

Community Land Management Plan

Banksia Park: Banksia Park Sports Area

Description

Identity of land the subject of this plan:

Lot 188 in Deposited Plan 7293, being the land contained in Certificate of Title 3040/26, Lot 68 in Deposited Plan 7134, being the land contained in Certificate of Title 3040/27, Lot 7 in Filed Plan 131352, being the land contained in Certificate of Title 5802/321, Lot 6 in Filed Plan 131351, being the land contained in Certificate of Title 5891/983, bounded by Haines Road, Spring Crescent, Elizabeth Street and Steventon Drive. The attached plan identifies the location of the land. The land comprises the following:

- Landscaped bark areas with plants
- Flood Lighting
- Cyclone Fencing with barbed wire
- Extensive natural grasses and mature trees
- Permapine fencing
- Reserve furniture such as park benches and bins
- Natural creek
- Grassed area with irrigation located on Elizabeth Street
- ASR concrete storage tank and pumping station corner Steventon Dr/Haines Rd
- Fenced storage tank located on the corner of Haines Road and Spring Crescent

Pertaringa Oval located on Steventon Drive and Haines Road

- Oval with goal posts and shelters, which is fenced by posts and chains
- Carpark
- Dolomite paths
- Community building
- Another Shed being utilised as a canteen
- Mobile phone tower. To the side there is a shed which is fenced
- Cricket batting cage
- Garage with 2 roller doors
- Grassed Practice Cricket Wicket, which are fenced. Located to the side is a shed.



Bulkana Oval located on Steventon Drive

- Oval with goal posts
- Community building
- Long Jump pit
- Playground
- Transportable lunchroom and toilet for staff

Tennis and netball courts situated off Elizabeth Street entrance

- 18 synthetic tennis/netball courts which are fully fenced and have seating
- Community Building
- Shed
- Carpark

An area located near the Elizabeth Street entrance

- 2 Community buildings
- Carparking
- Landscaped areas

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 the grassed area on Bulkana Oval can be arranged by contacting Council’s Customer Relations Centre 8397 7444.

Pertaringa Oval and the community buildings mentioned below are formally leased. Should any member of the public wish to gain information about Venue Hire they should contact the Club Secretary direct.

Bulkana Oval

- The Council grants seasonal permits to use the grassed area to the Tea Tree Gully Athletic Centre and the Tea Tree Gully District Cricket Club during the summer season and Tea Tree Gully Junior Football Club during the winter season.
- Community building has a formal 10 year lease to the Tea Tree Gully Athletics Club, commencing 2014 - expiry 30 September 2025.

Pertaringa Oval

- Tea Tree Gully Sportsman’s Club has a 16 year lease commencing 2014 - expiry 31 March 2031.

Tennis/Netball Courts including the community building

- There is a formal lease to the Tea Tree Gully Tennis Club expiring March 2022.

Two Community Buildings located on the southern side of the tennis courts

- There is a formal lease for both community buildings with the Tea Tree Gully Gymsports.

Council may grant a lease or license 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 the following:

- Landscaped bark area with plants
- Flood Lighting
- Cyclone Fencing with barbed wire
- Extensive natural grasses and mature trees
- Permapine fencing
- Reserve furniture such as park benches and bins
- Natural creek
- Grassed area with irrigation located on Elizabeth Street
- ASR concrete storage tank and pumping station corner Steventon/Haines
- Fenced storage tank located on the corner of Haines Road and Spring Crescent

Pertaringa Oval located on Steventon Drive and Haines Road

- Oval with goal posts and shelters, which is fenced by posts and chains
- Aqua Storage Recovery Tanks and distribution mains located in south east corner adjacent to Steventon Drive and Haines Road
- Carpark
- Dolomite paths
- Community building
- Another Shed being utilised as a canteen
- Mobile phone tower. To the side there is a shed which is fenced
- Cricket batting cage
- Garage with 2 roller doors
- Grassed tennis courts which are fenced, these are currently not in use. Located to the side is a shed.

Bulkana Oval located on Steventon Drive

- Oval with goal posts
- Community building
- Long Jump pit
- Playground
- Transportable lunchroom and toilet for staff

Tennis and netball courts situated off Elizabeth Street entrance

- 18 synthetic tennis/netball courts which are fully fenced and have seating
- Community Building
- Shed
- Carpark

An area located near the Elizabeth Street entrance

- 2 Community buildings
- Carparking
- Landscaped areas

The following are proposed :

1. Ovals

The ovals are currently equipped to satisfy the needs of regular users including cricket, athletics and football. These areas include goal posts, fencing, shelters and batting cages. 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.

2. Grassed Area

The grassed areas are currently equipped to satisfy the needs of regular users. As required, controllers and sprinklers are replaced or repaired to maintain a service standard consistent with its existing use. The sites are regularly mowed and watering occurs in accordance with the Code of Practice for Irrigated Public Open Space as regulated by SA Water.

3. Carpark

The carparks are generally sealed and traffic is managed in with appropriate linemarking, signage, kerbing and in some locations with traffic control devices. Lighting within the carparking areas is minimal. Council will use various techniques for managing the pavement such as minor patching, potholes, cracksealing, spraysealing or reconstruction. The linemarking will be renewed in most Carparks by Council resources on an annual basis.

4. Community Buildings

Located on Bulkana Oval it includes a function room, equipped kitchen, gymnasium and toilets. It is currently leased to the Tea Tree Gully Athletics Club who maintain the building.

Located on Pertaringa Oval it includes a large function room, equipped kitchen, change rooms and toilets. It is currently leased by the Tea Tree Gully Sportsmans Club who maintain the building.

Located off Elizabeth Street and located between the tennis and netball courts. It comprises a medium function room, equipped kitchen and toilets. It is currently leased to the Tea Tree Gully Tennis Club who maintain the building.

There are two other community buildings located south of the tennis courts, near the Elizabeth Street entrance. Both buildings are leased to Tea Tree Gully Gymsports who maintain the building. The buildings comprise a gymnasium, beam room and pit room.

5. Playground

Play equipment 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 irrigated to landscaped garden beds, grassed areas and ovals. The reserve also contains mature trees and native grasses and Council Staff attend to the upkeep of these properties as required.

7. Lighting

This recreation park is equipped with lighting to illuminate the pathways and nearby equipment. The post top lamps are checked for electrical and structural integrity as required. Sports lighting is provided to the ovals and the clubs monitor their use.

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. Creek Maintenance

Watercourses and creeks generally are inspected on a regular basis for the management of weed growth and pollutants. It may be necessary to carry out earth works to address erosion.

10. Reserve Furniture

Park benches 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.

11. Footpaths

Footpaths within this reserve is formed of dolomite. Defects in the footpaths are often reported by local residents and through the “Customer Response Management” 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.

12. Tennis/Netball Courts

The tennis/netball court surface is managed by the Tea Tree Gully Tennis Club using various techniques such as minor patching, crack sealing or resurfacing and then appropriately relined. The Tea Tree Gully Tennis Club have a formal lease to use the courts.

13. Garages/Sheds

The garages located on Pertaringa Oval are currently being used by the Tea Tree Gully Sportsmans Club for storage purposes and a canteen.

A shed located near the tennis courts are currently being used by the Tea Tree Gully Tennis Club for storage purposes.

All garages located within the Banksia Park Sports Area are being maintained by their respective tenants.

Transportable lunchroom and toilet for staff is sited at Steventon Drive.

14. Storage Tanks

A water storage tank exists at the north eastern corner of the site and forms part of the irrigation network at this site. It is supplemented with pumping equipment to enable the use of ground water supplies and preparation of 'mains / ground 'water blends.

South of Bulkana Oval a water storage balance tank supplements irrigation to the ovals.

Aqua Storage Recovery Tanks and distribution mains located on the south east corner of Haines and Steventon Road.

Water quality is monitored regularly to evaluate salinity and other factors. It is also necessary to maintain the reticulation network.

15. Mobile Phone Tower

The phone tower and compound is currently under a lease to Telstra Corporation Ltd.

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

The following Council policies also effect how the Council will manage this land:

- Asset Management Policy
- Boundary Fence Management Policy
- Building Inspections Policy
- Disability Discrimination Act Policy
- Environmental Policy
- Footways/Cycleways Policy
- Community Engagement (Public Consultation) Policy
- Risk Management Policy
- Smoke Free Policy
- Tree Management Policy

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 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 program 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 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 car park. This information is used on an assessment of the performance of Council's maintenance practice .

Development

Council can consider any future development on this site beyond the 2013/14 financial year until the expiry of the Management Plan. Any development will be subject to future budget bids and consultation with the Community.

Date of Adoption and Amendments

Adopted by the City of Tea Tree Gully at a meeting of the Council on 10 December 2013.

CLMP Amendments:

9 April 2019 - Amended by Council Resolution

Council resolved to include the installation of an additional six multipurpose courts and associated amenities.

