

# Community Land Management Plan

## Golden Grove: Greenwith Reserve

### Description

Identity of land the subject of this plan:

Lot B in Road Plan 6626, being the land contained in Certificate of Title 5884/428, Portion of Lot 4 in Deposited Plan 84080, being the land contained in Certificate of Title 6018/309, bounded by Greenwith Road and Hamilton Road. Lot 17 in Filed Plan 9277, being the land contained in Certificate of Title 5868/614. The attached plan identifies the location of the land. The land comprises extensive natural grasses and trees, landscaping, agricultural and panel mesh fencing, informal carpark, community building, storage sheds and an “equestrian circuit”. Supplementing the site in question the Pegasus Pony Club also leases an adjacent “road reserve”.

### 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 Pegasus Pony Club had a lease which expired on 1/11/97. They currently have a ‘periodic’ lease over the reserve, which includes the community building.

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

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.



## 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 extensive natural grasses and trees, landscaping, agricultural fencing, informal carpark, community building, storage sheds and equestrian circuit. The following are proposed:

### 1. Carpark

The carpark is informal. Council will use various techniques for managing this area such as grading, sweeping and compaction.

### 2. Community Building

The community building leased by the Pegasus Pony Club is equipped with a main hall, female/male/disabled toilets, kitchen and office. The building is regularly cleaned and maintained as required by the Lessee.

### 3. Landscaping

This reserve contains mature trees and native grasses and the lessee attends to the upkeep of these properties by conducting horticultural maintenance practices such as mowing, weeding, pruning, etc.

### 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. Fencing to road frontage is 'weldmesh' panel style fencing.

### 5. Stormwater Outlet and Culvert

Council regularly inspects stormwater outlets, culverts and side entry pits to remove any potential blockages and carry out repairs as necessary to minimise the risk of flooding.

### 6. Storage Sheds

The Pegasus Pony Club have use of the sheds for storage 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
- 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.

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

Plans to develop this site include chainwire fencing 1.8m high to the western boundary.

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 and the Pegasus Pony Club.

Note: Portion of Allotment 4 in Deposited Plan 8480, corner of Hamilton Road and Greenwith Road is excluded from the community land classification. The land is used as Councils Water Reuse Facility and is fully fenced to identify the excluded portion of land.

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**



