

Community Land Management Plan

Hope Valley: Tolley Reserve

Description

Identity of land the subject of this plan:

Lot 2 in Deposited Plan 131690, being the land contained in Certificate of Title 2710/107, Lot 35 in Deposited Plan 5625, being the land contained in Certificate of Title 2570/126, bounded by Barracks Road. The attached plan identifies the location of the land. The land comprises 2 community buildings, detached work room, dolomite carpark, permapine fencing and gates, creek, natural grasses and mature trees, garages, lighting and flag pole.

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 license agreement to the Hope Valley Scout Group for the occupation of the Scout building and surrounding grounds.

The former Hope Valley Guide Hall is permanently hired to Strength for Life.

The land is not otherwise the subject of any formalised lease or license. 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.



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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 2 community buildings, detached work room, dolomite carpark, permapine fencing and gates, creek, natural grasses and mature trees, garages, lighting and flag pole. The following are maintenance practices are proposed:

1. **Carpark**

The carpark is constructed from dolomite. Council will use various techniques for managing such as minor patching, potholes, crack sealing, or reconstruction.

2. **Community Buildings**

The log cabin and brick building will as required be repaired to address electrical, plumbing and carpentry matters. Other general building repairs will be attended as determined by Council's asset management processes and as resources permit.

3. **Landscaping**

The reserve contains mature trees and native grasses and Council Staff attend to the upkeep of these as required.

4. **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.

5. **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.

6. **Garage**

The Hope Valley Scout Group have use of the garages and compound for storage of plant and equipment, which they maintain.

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 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 carpark. This information is used on an assessment of the performance of Council’s maintenance practice.

Development

Council can consider any future development on each site beyond the 2013/2014 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.

