

# Community Land Management Plan

## Modbury: Shrublands Reserve

### Description

Identity of land the subject of this plan:

Shrublands Reserve (206)

Lot 41 in Deposited Plan 7640, being the land contained in Certificate of Title 5518/998, Lot 81 in Deposited Plan 33689, being the land contained in Certificate of Title 5068/128. This parcel has been excluded from Community Land classification. Bounded by Capulet Crescent and Wright Road. The attached plan identifies the location of the land. The land comprises a grassed area with irrigation, carpark, community building, 2 garages, lighting, permapipe fencing, paved footpath, reserve furniture such as bins and signage .

### 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.

As of the final adoption date Council grants permits to use the community building to the:

1. Branches Community Church
2. World Taekwondo Academy
3. Clovercrest Branch of the Red Cross
4. Dancetime Rock and Roll
5. Golden Gully Quilters
6. Breakaway 4WD Club Inc
7. North East Radio Club Inc
8. Ing Paper Cloth
9. Tai Chi Qigong Adelaide
10. World Tae Kwon Do
11. Personal hirers



For a list of current user groups at any time during the life of the management plan please contact the Golden Grove Recreation & Arts Centre on 8397 7429. The casual hire of this reserve can be arranged by contacting the Golden Grove Recreation & Arts Centre on 8397 7429.

The land is not otherwise the subject of any formalised lease or license. Council may grant a lease or the Management Committee 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.

## 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 playing fields, amenities building, car park, community building, playground, landscaping and the following are proposed:

### 1. Grassed Area

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 Park

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

### 3. Community Building

The building is equipped with a main hall, chair storeroom, 4 other storerooms, female/male toilets and kitchen. Branches Community Church, World Taekwondo Academy, Clovercrest Branch of the Red Cross, Dancetime Rock and Roll, Golden Gully Quilters, Breakaway 4WD Club Inc., North East Radio Club Inc, Ink Paper Cloth, Tai Chi Qigong Adelaide, World Tae Kwon Do and Personal hirers. The building is regularly cleaned and maintained as required by Council. Enquiries to hire the building outside of these times is by calling 8397 7429.

### 4. Lighting

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

## 6. Reserve Furniture

Signage and bins are a feature of 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.

## 7. Footpaths

Footpath within this reserve is formed of paving. 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.

## 8. Garages

The garages are owned by the Council and are managed by Council for use by the community groups and Council Horticulture staff.

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 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

There are no immediate plans to develop this site.

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

.....  
**Mayor**

