



CITY OF
TEA TREE GULLY
Naturally Better

MANAGEMENT PLAN FOR COMMUNITY LAND

Management Plan Number 0050/2004

Burragah Recreation Centre, Modbury North

DESCRIPTION

Identity of land the subject of this plan:

Burragah Recreation Centre (174)

Lot 1, 2 in Deposited Plan 113356, being the land contained in Certificate of Title 5204/761, Lot 122 in Deposited Plan 7724, being the land contained in Certificate of Title 5589/487, Lot 123 in Deposited Plan 7724, being the land contained in Certificate of Title 5589/485, Lot 124 in Deposited Plan 7724 being the land contained in Certificate of Title 5589/483, Lot 125 in Deposited Plan 7724, being the land contained in Certificate of Title 5589/482, Lot 126 in Deposited Plan 7724, being the land contained in Certificate of Title 5296/584, Lot 134 in Deposited Plan 7724, being the land contained in Certificate of Title 5588/988, Lot 153 in Deposited Plan 33375, being the land contained in Certificate of Title 5161/879, Lot 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150 in Deposited Plan 7724, being the land contained in Certificate of Title 5204/761, Lot 151 in Deposited Plan 7723, being the land contained in Certificate of Title 5204/761, bounded by Kelly Road, Alexander Avenue, Burragah Court and Corroboree Road. The attached plan identifies the location of the land. The land comprises sports fields with irrigation and soccer goalposts, floodlighting, amenity building, 1 community buildings, sports recreation building, carparks with lighting, landscaping, lighting, permapipe and wire mesh fencing, concrete, dolomite and paved footpaths, playground, reserve furniture such as park benches, signage and bins.

PURPOSE

Council retains this land for the following purposes:

The Council is required by Section 7 of the Local Government Act 1999 to *“provide services and facilities that benefit its area, its ratepayers and residents and visitors to its area, including amongst other things recreational facilities”*. This land is retained by Council to provide passive and active recreation facilities for the community and other visitors.

The casual hire of this reserve including the amenities building can be arranged by contacting Council's Call Centre 8397 7444.

The casual hire of the recreation centre can be arranged by contacting the centre on 8397 7241.

As of the final adoption date the Council grants permits to use:-

1. The amenities building ovals and floodlights to:
 - (a) The Modbury Soccer Club during the winter season
 - (b) The Eagles American Football Club during the summer season

2. The Recreation Centre to:
 - (a) The Jubilee Centre – the entire recreation centre

The meeting room located in the recreation centre to:

- (a) Bushido Karate Club
- (b) Samurai Karate Club
- (c) Modbury Chess Club
- (d) Dance Crew SA

3. The Kindergarten Union of South Australia known as the Modbury North Kindergarten occupies the community building located at the rear of the recreation centre under the terms and conditions of a periodic lease, which is presently under review.

For a list of current user groups at any time during the life of the management plan please contact the Council.

Council may grant a lease or licence of the whole or any part of the land during the life of this management plan.

Council will consider the land in regards to it being suitable for the purpose and may with its powers under Council's By-Laws restrict or prevent activities that are considered to be inappropriate for the land.

OBJECTIVES

Council's objectives for managing this land are as follows:

The Council seeks to ensure that all of its assets are utilised to their maximum potential. In particular the land serves to meet the Council's desire that residents are able to partake in a range of activities to achieve a balanced life incorporating recreation opportunities.

MANAGEMENT PROPOSAL

These are the Council's proposals for managing this land:

The land comprises sports fields with irrigation and soccer goalposts, floodlighting, amenity building, 1 community buildings, sports recreation building, carparks with lighting, landscaping, lighting, permazine and wire mesh fencing, concrete, dolomite and paved footpaths, playground, reserve furniture such as park benches, signage and bins.

The following are proposed:-

1. Ovals

The oval is currently equipped to satisfy the needs of regular users including the Modbury Soccer Club during the winter season and the Eagles American Football Club during the summer season. Council will regularly water, mow, aerate, fertilize as required and top-dress, de-thatch, soil condition, over-sow, control pest & diseases and verti-drain the oval to maintain a serviceable standard.

To book the oval outside of these times contact Council's Call Centre.

2. Amenity Building

The amenity building is equipped with storerooms, canteen, female/male toilets and changerooms. The building is regularly cleaned and as required carpentry, electrical, plumbing and other maintenance is carried out. The Modbury Soccer Club and the Eagles American Football Club occupy the building under a licence.

3. Carpark

The carparks are sealed and landscaped and traffic is managed with appropriate linemarking, signage, kerbing, and lighting. Council will use various techniques for managing the pavement such as minor patching, potholes, cracksealing, spraysealing or reconstruction.

4. Sports Recreation Centre

The Burragah Recreation Centre is equipped with a single court stadium which is suitable for netball and basketball, change rooms, public toilets, meeting rooms, kitchen, and an administrative area. The building is regularly cleaned and maintained as required. The building is open from 3.30pm – 11.30pm Monday to Friday, 8.00am – 7.30pm Saturday and closed on Sundays, each week, but this could vary from time to time. Enquiries can be directed to 8397 7380.

4. Community Buildings

The community building leased by Modbury Kindergarten is equipped with an office, three large activity rooms, kitchen, toilets and wet area, storeroom and entry foyer. The outdoor area has pergolas and sheds where the Lessees also have exclusive use of under the terms of the lease. The building is regularly cleaned and maintained as required by the Lessee.

5. Playground

Play equipment located within the reserve is regularly inspected to check that the fittings and fixtures are mechanically sound. The soft fall area is inspected and re-levelled regularly including raking and topping up annually.

6. Landscaping

This reserve is partly irrigated to landscaped garden beds and grassed areas. Some areas contain mature trees and native grasses and Council staff attend to the upkeep of these properties by conducting horticultural maintenance practices such as mowing, weeding, pruning, etc.

7. Lighting and Sports Floodlighting

This recreation park is equipped with lighting to illuminate the carparks, nearby equipment and the sports ovals. The post top lamps are checked for electrical and structural integrity as required.

8. Fencing

Reserve boundary fencing adjacent to residential or commercial properties are not managed or maintained by Council in accordance with the Fences Act 1975. Fencing rails or panels at other sites independent of "boundaries" are repaired or replaced to ensure that they are structurally sound and suit the intended purpose.

9. Reserve Furniture

Park benches, signage and bins are common features within this reserve. This equipment is checked on a regular basis to establish that the fixtures and fittings are mechanically sound and suit their intended purpose. Plumbing, painting and carpentry improvements will be carried out as required to ensure the robust nature of these fixtures.

10. Footpaths

Footpaths within these reserves are formed of concrete, dolomite and paving. Defects in the footpaths are often reported by local residents and through the "Action Request System," Council will then attend to its repair. Tripping hazards are also recorded via Council resources and as required will either be replaced or repaired.

Council has a regular maintenance schedule, which is reviewed prior to the setting of the Council's annual budget. The schedule provides for the Council's staff to attend to the upkeep of the land in a reasonable fashion bearing in mind the requirement on Council to attend to the management of its other City wide assets.

Subject to compliance with the requirements of all relevant legislation the Council may, during the life of this management plan, develop the land by erecting buildings or structures which will enhance the use of the land as a recreation facility.

COUNCIL POLICIES

Council policies also affect how Council will manage this land.

Relevant Policies include:-

- City of Tea Tree Gully Access Action Plan 2001
- Community House/Centres "Policy No. 48"
- Risk Management
- Use of Council Facilities by External Parties
- Lease Fee for Council Facilities

These policies may be viewed at the Council's office and at the Council's Library. Copies may be provided on request.

OTHER GOVERNMENT POLICIES

The following State Government policies and plans concerning conservation and development relate to this land:

The land is in the Residential Tea Tree Gully Zone.

The Council's Development Plan governs what activities may occur on the land and how it may be developed during the life of the Plan.

The Council has adopted by-laws which effect and regulate activities on Council land:

- The Council's "Dogs" by-law
- The Council's "Roads" by-law
- The Council's "Local Government Land"

PERFORMANCE APPRAISAL

The Council will measure how it has managed the land in the following ways:

The Council regularly undertakes community consultation studies and surveys and will include a request that respondents comment on their views of and experiences in using the land. In addition the Council invites people to comment to the Council via its website, by post or facsimile, in person at the Council offices and by telephone.

The Council will record all complaints and compliments and attend to those requiring action. In addition complaints and compliments will be reported on annually at a meeting of the Council.

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

As part of the horticultural management of the land the Council will carry out "*random anonymous audits*" to measure whether the Council is meeting its objectives expressed in its management schedule. The Council will through its sub-Consultative Committee, review this Management Plan within 5 years of the date of its adoption and as appropriate amend maintenance as required.

Asset Management tools are applied to predict the maintenance and replacement life to the building and carpark. This information is used on an assessment of the performance of Council's maintenance practice.

DEVELOPMENT

There are no immediate plans to develop this site.

Council can, however, consider any future development on each site beyond the 2004/2005 financial year, in particular the removal and/or replacement of playground equipment and landscaping until the expiry of the Management Plan. Any development will be subject to future budget bids and consultation with the Community.

Adopted by the City of Tea Tree Gully at a meeting of the Council on the

.....14thDay of.....September.....2004.

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CHIEF EXECUTIVE OFFICER

14/09/2009.....
REVIEW DATE

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MAYOR

Burrakah Recreation Centre, Modbury North

