

Community Land Management Plan

Surrey Downs: Tilley Recreation Park

Description

Identity of land the subject of this plan:

Lot 505 in Filed Plan 169444, being the land contained in Certificate of Title 5718/892, Lot 69 in Deposited Plan 17270, being the land contained in Certificate of Title 5532/968, Lot 219 in Deposited Plan 18288, being the land contained in Certificate of Title 5539/894, Lot 2 in Deposited Plan 22761, being the land contained in Certificate of Title 5436/954, bounded by Yatala Vale Road, Hancock Road, Mariners Drive and Hartly Court. The attached plan identifies the location of the land. The land comprises grassed ovals with irrigation, playground, sealed carparks, numerous garages and sheds, public toilet block, three community buildings, fenced tennis/netball courts, sports floodlights.

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 seasonal permits to use the grassed areas to the: -

1. Tea Tree Gully Soccer Club, they also hire space in the DS Goodes Pavilion for storage.
2. Golden Grove Little Athletics Club, they also hire space in the DS Goodes Pavilion for storage.

The Council also grants seasonal permits to use other areas within the Reserve to: -

1. Golden Grove Tennis Club which have a permit over the tennis courts during the summer season.
2. Golden Grove Boxing Gym have a permit over the garage.
3. In the John G Tilley Hall seasonal permits have been granted to the Shinya Kai Martial Arts, Healthy Living Fitness/Original Bootcamp Adelaide, SA Railway Modellers Association Inc., Aged Care Housing Group, Disability SA and Social Clubs.



4. In the DS Goodes building seasonal permits have been granted to Golden Grove Table Tennis Club, Zumba Fitness with Sonya Aarden, Fit Plus, Golden Grove Indoor Bias Bowling Club, Living World Christian Church, Aspire Personal Fitness, Ready Steady Go Kids.

The casual hire of the grassed areas can be arranged by contacting Council's Customer Relations Centre on 8397 7444. For the casual hire of the community buildings can be arranged by contacting the Golden Grove Recreation & Arts Centre 8397 7429.

The Drama Theatre, which forms part of the land, is the subject of a formalised lease with Tea Tree Players Theatrical Group and this lease is currently in a 'holding over' provision. They also have a large garage which they use for storage purposes and outdoor timber decking.

Council may grant a lease or licence 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

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 ovals, irrigation, playground, sealed carparks, numerous garages and sheds, public toilet block, 2 community buildings, fenced tennis/netball courts, sports floodlights and the following are proposed :-

1. Grassed Ovals

The ovals are currently equipped to satisfy the needs of regular users including the Tea Tree Gully City Soccer Club, and the Golden Grove Little Athletics Club. Council will regularly water, mow, aerate, fertilise as required and top-dress, de-thatch, soil condition, over-sow, control pest & diseases and verti-drain the oval to maintain a serviceable standard. As required, controllers and sprinklers are replaced or repaired to maintain a service standard consistent with its existing use. Watering occurs at a sustainable level in accordance with the Code of Practice for Irrigated Public Open Space as regulated by SA Water.

The Tea Tree Gully City Soccer Club use the oval during the winter season on a seasonal permit and the Golden Grove Little Athletics use the oval during the summer season on a seasonal permit. Healthy Living fitness hire the oval.

2. Playground

The play equipment located in this reserve is regularly inspected to check the fittings and fixtures are mechanically sound. The soft fall area is inspected and re-levelled regularly including raking and topping up annually. The long jump pit is also regularly inspected, any rubbish is removed, and it is then raked over and topped up.

3. Car Park

The carpark is sealed and landscaped and traffic is managed with appropriate linemarking, 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. Garages/Sheds

One garage is being used by the Golden Grove Boxing Club, which is on a seasonal permit. The Tea Tree Gully Soccer Club and the Golden Grove Little Athletics are using the Goodes Pavilion for storage purposes. Tea Tree Players also lease a garage located at the side of the building for storage purposes which they maintain.

5. Community Buildings

John G Tilley Hall has a large function room which has a 300 people capacity. It is equipped with a main hall, meeting rooms, kitchen, bar, 2 dedicated canteens for Clubs and toilets.

The Tea Tree Gully Soccer Club, Golden Grove Little Athletics, Golden Grove Tennis Club, Shinya Kai Martial Arts, SA Railways Modellers Association, Aged Care & Housing Group, Disability SA and Social Clubs have seasonal permits to use this facility. The building is being maintained by Council.

The Drama Theatre is equipped with a large function room with stage, meeting rooms and toilets. It is currently being leased to the Tea Tree Players who maintain the building.

The DS Goodes Pavilion has a large community hall with stadium sports cushion floor for use by community groups. Changerooms with showers, toilets, kitchenette and storage areas. A disability access ramp provides wheel chair access. In the DS Goodes building seasonal permits have been granted to Golden Grove Table Tennis Club, Zumba Fitness with Sonya Arden, Fit Plus, Golden Grove Indoor Bias Bowling Club, Living World Christian Church, Aspire Personal Fitness, Ready Steady Go Kids . Hire of the buildings or facilities can be arranged by contacting Golden Grove Recreation and Arts Centre on 8397 7429.

6. Public Toilet Block

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

7. Tennis and Netball Courts

The tennis/netball court surface is managed by Council using various techniques such as minor patching, crack sealing or resurfacing and then appropriately relined. The Golden Grove Tennis Club have a seasonal permit to use the courts.

8. Sports Floodlights

This recreation park is equipped with lighting to illuminate the pathways, nearby equipment, part of the oval and the tennis/netball courts. The post top lamps are checked for electrical and structural integrity as required.

9. 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.

10. Clubroom Building

A clubroom will be used by the Golden Grove Tennis Club until the expiration of their lease in December 2028. The club is responsible for managing the building to the standard outlined in their lease agreement.

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 the Golden Grove Community 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.

Date of Adoption and Amendments

Adopted by the City of Tea Tree Gully at a meeting of the Council on 10 December 2013.

CLMP Amendments: 24 November 2020 - "Clubroom" has been added to the Management Proposal.

