard for one-on-one basketball games.

The open play area of the park may be used as to exercise dogs off their leashes between 5pm and 10am.

The reserve is popular for community fetes and picnics etc. because it is fully fenced.

3.8 SA Society of Model and Experimental Engineers

The SA Society of Model and Experimental Engineers is situated on 8600 sq. metres of land owned by the Council at 18b Millswood Crescent, Millswood.

The site is disposed as a number of model railway tracks and model railway features. The SA Society of Model and Experimental Engineers welcomes the member of the public to attend and participate in what the model railway complex offers.

The society leases the buildings and facilities on the land from Council for the benefit and enjoyment of its members.

The maintenance and operation of the facility are in accordance with the terms and conditions of its lease.

3.9 Scammel Reserve

Scammel Reserve incorporates buildings at 53a and 53b Fisher Street, two publicly available tennis courts, a junior playground, a BBQ and shelter area, and an open grassed play area.

The Girl Guides Association of SA leases the building and facilities at 53a Fisher Street on behalf of the Myrtle Bank Girl Guides for the benefit and enjoyment of its members.

The maintenance and operation of the building is in accordance with the lease agreement.

The Scout Association of Australia (SA Branch) leases the building and facilities at 53b Fisher Street on behalf of the Myrtle Bank Scouts, for the benefit and enjoyment of its members. The maintenance and operation of the building are in accordance with the lease agreement.

See Appendix 1: 'Register of Community Land Ownership, Leases and Licences'

Reference 3.9.1 Girl Guide Association of SA Incorporated

Reference 3.9.2 Scout Association of Australia (SA Branch) Incorporated

The open play area of the reserve may be used as to exercise dogs off their leashes between 5pm and 10am.

3.10 Unley Oval

Unley Oval is a large sporting and recreation complex in Unley which provides opportunities for the community to be involved in a range of club sports or to use the facilities for fitness purpose or less energetic recreation activities.

The oval is located at 1 Trimmer Terrace, Unley between Trimmer Terrace in the west, Frederick Street in the north, Langham Terrace in the east and Edmund Avenue in the south.

The complex incorporates football, district cricket, lawn bowls and tennis clubs, all of which offer clubroom facilities for members.

Grandstands for viewing football and cricket matches are also available.

Lease agreements exist between the Council and various sporting bodies that use the complex and maintenance and operation of the facilities are in accordance with the terms and conditions of the lease.

See Appendix 1: 'Register of Community Land Ownership, Leases and Licences'

Reference 3.10.1 Sturt Bowling Club Incorporated

Reference 3.10.2 Sturt Lawn Tennis Club Incorporated

Reference 3.10.3 Sturt District Cricket Club Incorporated

Reference 3.10.4 Sturt Football Club Incorporated

There are ample opportunities for general community use of the open space areas, with a children's playground on both sides of the oval, BBQs and shelters distributed throughout the oval areas.

Public toilets, located adjacent to the intersection of Frederick Street/Langham Terrace, are accessible during daylight hours.

The oval may also be used as to exercise dogs off their leashes except when organised sporting activities are being conducted.

3.11 Unley Park Sports Complex

Unley Park Sports Complex is situated on 19 870 sq. metres of land owned by the Council at 8 Northgate Street, Unley Park.

The complex offers bowling and croquet greens, petanque rinks, lawn tennis courts and associated clubrooms.

The Unley Park Sports Club leases the greens, courts, buildings and facilities from the Council for the benefit and enjoyment of the Club's members.

The maintenance and operation of the facilities are in accordance with the terms and conditions of its lease.

3.12 Unley Swimming Centre

The Unley Swimming Centre is a community swimming pool, which is located at 1 Nichols Street on the corner of Nichols and Ethel Street Forestville occupying 9213 sq. metres of land.

The pool was renovated in 2003-04 to bring it back to a fit for purpose condition and it provides swimming and recreational opportunities to the community (on a fee for entry basis). It is also used by local swimming clubs for training and as part of the learn-to-swim campaign.

Category 4—Other Community Land

4.1 Lot 53 Braeside Ave

Allotment 53 Braeside Avenue is approximately 2800 sq. metres. It is bisected by the Glen Osmond Creek and is situated between Braeside Avenue and Burnham Avenue, Myrtle Bank. The land forms part of, and links, the linear park of Ferguson Avenue Reserve and Palmer Avenue Reserve.

The Linear Park provides recreation opportunities for walkers, birdwatchers and passive contemplation.

4.2 Lot 209 Charles Lane drainage reserve (Part of 2z Simpson Parade)

This drainage reserve is contained in CT 5874/44. It is located on the corner of Unley Road and Charles Lane and ends at the corner of Cleland Avenue and Charles Lane.

4.3 Lot 3 Culvert Street

Allotment 3 Culvert Street is a section of the Glen Osmond Creek Drainage Reserve of approximately 2000 sq. metres. It is located on the northern side of Culvert Street in the section between Porter Street and the eastern property boundary of No 31 Culvert Street.

The land is fenced and is not readily accessible to the public as it is suitable only as a drainage reserve.

4.4 Lot 143 George Street and Lot 144 Maud Street

Lot 143 George Street and Lot 144 Maud Street are two allotments totalling 496 sq. metres in area, which are located on the south-eastern corner of George Street, Unley, at its intersection with Maud Street.

The area is a small, grassed landscape area, designed to improve the streetscape environment at the intersection. It is not developed for recreational activity and is not suitable as a children's play space.

4.5 Lot 1 Jellicoe Ave (Kings Park Reserve)

Lot 1 Jellicoe Avenue is a small portion of land situated at the northern end of the avenue on the eastern side between the road edge and the Adelaide Rail Reserve fence.

The area has been planted with trees and shrubs and incorporates natural grasses, which are slashed periodically.

The area is designed as a streetscape area and is not intended to be a recreation space.

4.6 Lot 26z LeHunte Street

Allotment 26z LeHunte Street is a section of Glen Osmond Creek Drainage Reserve approximately 500 sq. metres in area. It is located in LeHunte Street, Wayville, between 24 and 26 LeHunte Street and runs to the rear fence alignment of 27b Joslin Street.

The land is not accessible for recreational purposes and is suitable only for use as a stormwater drainage easement.

4.7 7 Mary Street

No 7 Mary Street, Unley was purchased by the Council as land to be held in reserve for any future expansion of the Unley Central Car Park.. The land was not purchased for recreational purposes.

Note: On 17 February 2006, the Minister for Local Government gave approval to revoke subject property from community land classification. Pursuant to Section 194(3)(b) of the Local Government Act 1999, on 27 February 2006 Council passed a resolution to revoke subject property from community land classification. Property sold 12 July 2006.

4.8 Lot 2z Maud Street (Porter Street Reserve)

Allotment 2z Maud Street is a section of Glen Osmond Creek Drainage Reserve of approximately 12 200 sq. metres. It is located at the rear of the private property allotments on the north side of Maud Street in the section between Henry Codd Reserve and Porter Street, and at the rear of the private property allotments in Leicester Street.

The land is accessible for pedestrian access along the northern bank of the creek. It is not developed for any purpose or use other than as a stormwater drainage channel.

4.9 Lot 2z Simpson Parade (Simpson Parade Reserve)

Allotment 2z Simpson Parade is represented on two separate certificates of title, namely, CT Pt 5476/146, and CT Pt. 5874/44 with a combined land area of 13 190 sq. metres. The land is situated between King William Road and Weller Street, Unley.

The land on the northern side of Simpson Parade, from the road edge to the Glen Osmond Creek has been grassed and trees planted to improve its appearance. Minor pieces of children's play equipment and park benches have also been installed to enable the area to be used as a community recreation space.

4.10 Lots 557, 102,103 Windsor Street and part 2z Windsor Street

The Windsor Street drainage reserve runs from Eton Street in the south to Fuller Street in the north. Lot 557 is contained in CT 5901/893 with a site area of approximately 0.1370 ha. Lots 102 and 103 are contained in CT 5842/350 with a site area of approximately 0.7019 ha. The land is used as a drainage reserve and a portion of the land is currently being developed into a landscaped linear park to provide recreational opportunities for walkers and passive contemplation and relaxation.

THE MANAGEMENT PLANS

The following management plans apply to all the community land—parks, streetscapes, sports clubs and recreation facilities, and stormwater drains—owned by or in the care of the City of Unley.

Any exceptions or additions to this list which apply to specific pieces of land are clearly indicated.

Purpose of the land

(Categories 1,2 and 3 only)

The purpose of this land is to provide passive and active recreational facilities for the community and visitors to the area. In particular the land is made available to all residents and visitors to the area so that they can access a range of recreational opportunities. The land provides a good quality and accessible area of open space that is suitable for a range of active and passive social recreational activities.

(Category 4 only)

The land listed in this category is retained by the Council to assist in the disposal of stormwater or to improve streetscapes or as possible future development of a car park.

As a secondary function the land provides a passive recreational facility to the community and visitors of the area. In particular the land is generally made available to all residents and visitors to the Council (except wherever fenced for safety purposes) so that they may access an area of open space for a limited range of passive recreational activities, for example walking.

Council's performance targets in managing land categories 1,2 and 3

The Council wishes to:

- provide, manage and protect the area in a sustainable manner that recognises and preserves the existing environmental character
- maintain facilities and open space including, trees and landscaped grounds in a manner that is fit for the intended purpose, and positively reflects on the Council
- provide a safe recreation experience for the community

Council's performance targets in managing all of its land categories

The Council wishes to

- protect and enhance the natural resource that is the Land, including the preservation and protection of significant trees and remnant vegetation

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- provide a safe, secure healthy and clean environment for the community
- maintain the creeks so that they efficiently drain the stormwater and prevent the flooding/overflow of stormwater within the council area
- maintain the creek banks and overflow areas wherever possible in a manner that makes them useful for passive and casual recreation.

Proposals for the management of the land

The Council proposes to undertake the following activities in its management of its community land.

Please note: All proposals expressed here are subject to budgetary and staffing restrictions. The Council will attend to all requirements where possible, but does not guarantee that all requirements will be able to be met.

During the life of the Management Plans the Council may from time to time (where considered desirable) establish advisory committees to provide input/advice in relation to the management of particular specified areas of community land.

Creek Maintenance

- Regular inspection of creek beds to ensure they are free of blockages.
- The grassed creek bank areas will be mown at a frequency determined by the seasonal growth rate, the prevailing weather conditions and the overall appearance of the area.

Horticultural Requirements

- The grassed areas will be mown at a frequency to be determined periodically by the Council on the basis of the seasonal growth rate of the grass, the prevailing weather conditions, the demands of the activities authorised by the Council that take place on the land, and the overall appearance of the land. The grassed areas will be edged around fences, posts, paths and trees, as required.
- Irrigation of grass areas and garden beds will be carried out when seasonally appropriate. Any water restrictions implemented or recommended by the government at any time during the life of this Management Plan will be taken into consideration. Irrigation systems will be maintained and inspected to ensure efficient and effective water use, and safety to the users of the land.

- If necessary, pesticide application will be carried out where applicable along fences, drains, and paths.

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- Garden beds will be maintained to a reasonable level.
- Coring, top dressing and fertilising of grassed areas and garden beds will be carried out as and when required to facilitate healthy plant growth.
- Trees and shrubs will be inspected regularly and pruning will be carried out on an as needed basis when seasonally appropriate.
- Every effort will be made to ensure the preservation and protection of all significant trees and any identified remnant trees.
- Mulched areas around trees designed to enhance and maintain the condition of the trees will be checked and where required will be topped up with approved mulching material.
- **(Category 1 only)**
Every effort will be made to ensure the retention and survival of remnant *Eucalyptus Microcarpa* in Heywood Park and planting will be carried out to ensure their renewal.

Recreational Equipment

- Play equipment and park furniture will be inspected using an audit checklist and the results of the inspection recorded. Any maintenance that is identified will be undertaken as required.
- Soft fall material around play equipment will be raked and topped up as required.
- **Categories 1,2 and 3 only)**
BBQs will be inspected regularly and will be thoroughly cleaned including, but not limited to, any fat being removed as required.

Refuse Collection

- Rubbish and other harmful materials will be removed as necessary to meet public health and safety standards and to provide a clean environment.
- Litter bins will be maintained on a fit for service basis and emptied regularly.

Public Toilets

(Categories 1, 2 and 3 only)

Public toilets will be cleaned and serviced regularly to ensure that they are presented in a safe

condition for public use. The toilets will be available for use only during daylight hours.

Buildings and Structures

- **(Categories 1,2 and 3 only)**

Building structures will be maintained by the Council on an as required basis. If the Council at any time enters into a lease or licence that grants a third party rights in relation to any building or structure located on the land the building or structure will be maintained in accordance with the terms and conditions of the lease or licence. Any repairs to any essential part of any building or structure will be carried out as soon as practical. Any other non-essential maintenance or improvements will be carried out in accordance with Council's budgetary allocations.

- Graffiti will, wherever possible, be removed as soon as practical after being reported or observed.
- Lighting on the land will be checked regularly and lighting faults will be promptly reported and fixed. If the lights are situated in any of the sporting complexes the responsibility for their maintenance (Council or Club) will be described in the lease arrangements.
- A register of plaques will be kept to ensure that any missing plaques are replaced and that the plaques are maintained and repaired when necessary.
- Carparks will be checked regularly and maintenance undertaken to ensure that they are safe and tidy.
- **(Category 3 only)**
The grandstands located at the various sports parks are to be regularly maintained in a clean, safe and fit for purpose condition. Where grandstands are used for organised activities, the cleaning responsibility rests with the relevant club in accordance with their lease agreement. On all other occasions the grandstands will be regularly monitored by council staff and cleaned as and when required.

Issues of Cultural Significance

- **(Category 1 only)**

There is a shelter tree located at Heywood Park which has been identified as a possible Aboriginal significant site by the Council. The tree is of cultural significance to the Kurna Community and will be managed and protected in a way that recognises its historical significance under the Aboriginal Heritage Act.

Risk Management

The Council will use its best endeavours to manage risk in order to achieve improved outcomes for the use of the land. To achieve this the Council will identify and analyse a wide range of issues in relation to the land. The Council will then use this risk analysis to make informed decisions about how best to manage the land.

Pursuant to Section 244 of the *Local Government Act 1999* the Council is liable as an occupier of community land only for injury, damage or loss that is a direct result of a wrongful act on the part of the Council.

Community Hire/Use

Categories 1,2 and 3 only)

Some of the ovals, reserves and facilities are available for short-term hire, and/or may be available for community events.

Because the terms and conditions of use vary from location to location people wishing to take advantage of this opportunity should contact the City of Unley Council office on Telephone 8372 5111.

Lease/Licence Details

For land listed under categories 1, 2 and 3 see Appendix 1: 'Register of Community Land Ownership, Leases and Licences'.

Category 4 land is currently not subject to any lease or licence except for 7 Mary Street, Unley.

Other Related Council Policies

The following are Council policies that relate to and may impact upon the management of the community land.

	Title
1.4.08	Community Consultation
1.7.06	Community Leasing Policy
4.3.02	Tree Management
4.4.03	Graffiti
4.4.04	Open Space
4.4.06	Environmental Policy
6.5.04	Recreation
6.5.05	Picnics and Functions on Reserves
6.5.06	Play and Park Equipment
6.8.04	Cultural Heritage and Artefacts

These policy documents can be viewed at the Council office or on the City of Unley website: <www.unley.sa.gov.au> Policies will be reviewed and amended as required when circumstances warrant changes to policies. An updated version will be available on the website.

The Council has By-Laws implemented under Chapter 11, Part 4 and Chapter 12, Part 1 of the Local Government Act. The Council's By-Laws may regulate the use of the Land and the activities that may be carried out on the Land. The By-Laws are available for inspection at the Council offices during office hours. An up-dated version of the By-Laws is also accessible via the website as above.

The Council has a number of strategies and action plans (for example, the 'City of Unley Open Space Strategy Plan' and the 'Unley Environment Action Plan'). These plans may affect the way Council will manage the community land to ensure that there is a consistent and economical approach to management of all council land. Such plans will not override or replace the Council's obligation pursuant to Section 196 of the Act, but will enhance and supplement the Council's obligations.

Role of Other State and Local Government Policies and Plans Concerning the Conservation and Development of Community Land

These Community Land Management Plans must be consistent with, and take into consideration, any other relevant State or City of Unley plans and policies.

Performance Measures

The Council regularly undertakes community feedback studies and surveys and will in future seek responses about the community's views of, and experiences in using, community land. In addition the Council invites people to comment to it via its website, by post or facsimile, in person at the Council offices, or by telephone.

The Council will record all complaints and compliments and attend to any that require action in accordance with Council's policy.

The Council has adopted a performance management system to record successful achievement of employees. Regular assessment and reporting of compliance with the Council's asset maintenance program is integral to this process.

The Council will place great importance on the feedback received from the community on its management of the community land. This includes feedback concerning its management of sporting services, horticultural issues, waste removal and conservation of the natural resources. Where appropriate Council will put in place strategies to rectify any problems identified by the community to ensure that the community land is maintained to a high standard.

ADOPTED BY THE CITY OF UNLEY

ON THE 27th DAY OF SEPTEMBER 2004

UPDATE OF INFORMATION ON COMMUNITY LAND MANAGEMENT PLAN

On 24 October 2004, Council passed a resolution to revoke the classification of Community Land status on 7 Mary Street, Unley to Non Community Land classification. Community feedback was sought and completed by 7 December 2004 and no objection was received on the revocation of the Community Land status.