

Community Land Management Plan

Golden Grove: Harpers Field

Description

Identity of land the subject of this plan:

Allotments 12 in Deposited Plan 71327, being the land contained in Certificate of Title 5973/74 bounded by Crouch Road, One Tree Hill Road and Golden Grove Road. The attached plan identifies the location of the land. The land comprises a community building, sportsfield with goal posts and wire mesh fencing around the perimeter, scoreboard, practice wickets, landscaping, cyclone fencing, wetland, storage tanks, sealed carpark with lighting, storage shed, natural grasses and trees, reserve furniture such as park benches and bins. A second sportsfield is under development.

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 the Golden Grove Recreation & Arts Centre on 8397 7435.

- As of the final adoption date the Council grants licences to use:
- The sports oval to the Golden Grove Football Club and Golden Grove Cricket Club.
- The portion of the site which has been excluded from the Community Land Classification contains the garages located off Crouch Road.
- The amenities building located adjacent to the oval are hired to the Golden Grove Football Club, Golden Grove Cricket Club.

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. 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

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 a community building, sportsfield with goal posts and wire mesh fencing around the perimeter, scoreboard, practice wickets, landscaping, cyclone fencing, wetland, storage tanks, sealed carpark with lighting, storage shed, natural grasses and trees, reserve furniture such as park benches and bins. A second sportsfield is under development.

1. Oval

The oval is currently equipped to satisfy the needs of regular users, including cricket and football and includes sports lighting, goal posts and wire mesh, concrete practice wickets and nets. Council will regularly water, mow, aerate, fertilize as required and top-dress, de-thatch, soil condition, over-sow, control pests & diseases and verti-drain the oval to maintain serviceable standard. A second oval is under development to the north of the carpark. Cricket practice wickets are constructed adjacent to Golden Grove Road.

2. Amenities Building

The amenities building consists of a large meeting room, equipment and medical rooms, showers, toilets, change rooms and canteen.

The building is maintained and managed by Council and formal agreements with the Golden Grove Football Club Inc and other user groups are to be finalized.

3. Car Park

The car park is sealed and traffic is managed with appropriate line marking, 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.

4. Landscaping

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

5. 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.

6. Reserve Furniture

Park benches 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.

7. Wetlands

- Council will maintain these by undertaking the following activities as required:
- Silt Removal
- Reed monitoring and control such as pruning or removal
- Surrounding vegetation management
- Cleaning of trashbags
- Water quality testing

8. Storage Tanks

Water storage tanks are located off One Tree Hill Road and forms part of the irrigation network at this site. It is supplemented with pumping equipment to enable the use of ground water supplies and preparation of ‘mains/ground’ water blends.

Water quality is monitored regularly to evaluate salinity and other factors. It is also necessary to maintain the reticulation network.

9. Garages/Sheds

All storage sheds located within the site are being maintained by their respective tenants. One garage is currently being used by Council for storage purposes.

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
- 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 maybe 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

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 10 December 2013.



Aerial Photography Taken February 2011