

Community Land Management Plan

Redwood Park: Robertson Plantation

Description

Identity of land the subject of this plan:

Lot 540 in Deposited Plan 10291, being the land contained in Certificate of Title 3812/132, bounded by Golden Grove Road and Milne Road. The attached plan identifies the location of the land. The land comprises natural grasses and trees, carpark, community building, landscaping, lighting and dolomite footpath.

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 recreation facilities for the community and other visitors.

The community building, which forms part of this land, is the subject of a formalised lease with SA Ambulance Services, which expires in January 2022.

Council may grant a lease or licence of the remainder 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 natural grasses and trees, sealed carpark, Ambulance Station, landscaping, lighting, dolomite footpath and the following are proposed:

1. Carpark

The carpark is sealed and landscaped and traffic is managed with appropriate linemarking, signage, kerbing and lighting. Council will use various techniques for managing the pavement such as minor patching, potholes, cracksealing, spraysealing or reconstruction.

2. Community Building

The building is presently defined as an Ambulance Station and is to be regularly cleaned as required by SA Ambulance Services. The maintenance of the building is presently governed by the term of the current lease. Predominantly, Council is responsible for structural maintenance.

3. Landscaping

The reserve is partly irrigated to the landscaped garden. The reserve also contains mature trees and native grasses and Council Staff attend to the upkeep by carrying out mowing, tree pruning, weeding and irrigation repair/management. The "screen plantings" recently replaced adjacent to boundary fences will have a higher level of maintenance standard than the rest of the area.

4. Lighting

The 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.

5. Footpaths

Footpaths within these reserves 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.

6. Fencing

Security fencing and gated entrance to the Ambulance Station is maintained by SA Ambulance Services.

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'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 each site beyond the 2013/14 financial year until the expiry of the Management Plan, in particular the removal and/or replacement of landscaping. 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

