

Community Land Management Plan

Golden Grove: Golden Fields

Description

Identity of land the subject of this plan:

Lot 2000 in Deposited Plan 102763, being the land contained in Certificate of Title 5992/574, bounded by The Golden Way, Asgard Drive and Atlantis Drive. The attached plan identifies the location of the land. The land comprises grassed areas with irrigation, stormwater culvert, landscaping, floodlighting, concrete and recycled bitumen footpaths, natural grasses and trees, carparks, community building, netball courts with wire mesh fencing, seats and shelters, public toilets, rage cage, playgrounds, kickabout field, amphitheatre, water tank and fencing, skate park with shelter, BMX track, reserve furniture such as park benches, tables, signage and bins.

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 this reserve can be arranged by contacting Council’s Call Centre 8397 7444. As of the final adoption date the Council grants a lease or licence to the following community groups:-

1. A formal lease to the SA District Netball Association which expires on the 9/10/2015 to use part of the community building and the netball courts.
2. Annual permits to use the unleased portion of the community building to Lifestyle Links, Gemini Netball Club Inc, North East Zodiac Netball Club Inc and Golden Grove Netball Club and Tango Netball Club Inc..

For a list of current user groups at any time during the life of the management plan please contact the Council. 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.



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For more information, please contact us on
08 8397 7444 or visit www.teatreegully.sa.gov.au

Objectives

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

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, stormwater culvert, landscaping, floodlighting, concrete and recycled bitumen footpaths, natural grasses and trees, carparks, community building, netball courts with wire mesh fencing, seats and shelters, public toilets, rage cage, playgrounds, kickabout field, amphitheatre, water tank and fencing, skate park with shelter, BMX track, reserve furniture such as park benches, tables, signage and bins. The following are proposed:-

1. Grassed area and kickabout field

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. Car Parks

The main carpark adjacent to netball courts is sealed and landscaped and traffic is managed with appropriate linemarking, signage, kerbing, lighting and traffic control devices. A sealed carpark is adjacent to the kickabout field and supplementing the main netball carpark is a formed rubble area which is occasionally managed with a dust suppressant and graded as required. A sealed carpark is adjacent to the rage cage and skate park. Council will use various techniques for managing the pavement such as minor patching, potholes, cracksealing, spraysealing or reconstruction.

3. Community Building

The building is equipped with canteens, kitchen, hall, toilets, first aid room, storeroom, meeting room, office and umpire room. The SA District Netball Association leases a portion of the community building which they maintain. Council manages the hiring of the un-leased area of the building which is regularly cleaned and maintained by Council.

4. Landscaping

This reserve contains numerous trees, native grasses and shrubs and Council staff attend to the upkeep of these horticultural maintenance practices such as mowing, weeding, pruning, etc.

5. Floodlighting

The floodlighting tower and post top lighting is checked for electrical and structural integrity as required, and lamp replacements are also carried out to ensure adequate coverage of the netball complex and the recreational play space areas.

6. 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.

7. Reserve Furniture

Shelters, park benches, tables, signage and bins are located within this reserve. The 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.

8. Playgrounds

Play equipment is regularly inspected to check that fittings and fixtures are mechanically sound. Soft fall areas are inspected regularly.

9. Footpaths

Footpaths within these reserves are formed of concrete and recycled bitumen. 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.

10. Public Toilet Block

A ‘unisex’ toilet is located near the skatepark which is regularly cleaned and maintained through both an automated system and council resources.

11. Skate Park/Rage Cage/BMX Track

There is a routine safety check completed and removal of rubbish on a weekly basis. A structural assessment is also conducted on an annual basis.

12. Netball Courts

Twenty (20) asphalt and linemarked netball courts are equipped with goal posts, lighting and seats. The perimeter is fenced with padlocked gates at the west and east ends. Council will manage the pavement of the courts using various techniques such as minor patching, crack sealing or resurfacing and then appropriately relined. The SA District Netball Association via a lease has the care, control and management of the courts. The use of the courts are co-ordinated through SA district Netball Association and not 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 structures and equipment 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
- Community House/Centres Policy
- Disability Discrimination Act Policy
- Environmental Policy
- Footways/Cycleways Policy
- 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 Golden Grove Residential and the Golden Grove Community Zones.

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

Further upgrades of Golden Fields is planned during FYE 2014 & 2015 including all weather shade sails, additional toilet block, parkland planting, mini wetland and revegetation.

Council can, however, consider any future development on this site beyond the 2014/15 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

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Chief Executive Officer

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Review date

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Mayor

