

# Community Land Management Plan

## Golden Grove: Golden Grove Recreation and Arts Centre (Hockey Ground)

### Description

Identity of land the subject of this plan:

Lot 507 in Deposited Plan 37088, being the land contained in Certificate of Title 5127/432, Lot 103 in Deposited Plan 55859, being the land contained in Certificate of Title 5848/6, Lot 101 in Deposited Plan 55859, being the land contained in Certificate of Title 6081/203. The site is bound by The Golden Way and The Grove Way and is shown on the attached plan. The land comprises grassed areas with irrigation, landscaping, synthetic hockey field with cyclone fencing, spectator's stand, community building, carpark, storage sheds, floodlighting, paved and concrete footpaths, reserve furniture such as parkbenches, signage and bins.

Lot 500 in Deposited Plan 35018, being the land contained in Certificate of Title 5110/310 has been excluded from community land classification and does not form part of this management plan.

### 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 synthetic hockey field is being used by the adjoining schools, Gleeson College and Golden Grove High School under a joint heads of agreement during school hours and on Saturdays. The North East Hockey Club had a lease which expired on 1/4/00. They currently have a periodic lease over the community building and a seasonal permit to use the synthetic hockey field. The Roadrunners Softball Club have a seasonal permit in summer to use the synthetic hockey field. For a list of current user groups at any time during the life of the management plan please contact the Council.



CITY OF  
TEA TREE GULLY  
*Naturally Better*

For more information, please contact us on  
08 8397 7444 or visit [www.teatreegully.sa.gov.au](http://www.teatreegully.sa.gov.au)

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 grassed areas with irrigation, landscaping, synthetic hockey field with cyclone fencing, spectators stand, community building, carpark, storage sheds, floodlighting, paved and concrete footpaths, reserve furniture such as parkbenches, signage and bins. The following are proposed:

### 1. Grassed Areas

The site is regularly mowed and watering occurs at a sustainable level which will be reviewed by council maintenance, fire control measures and other special user requirements.

### 2. Car Park

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

### 3. Landscaping

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

### 4. Floodlighting

Some reserves are equipped with lighting to illuminate the pathways and nearby equipment. The post top lamps are checked for electrical and structural integrity as required. Sportsfield lighting to the synthetic hockey field is maintained by Council and the cost of power usage re-charged to user groups.

### 5. Fencing

Park benches, signage and bins are 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. Painting and carpentry improvements will be carried out as required to ensure the robust nature of these fixtures.

## **6. Reserve Furniture**

Park benches, signage and bins are 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. Painting and carpentry improvements will be carried out as required to ensure the robust nature of these fixtures.

## **7. Footpaths**

Footpaths within these reserves are formed of concrete and paving. 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. Synthetic hockey field**

The surface is maintained as required by Council. The North East Hockey Club have a periodic lease and the Roadrunners Softball Club have a seasonal permit to use the facility.

## **9. Garage**

One storage shed located near the synthetic hockey field is being used and maintained by the North East Hockey Club. The other shed is being used by Council for storage purposes.

## **10. Community building**

The building is equipped with a meeting hall, toilets, showers, changerooms, store rooms, canteen and an office. The North East Hockey Club leases the community building on a ‘periodic’ basis 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 Golden Grove District Centre 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 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 further develop this site.

Council can, however, consider any future development on this site beyond the 2013/2014 financial year, in particular the removal and/or replacement of 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

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

.....  
**Chief Executive Officer**

.....  
**Review date**

.....  
**Mayor**

