

Community Land Management Plan

**Fairview Park: Council Rental Property 404 Grenfell Road,
Fairview Park**

Description

Identity of land the subject of this plan:

Lot 95 in Deposited Plan 7419, being the land contained in Certificate of Title 5603/592, bounded by Grenfell Road The attached plan identifies the location of the land. The land comprises a residential building and sheds, extensive natural grasses and trees, chain mesh and brush fencing and, concrete driveway and footpath.

Purpose

Council retains this land for the following purposes:

This property was purchased by Council in 1986 due to flooding issues. The residential building is being leased on a tenancy to a long term private tenant. 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 a residential building, garages and sheds, extensive natural grasses and trees, chain mesh and brush fencing, concrete footpath and the following are proposed :

1. Residential Building

The building is currently being used for residential purposes. The building is maintained by Council and as required carpentry, electrical, plumbing and other maintenance is carried out.

2. Landscaping

This property contains mature trees and native grasses and the tenant attends to the upkeep as required.

3. Fencing

Chain mesh and brush fencing is repaired or replaced to ensure that they are structurally sound and suit the intended purpose.

4. Footpaths

The footpath and driveway within this property is concrete. Any defects in the footpath will be repaired by Council.

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 programme is integral to this process.

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 the

.....Day of.....2013

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Chief Executive Officer

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Review date

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Mayor

