

COMMUNITY LAND MANAGEMENT PLAN



DRAFT Wetlands

PO Box 21, Oaklands Park
South Australia 5046

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Kaurna Acknowledgement

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land.

The Land

This Management Plan applies to the following Wetlands identified in the Community Land Register:

- **Oaklands Wetlands**
Located off Oaklands Road extending south to the railway line.
- **Warriparinga Wetlands**
Accessed from Sturt Road and located between Marion Road and the Marion Holiday Park.
- **Glade Crescent Wetland**
Located in Hallett Cove extending from Capella Drive to Quailo Avenue.

For land under the Council's care, control and management, the Community Land Register identifies the owner together with any trust, dedication or restriction which applies to the Land.

Purpose for which the Land is held by Council

Wetlands within the Council area are unique sites that have been developed for drainage and wetlands purposes to improve water quality, protect native flora and fauna and provide recreational and educational opportunities in keeping with the cultural and environmental aspects of each site.

The Land is also held for secondary purposes associated with Council's operational needs including but not limited to environmental, urban design, heritage (cultural and built form) and stormwater management requirements.

Council may grant or renew leases and/or licences where the agreements:

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- are consistent with the uses and purposes included in this Community Land Management Plan;
- support the operational needs of Council; or
- formalise an encroachment provided it does not negatively impact on the primary purposes of the Land, its amenity or any other permitted uses of the Land.

Council may also issue permits which are consistent with the uses and purposes included in this Community Land Management Plan and in accordance with Council's Local Government Land By-Law No.3.

Objectives for the management of the Land

The following objectives each carry equal weighting. This means that not one objective outweighs another and rather, each objective is to be considered in a balanced and measured way taking into account (as relevant) the specific facts and circumstances applicable to the decision-making process.

- To maintain the wetlands as a flood mitigation, stormwater detention system and provide natural open space which is home to a diversity of wildlife and vegetation, including any remnant vegetation that may exist on the site.
- To encourage visitation to the Wetlands for recreational and educational opportunities.
- To develop and maintain infrastructure that allows Council to deliver its services to the community.
- To facilitate use of the Land for community/operational purposes consistent with this plan and in accordance with any lease or licence issued by the Council.

Leases and Licences for the Land

The current leases and licences for the Land (if any) are detailed in the Council's Community Land Register.

Leases and licences for less than 5 years that are consistent with the provisions of this Plan may be granted by Council in accordance with Section 202(3) of the Local Government Act.

Where a lease or a licence is proposed to be granted for a term of more than 5 years, Council will comply with its public consultation policy in accordance with Section 202 of the Local Government Act.

If the use of the Land will also include a business purpose, the business purpose must be consistent with the provisions of this Plan and Council may approve of such use in accordance with Section 200 of the Local Government Act.

If any proposal to grant a lease and/or a licence is inconsistent with this Plan, the Plan must be amended in accordance with Section 198 of the Local Government Act.

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Where Council is the custodian of Crown Land, the granting or renewal of leases and/or licences will be in accordance with the provisions of section 22 of the Crown Land Management Act 2009.

Proposals for the management of the Land

Subject to compliance with the requirements of all relevant legislation and Council Policies, the Council may develop and manage the Land to enhance its use as a community asset.

Council’s proposals for the management of the Land are:

- To maintain the wetlands to ensure it can continue to capture, clean and store stormwater each year.
- To protect and enhance remnant vegetation that has been identified on sites throughout the Council area by revegetating areas with appropriate species and rehabilitating degraded sites.
- To provide a place that can be used for education, research and studies into wetlands.
- To work with the Kurna community at Warriparinga.
- The provision, maintenance, renewal and upgrade of Council owned assets, as appropriate and within budget constraints, including (but not limited to) buildings, playing surfaces, drainage, water detention, car parking, lighting, footpaths, access roads, furniture and landscaping.
- Council may at its discretion, approve the use of any part of the Land for business purposes, provided that such business purpose is not inconsistent with this Plan.

Performance Targets and measures

Objective	Performance Target	Performance Measure
To maintain the wetlands as a flood mitigation, stormwater detention system and provide natural open space which is home to a diversity of wildlife and remnant vegetation.	To ensure the wetlands acts as designed and provides stormwater detention, clean water to local reserves and open space, a habitat for local fauna and does not pose a safety hazard to members of the public and surrounding properties.	Periodic inspections of the wetlands to be conducted with rectification of any identified issues. Any reported incidents or service requests will be investigated by Council and responded to in accordance with Council’s customer service standard.

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<p>To encourage visitation to the Wetlands for recreational and educational opportunities.</p>	<p>Increased visitation to the Wetlands.</p>	<p>Review of Council's customer feedback platforms and customer surveys as conducted from time to time.</p>
<p>To develop and maintain infrastructure that allows Council to deliver its services to the community.</p>	<p>To ensure the provision of safe and appropriately maintained Council owned assets.</p>	<p>Periodic inspections of the Land to be conducted and any obvious safety concerns arising in connection with them will be addressed as a matter of priority and as soon as practical.</p> <p>Any reported accidents or service requests will be investigated by Council and responded to in accordance with Council's customer service standard.</p> <p>Signage to be erected on the Land where appropriate, to provide guidance to the public regarding appropriate uses of the Land.</p>
<p>To facilitate use of the Land for community/operational purposes consistent with this plan and in accordance with any lease or licence issued by the Council.</p>	<p>To ensure the Land is used for purposes consistent with this plan and any leases or licences that are in place clearly set out the responsibilities of each party.</p>	<p>Periodic audits are to be conducted with any inconsistent uses being identified and either stopped or removed.</p> <p>Council is not notified of any breaches of the lease or licence and is not required to issue any Notices of Breach to agreement holders.</p>

Relevant Policies and Plans

This Community Land Management Plan will be implemented and managed in accordance with other plans and policies that relate to the Land (as may be amended from time to time), including the plans and policies listed below.

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These plans and policies establish objectives, strategies and actions that will guide the future development, maintenance and management of all community land within the Council's area, including the Land.

Each are available for inspection at the Council's principal office during ordinary business hours and on the Council's website www.marion.sa.gov.au.

In accordance with the Act, in the event of an inconsistency between the provision of an official plan or policy under another Act and the provisions of this CLMP, the provisions of the official plan or policy prevail to the extent of the inconsistency.

Council Plans and Strategies

- **City of Marion Strategic Plan**
A strategic plan that provides a framework to respond to the economic, social and environmental sustainability pressures faced by the Council region.
- **City of Marion Property Asset Strategy**
A strategy that considers the lifecycle and condition of building assets, the demographic profile of the community, future growth forecasts, partnership opportunities, service delivery/facility trends and spatial equity to identify Council's current and future asset needs.
- **Open Space Plan**
The Council's Open Space Plan guides the future provision, development and management of open space across the Council area over the next 10 years. The Plan is focused on achieving an equitable spread of appealing and functional open space across the City, establishes nine (9) areas to renew, develop and improve open space within the area, addresses current and future community needs, establishes a 'needs based' assessment to help deliver open space projects throughout Wards, and confirms how the council will engage with the community on local open space projects, including playgrounds and reserves.
- **Long Term Financial Plan**
A plan for the financial sustainability of the organisation translating the strategic directions into financial terms.
- **Business Plan**
Sets out the projects and programs that Council will deliver over four years.
- **Resilient South**
A plan to ensure the southern region remains a vibrant, desirable and productive place to live, work and visit, and that our businesses, communities and environments can respond positively to the challenges and opportunities presented by a changing climate.
- **Disability Access and Inclusion Plan**
The Disability Access and Inclusion Plan is a framework to ensure that all persons can participate in community life with dignity.

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- **Transport Plan**
Overarching and consolidated approach towards the management of transport and its impact on the local community, businesses and the environment, this includes and a walking and cycling plan.
- **The Smart City of Marion Strategic Plan**
To harness data, technology and infrastructure to support our community to flourish through improved service delivery.
- **Remnant Native Vegetation Plan**
Priorities and actions to protect remnant native vegetation in Council reserves.
- **Tree Management Framework**
Has been developed to meet the changing nature of tree management principles in a strategic and sustainable way. This includes a tree character vision for the city and tree management principles, which drive directions for trees in parks, reserves and streets.
- **Local Government Land By-Law No 3**
Regulates access to and activities that may be undertaken on the Land

Council Policies

- **Asset Management Policy**
Identifies how asset management is to meet a required level of service in the most cost-effective way, through the creation, acquisition, maintenance, operation, rehabilitation and disposal of assets to provide for present and future community needs.
- **Climate Change Policy**
Council's commitment to respond to climate change when undertaking operational activity.
- **Community Facilities Policy**
To guide the development of community facilities planning and works programs.
- **Equity, Access and Social Inclusion Policy**
Supports Council's commitment to creating a community where people of all ages and abilities have equal opportunity to access and participate in community life with dignity.
- **Leasing and Licensing of Council Owned Facilities Policy**
Guiding principles and statements that will form the negotiating position of Council as new leases are entered into for all organisations who occupy Council owned facilities.
- **Open Space Policy**
Support the development of open spaces that contribute to neighbourhood character, active living, community engagement, health and wellbeing, sustainable environmental outcomes and enhanced natural environments.

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- Risk Management
Council will integrate risk management into its corporate culture and its everyday business operations at the strategic, project, operational and emergency risk levels.

South Australian Government Policy

- Resilient South Adaption Plan
The goal of Resilient South is a region that is resilient to natural hazards associated with climate change, focused on preparedness and crisis avoidance and captures opportunities in innovation in adapting to climate change.

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COMMON NAME	ADDRESS	SUBURB	TENURE	TITLE REFERENCE	PLAN	PARCEL	AREA	RESERVE/DEDICATION	HERITAGE	OWNER	Improvements	Purpose	CLMP	LEASE/LICENCE	TERM	LAND	PURPOSE
Glade Crescent Reserve	Lot 1 Sandison Road	Hallett Cove	Fee Simple	CT 5487/80	FP 1645	Allotment 1	28100			City of Marion	Priority remnant vegetation, waste water gravity main	Glade Crescent Wetlands	Wetlands				
Glade Crescent Reserve	15-35 Glade Crescent	Hallett Cove	Fee Simple (Reserve)	CT 5539/841	DP 11288	Allotment 78	11010	Reserve		City of Marion	Priority remnant vegetation, paths	Glade Crescent Wetlands	Wetlands				
Glade Crescent Reserve	15-35 Glade Crescent	Hallett Cove	Fee Simple (Reserve)	CT 5539/913	DP 11288	Allotment 77	7711	Reserve		City of Marion	Priority remnant vegetation, paths	Glade Crescent Wetlands	Wetlands				
Glade Crescent Reserve	15-35 Glade Crescent	Hallett Cove	Fee Simple (Reserve)	CT 5539/915	DP 11288	Allotment 76	14030	Reserve		City of Marion	Priority remnant vegetation	Glade Crescent Wetlands	Wetlands				
Glade Crescent Reserve	15-35 Glade Crescent	Hallett Cove	Fee Simple (Reserve)	CT 5539/916	DP 11288	Allotment 75	17910	Reserve		City of Marion	Priority remnant vegetation, paths	Glade Crescent Wetlands	Wetlands				
Glade Crescent Reserve	Lot 757 Capella Drive	Hallett Cove	Fee Simple (Reserve)	CT 5632/618	DP 10692	Allotment 757	4577	Reserve		City of Marion	Priority remnant vegetation, path, waste water gravity main, SAPN high voltage underground cable, adjacent 6241/997	Glade Crescent Wetlands	Wetlands				
Glade Crescent Reserve	Lot 186 Warawee Place	Hallett Cove	Fee Simple (Reserve)	CT 5159/690	DP 10252	Allotment 186	5875	Reserve		City of Marion	Priority remnant vegetation, waste water gravity main	Glade Crescent Wetlands	Wetlands				
Glade Crescent Reserve	Lot 765 Capella Drive	Hallett Cove	Fee Simple (Reserve)	CT 5159/691	DP 10692	Allotment 765	1207	Reserve		City of Marion	Priority remnant vegetation, waste water gravity main, water main	Glade Crescent Wetlands	Wetlands				
Glade Crescent Reserve	Lot 102 Warawee Place	Hallett Cove	Fee Simple (Reserve)	CT 6241/996	DP 123752	Allotment 102	1557	Reserve		City of Marion	Priority remnant vegetation, waste water gravity main, water main	Glade Crescent Wetlands	Wetlands				
Glade Crescent Reserve	Lot 185 Warawee Place	Hallett Cove	Fee Simple (Reserve)	CT 5159/689	DP 10252	Allotment 185	11140	Reserve		City of Marion	Now 6241/997, priority remnant vegetation, waste water gravity main	Glade Crescent Wetlands	Wetlands				
Oaklands Park Wetland Reserve	Lot 2 The Parade	Oaklands Park	Crown Land (Alienated)	CR 5877/926	DP 55941	Allotment 2	36850	Dedicated for Wetland and Recreation Purposes pursuant to the Crown Land Management Act 2009 on 16.10.2012 by CC 11992626		The Crown with City of Marion as custodian	Wetlands, priority remnant vegetation, paths, shelter	Oaklands Wetland Reserve	Wetlands				
Oaklands Park Wetland (former Driver Training)	237-265 Oaklands Road	Oaklands Park	Crown Land (Alienated)	CR 6131/189	DP 55941	Allotment 1	29340	Dedicated for Wetland and Recreation Purposes pursuant to the Crown Land Management Act 2009 on 4.2.2013 by CC 11992660		The Crown with City of Marion as custodian	Wetlands, playground, parking, Oaklands Recreation Plaza, priority remnant vegetation	Oaklands Wetland Reserve	Wetlands				
Closed Road adj Oaklands Estate	The Parade	Oaklands Park	Fee Simple	No current title	DP 54731	Allotment 10	3114			City of Marion	Internal road and car parking	Oaklands Wetland Reserve	Wetlands				
Oaklands Estate Reserve	Section 1508 The Parade	Oaklands Park	Crown Land (Alienated)	CR 5754/525	HD 105100	Section 1508	89030	Dedicated for Wetland and Recreation Purposes pursuant to the Crown Land Management Act 2009 on 16.10.2012 by CC 11992626		The Crown with City of Marion as custodian	Southern part of wetlands, car parking, priority remnant vegetation	Oaklands Wetland Reserve	Wetlands				
Bombay Street Reserve	Lot 1569 Bombay Street	Oaklands Park	Crown Land (Alienated)	CR 6162/219	HD 105500	Section 1569	25100	Dedicated for Recreation Purposes pursuant to the Crown Lands Act, 1929 by Gazette 11.3.1976		The Crown with City of Marion as custodian	Trees, adjacent railway corridor and Sturt linear park, shared use path	Oaklands Wetland Reserve	Wetlands				
Warriparinga	Lot 801 Laffer Drive	Bedford Park	Fee Simple (Reserve)	CT 5781/118	DP 54623	Allotment 801	1468	Reserve		City of Marion	Priority remnant vegetation	Warriparinga Wetlands Reserve	Wetlands				
Warriparinga	Lot 803 Laffer Drive	Bedford Park	Fee Simple (Reserve)	CT 5857/982	DP 57017	Allotment 803	10030	Reserve		City of Marion	Priority remnant vegetation, shared use pathway, vines, should be heritage listed, adjacent BT Financial Group car park	Warriparinga Wetlands Reserve	Wetlands				
Warriparinga	9 Laffer Drive	Bedford Park	Fee Simple (Reserve)	CT 5781/119	DP 39568	Allotment 152	55590	Reserve	State Heritage Place No 13258	City of Marion	Living Kaurna Cultural Centre (including Fairford House), road, parking, waste water gravity main, priority remnant vegetation	Warriparinga Wetlands Reserve	Wetlands	Atrow Nominees Pty Ltd (Licence)	5 yr term - 1 December 2020 to 30 November 2025	Portion of the land	Sport and Recreation
Warriparinga	Lot 153 Laffer Drive	Bedford Park	Fee Simple (Reserve)	CT 5781/120	DP 39568	Allotment 153	2495	Reserve		City of Marion	Warriparinga, links the main reserve to Main South Road, may have a walking trail, Priority remnant vegetation	Warriparinga Wetlands Reserve	Wetlands				
Warriparinga	Lot 708 Sturt Road	Bedford Park	Fee Simple (Reserve)	CT 5658/450	DP 51254	Allotment 708	33460	Reserve		City of Marion	Wetlands, path, priority remnant vegetation	Warriparinga Wetlands Reserve	Wetlands				