

Community Land Management Plan

Dernancourt: Balmoral Reserve

Description

Identity of land the subject of this plan:

Lot 352 in Deposited Plan 7984, being the land contained in Certificate of Title 3491/69, bounded by Balmoral Road, Vingara Drive, Nioka Road and Kanangra Road. The attached plan identifies the location of the land. The land comprises grass areas with irrigation, community building, tennis courts, playground, sealed carpark, lighting, drink fountains, dolomite and concrete paths, permapipe fencing and reserve furniture such as shelters, park benches, barbeques, bins, table and chairs.

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. Council grants permits to use the tennis courts to tennis coaches, and to numerous individual teams during the year including Dernancourt Uniting Church and Old Boys Club.

The casual hire of this reserve can be arranged by contacting the Customer Relations Centre 8397 7444.

Council can 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.



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08 8397 7444 or visit www.teatreegully.sa.gov.au

Objectives

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

The land comprises grass areas with irrigation, community building, tennis court, playground, sealed carpark, lighting, drink fountains, concrete and dolomite path, permapipe fencing and reserve furniture such as shelters, park benches, barbeques, bins, tables and chairs.

The following are proposed:

1. Grass Areas

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.

2. Carpark

The carpark is sealed and landscaped and traffic is managed with appropriate line marking, signage, kerbing, lighting. Council will use various techniques for managing the pavement such as minor patching, potholes, crack sealing, spray sealing or reconstruction.

3. Community Building

The Amenities building is equipped with basic kitchen, toilet and storage facilities. The building is regularly cleaned and maintained as required. Council has the care, control and management of the building. Hire can be arranged by contacting the Golden Grove Recreation & Arts Centre 8397 7435.

4. Playground

New play equipment located in this reserve is regularly inspected to check that the fittings and fixtures are mechanically sound. The soft fall area is inspected regularly with any repairs arranged with contractors.

5. Lighting

This reserve is equipped with lighting to illuminate the pathways and nearby equipment. The post top lamps are checked for electrical and structural integrity as required.

6. Tennis Courts

The tennis court surface is managed by Council using various techniques such as minor patching, crack sealing or resurfacing and then appropriately relined. The community can hire the tennis courts for casual use by contacting 8397 7435.

7. Footpaths

The footpaths within this reserve are dolomite and concrete. 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.

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, shelters, barbeques, bins, drink fountains and tables/chairs are common features within these reserves. 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.

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 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 affect 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 carpark. This information is used as 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.

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

