

# Community Land Management Plan

**Tea Tree Gully: Pine Park**

## Description

Identity of land the subject of this plan:

Section 949 in Deposited Plan 574, being the land contained in Crown Record 5754/371, Section 989 in Deposited Plan 574, being the land contained in Crown Record 5754/372, Lot 503 in Deposited Plan 45738, being the land contained in Crown Record 5508/183, Lot 500 in Deposited Plan 45721, being the land contained in Certificate of Title 5453/231, Lot 502 in Deposited Plan 45721, being the land contained in Certificate of Title 5875/813, Lot 54 in Deposited Plan 6169, being the land contained in Certificate of Title 5684/24, bounded by North East Road and Haines Road. The attached plan identifies the location of the land. The land comprises 2 community buildings (one of which is now Gallery 1855), sheds, sealed carpark, grassed area with irrigation, steps, pedestrian bridge, drink fountain, memorial arbor, permapipe fencing, extensive natural vegetation, canoe tree, pine trees and reserve furniture such as park benches, bins, gas barbeque, table/chairs.

## 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 and exhibition facilities for the community and other visitors, together with buildings that accommodate Emergency Services Groups and Gallery 1855.

Council has granted a lease to the Country Fire Service of its occupation of sheds on this site. Council may grant a lease or licence of the whole or any part of the land during the life of this management plan. Gallery 1855 provides a place for exhibitors in the north east on a casual hire basis. Further information available by phoning 8397 7450

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 2 community buildings (one of which is now Gallery 1855), sheds, sealed carpark, grassed area with irrigation, steps, pedestrian bridge, drink fountain, memorial arbor, low permapine fencing, extensive natural vegetation, canoe tree, pine trees and reserve furniture such as park benches, bins, gas barbeque, table/chairs. 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. Gallery 1855 (former TTG Historic Council Chamber)

The building is equipped with a studio, workshop, galleries, storerooms, toilets and kitchen facilities which are cleaned and maintained by the Council.

### 3. CFS Building

Country Fire Service utilise the storage facilities and meeting rooms together with toilet and kitchen facilities at this site. The cleaning and maintenance of the property is managed by the CFS under the terms of the existing lease. The building is not open for public access.

### 4. Sheds

Storage sheds have been provided on the site for the benefit of the Emergency Service Organisations.

### 5. Carpark

An informal carpark has been provided which is sealed and includes some signage and lighting. Council will use various techniques for managing the pavement such as minor patching, potholes, cracksealing, spraysealing or reconstruction.

### 6. Pedestrian Bridge

Hand rails, decking timber and other structural elements such as abutments are inspected on a regular basis to check that the fittings and fixtures are mechanically sound. As required, painting and carpentry work is carried out to ensure the safety of these bridges.

### 7. 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.

## 8. Reserve Furniture

Park benches, bins, gas barbeque, drink fountain, memorial arbor and steel and recycled plastic table/chairs are 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.

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 Historic Conservation - 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

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**Chief Executive Officer**

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**Review date**

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**Mayor**

