

Community Land Management Plan

Modbury North: Ladywood Reserve

Description

Identity of land the subject of this plan:

Lot 1 in Deposited Plan 8490, being the land contained in Certificate of Title 3658/17, Lot 1 in Deposited Plan 8513, being the land contained in Certificate of Title 3774/96, bounded by Milne Road, Derribong Road and Ladywood Road. The attached plan identifies the location of the land. The land comprises a sports oval with soccer goal posts, landscaping, community building, lighting, permepine fencing, dolomite footpath, playground, reserve furniture such as parkbench, signage & bin.

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 on 8397 7429. Council grants a permit to use the grassed areas and community building to the Modbury Jets Amateur Football Club. Other hirers are NJOY Health and Fitness, Triple V.P.T. and Valley View Eagles Softball.

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 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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08 8397 7444 or visit 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

1. Sports Oval

The oval is currently equipped to satisfy the needs of regular users including the Modbury Jets Amateur Football Club. 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 oval to maintain a serviceable standard. To book the oval outside of these times contact Council on 83977429.

2. Community Building

The building is equipped with a meeting room, kiosk, storeroom, female/male toilets and change rooms. The building is regularly cleaned and maintained as required by Council. The casual hire of the building can be arranged by contacting Council on 83977429.

3. Playground

Play equipment is regularly inspected to check that the fittings and fixtures are mechanically sound. The soft fall area is inspected and re-levelled regularly including raking and topping up annually.

4. Landscaping

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

5. Lighting

This reserve is equipped with solar lighting to illuminate the pathways and nearby playground equipment. The post top lamps are checked for electrical and structural integrity as required. The Modbury Jets Amateur Football Club also supply temporary lighting to the sports oval.

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

Park bench, signage and bin are a feature 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. Plumbing, painting and carpentry improvements will be carried out as required to ensure the robust nature of these fixtures.

8. Footpaths

Footpaths within this reserve are formed of dolomite. 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.

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
- 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 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 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 building. This information is used on an assessment of the performance of Council's maintenance practice.

Development

There are no immediate plans to develop this site.

Council can, however, consider any future development on each site beyond the 2013/14 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

