

# Community Land Management Plan

**Modbury: Civic Park**

## Description

Identity of land the subject of this plan:

Lot 86 in Filed Plan 132088, being the land contained in Certificate of Title 5727/353, Lot 85 in Filed Plan 132087, being the land contained in Certificate of Title 5679/211, Lot 101 in Deposited Plan 42856, being the land contained in Certificate of Title 5317/919, Lot 106 in Deposited Plan 58837, being the land contained in Certificate of Title 5872/627, Lot 84 in Filed Plan 132086, being the land contained in Certificate of Title 5727/464, bounded by North East Road, Reservoir Road and Montague Road. The attached plan identifies the location of the land. The land comprises grassed areas with automatic irrigation, landscaping and feature tree planting, lighting, permapine posts, footpaths and plaza, stainless checker plate stepping path, carparking, public toilet, playground including a canvas shade cover, creek, water feature that includes a vine bridge and seat, reserve furniture such as park benches, tables/chairs, barbeque, pavilion, bins and signage. A Reconciliation Garden was opened in 2010. There is a mythical monster art feature which includes the vine bridge and seat, mosaic work, chairs/tables and feature paving.

## 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. Step into Life Modbury has a hire agreement for the reserve. The land is not otherwise the subject of any formalised lease or license. Council may grant a 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.



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

## 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 automatic irrigation, landscaping, including a Reconciliation Garden with feature tree planting and cultural messages, overhead lighting as well as inground lighting and bollards with light emitting diode, permapine posts, exposed aggregate concrete, gravel, paved footpaths and plaza, stainless checker plate stepping path, carparking, public toilet, with outdoor tables, colorbond bin shed, playground including a shade cover, creek, water feature that includes a vine bridge and seat, reserve furniture such as park benches, tables/chairs, barbeque, pavilion, bins and signage. The following are proposed:

### 1. Grassed Areas

The oval is currently equipped to satisfy the needs of regular users. Council will regularly water, mow, aerate, fertilize as required and top-dress, de-thatch, soil condition, over-sow, control pest & diseases and verti-drain the grassed areas to maintain a serviceable standard.

### 2. Car Park

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

### 3. Playground

Play equipment is regularly inspected to check that the fittings and fixtures are mechanically sound. The soft fall area is inspected annually.

### 4. Landscaping

This reserve is partly irrigated to landscaped garden beds and grassed areas including the Reconciliation Garden. The area located on North East Road contains mature trees, native grasses and a feature wall. Council staff attend to the upkeep of conducting horticultural maintenance practices such as mowing, weeding, pruning, etc.

### 5. Lighting

This reserve is equipped with lighting to illuminate the pathways and nearby equipment. The post top lamps are checked for electrical and structural integrity as required.

### 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. Creek Maintenance

Watercourses and creeks generally are inspected on a regular basis for the management of weed growth and pollutants. It may be necessary to carry out earth works to address erosion.

## **8. Reserve Furniture**

Park benches, tables/chairs, barbeque, pavilion, bins and signage are a feature 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. Plumbing, painting and carpentry improvements will be carried out as required to ensure the robust nature of these fixtures.

## **9. 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.

## **10. Footpaths**

Footpaths within this reserve are formed of exposed aggregate concrete, gravel, paved footpaths, and a stainless checker plate stepping path. 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.

## **11. Vine Bridge and seat**

Hand rails and other structural elements such as abutments are inspected on a regular basis to check the fittings and fixtures are mechanically sound. As required, painting and carpentry work is carried out to ensure the safety of these bridges.

## **12. Public Toilets**

It consists of male and female toilets which the public have access to. The Council regularly maintain and clean it.

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 Regional 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 program 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 carpark. This information is used on an assessment of the performance of Council's maintenance practice.

## Development

Council can consider any future development on each site beyond the 2013/2014 financial year, in particular the removal and/or replacement of playground equipment and 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**



