

Community Land Management Plan

Surrey Downs: Illyarrie Reserve

Description

Identity of land the subject of this plan:

Lot 133 in Deposited Plan 10141, being the land contained in Certificate of Title 5555/622, Lot 96 in Deposited Plan 9721, being the land contained in Certificate of Title 4001/395, Lot 501 in Deposited Plan 24903, being the land contained in Certificate of Title 5519/637, Lot 82 in Deposited Plan 19838, being the land contained in Certificate of Title 5546/367 bounded by Tilley Drive, Kurrajong Street, Yorrell Avenue, Illyarrie Avenue and Zanoni Crescent, Surrey Downs. The attached plan identifies the location of the land. The land comprises grassed playing fields with irrigation, baseball equipment/backstops/batting cage, amenities building, storage shed, car park (line marked), community building, playground, seating, concrete paths, underground storage tank, pump, bins, landscaping and fencing.

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 Council grants a seasonal permit for use of the land to the Golden Grove Central Districts Baseball Club.

The land is not otherwise the subject of any formalised lease or licence. Council may grant a lease or licence of the whole or any part of the land during the life of this management plan.

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.



CITY OF
TEA TREE GULLY
Naturally Better

**For more information, please contact us on
08 8397 7444 or visit www.teatreegully.sa.gov.au**

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. **Playing fields**

The playing fields are currently equipped to satisfy the needs of regular users including baseball players, by providing backstops, batting cage and other ancillary equipment. Council will regularly mow, aerate, fertilise as required and top-dress, de-thatch, soil condition, over-sow, control pests and diseases and verti-drain the playing fields to maintain a serviceable standard. Council will water the playing fields in accordance with the Code of Practice for Irrigated Public Open Space as regulated by SA Water. A local baseball club has seasonal hire use of the playing fields, although the community use of these playing fields can be arranged by contacting Council's Customer Relations Team.

2. **Amenity Building**

The amenity building is equipped with a kitchen/kiosk, meeting room, storage room, toilets and showers. The building is regularly cleaned and as required carpentry, electrical, plumbing and other maintenance is carried out by Council. Golden Grove Central Districts Baseball occupy the building under a licence. A Club storage shed is adjacent to the amenity building.

3. **Car Park**

The car park is sealed and landscaped 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, cracksealing, spraysealing or reconstruction.

4. **Community Building**

The Surrey Downs Community Centre building is equipped with meeting rooms, kitchen, toilets, office, a room available for hire and a crèche area. The building is regularly cleaned and maintained as required. The building is open at various times from Monday to Thursday each week. Council has a Community Development Officer on site at various times during the week for progressing community activities and can be contacted on 83977423 for information or the City of Tea Tree Gully website. Council has care, control and management of the building.

5. **Playground**

Play equipment is regularly inspected to check the fittings and fixtures are mechanically sound and in a safe condition. The soft fall area is inspected and re-levelled regularly including raking and topping up annually. Steel seating and bins are inspected and maintained regularly.

6. **Footpaths**

The footpaths within this reserve concrete. 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.

7. **Landscaping**

There are dry land plantings around the site with some areas well established on the southern and western quadrants. A permapipe post and rail fence exists along the boundaries of the reserve (Tilley Drive, Kurrajong Street and Yorrell Avenue).

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
- 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 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 the

.....Day of.....2013

.....
Chief Executive Officer

.....
Review date

.....
Mayor

