



Community Land Management Plan – Tapleys Hill Reserve

Name and Address of Property	Tapleys Hill Reserve – Tapleys Hill Road SEATON
Ownership	City of Charles Sturt
Legal Description	Lot A in RP 7280 (No titles issued)
Location	Bordering Tapleys Hill Road, Grange Road and Leven Avenue SEATON
Trust, Dedication or Restriction	Nil
Leases or Licences Issued	Refer Lease/Licence Register of Community Land
Open Space Category	Local
Open Space Types	Landscape Park
Endorsed by Council	Item 4.04 – 22 February 2021
Relevant Policies/By Laws (no order of priority is intended)	Environmental Sustainability Policy Memorials Policy Path Policy Play Space Policy Public Art Policy Public Open Space Water Consumption Policy Tree and Streetscape Policy Telecommunication and Electricity Infrastructure on Council Land Policy Council By-Law No. 1 – Permits and Penalties Council By-Law No. 3 – Local Government Land Council By-Law No. 5 – Dogs and Cats

Description of the land

Tapleys Hill Reserve is a local reserve as shown in the ‘Site Map’ of this Community Land Management Plan. The Reserve and land parcel (except for any part of the land, where relevant, that is subject to any lease/licence as granted by Council in accordance with Section 202 of the Local Government Act) is categorised as Local Open Space and Landscape Park in the Types and Hierarchy explained in Community Land Management Plans – An introduction.

Purpose for which the land is held

The Council holds this land for the primary purpose of providing open space areas with limited facilities for community use and providing spaces that may be utilised from time to time for complementary business purposes. The Council also holds this land for secondary purposes associated with addressing environmental, urban design, heritage and stormwater management needs (in no particular order of precedence).



Lease, Licence and Permits

Council may issue a licence and/or permit to allow access over the Reserve, or to allow for an activity of a short-term nature. Uses of the land prohibited by Council by laws without approval or uses not identified in this management plan may be approved in relation to the Reserve for instances such as, but not limited to, access to adjoining properties during building construction work.

Council may issue an authorisation for short term commercial activities under Section 200 of the Local Government Act 1999. Authorised activities must be consistent with the purposes for which the Reserve is held. Approvals may be given on conditions the Council considers appropriate.

An example of activities Council considers relevant to the purposes of the Reserve when considering permit/authorisation requests are (without limitation)

- Small scale community activities and/or services catering to all ages and cultural groups.
- Activities of a passive nature that promote biodiversity and/or healthy active lifestyles.

Permits, licences or easements may be granted by Council to public service provider authorities, within delegations of a relevant Act, for the purposes of provision of electricity, gas, water, internet and telecommunications services (except for above ground telecommunications towers).

Management Objectives for the land (in no particular order of precedence)

- To provide an open space area within the suburb that facilitates and encourages community use and pedestrian/bike movement.
- To address specific environmental, heritage and urban design objectives.
- To utilise a portion of the Reserve for stormwater management purposes if necessary.

Proposal for managing the land

The management of Tapleys Hill Reserve is to be consistent with the descriptions and guiding principles for use and development identified in Local Open Space Hierarchy and Landscape Park Open Space Type as described in Community Land Management Plans – An introduction.

Performance Targets and Measures for the land

The performance targets and measures for Tapleys Hill Reserve are outlined below. They do not indicate an order of hierarchy or priority.



Performance Targets	Performance Measures
<p>To develop and pursue opportunities for optimal/shared use of open space and facilities to accommodate and to facilitate passive recreational pursuits for use by the community (including but not limited to facilities such as seating, shade, shelter, lighting, paths, fencing, artworks and cultural heritage references).</p> <p>Renew/upgrade landscaped areas, facilities and associated infrastructure as outlined in the relevant Asset Management Plan.</p> <p>Provide a safe environment for visitors and users of the Reserve.</p>	<p>Increased community satisfaction and use of the recreational facilities measured by an audit of Council's registers, issued permits, transport movement studies and customer feedback platforms as conducted from time to time and reported to the Asset Management Committee.</p> <p>Completed works reported to Asset Management Committee.</p> <p>Reduction in security incidents reported to Council as measured by an audit of Council's customer feedback platforms as conducted from time to time.</p>

Site Map

