

Community Land Management Plan

Tea Tree Gully: Tea Tree Gully Memorial Garden

Description

Identity of land the subject of this plan:

Lot 52 in Deposited Plan 55845, being the land contained in Certificate of Title 5854/203, Lot 503 in Deposited Plan 43529, being the land contained in Certificate of Title 5310/265, bounded by North East Road and Memorial Drive, Tea Tree Gully.

The attached plan identifies the location of the land, which comprises the Tea Tree Gully Memorial Garden for the use by the Tea Tree Gully RSL Sub Branch as a memorial. The site is an irrigated grassed area with landscaping, extensive paved footpaths, lighting, terraced platforms, five conflict storyboards, two dedication pedestals and plaques, amphitheatre with memorial wall with military plaques and Cross of Sacrifice, flag poles, arbour, balustrade fencing and handrails, reserve furniture such as park benches, fenced creek boundary and bins.

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 a passive commemorative memorial for the RSL community and other members of the public and for general use by the community.

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 the Tea Tree Gully Memorial Garden and the following are proposed:

1. Grassed area

The grassed areas are currently equipped to satisfy the needs of members of the public and the RSL for memorial services. As required, subsurface irrigation is replaced or repaired to maintain a service standard consistent with its existing use. The site is regularly mowed and watering occurs in accordance with the Code of Practice for Irrigated Public Open Space as regulated by SA Water.

2. Landscaping

This reserve is irrigated and has newly landscaped garden beds and grassed areas. Council staff attend to the upkeep of this property by conducting horticultural maintenance practices such as mowing, weeding, pruning, etc.

3. Lighting

This 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. Foot lighting illuminates the terraced platforms to the amphitheatre.

4. 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.

5. Reserve Furniture

Park benches, signage, and bins are common features 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. Painting and carpentry improvements will be carried out as required to ensure the robust nature of these fixtures.

6. Footpaths

Footpaths within this reserve are paved. 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

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. Council prepares the site prior to ANZAC and Remembrance Day services and may consider costs of security on behalf of the Tea Tree Gully RSL Sub Branch.

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) Zone - 'Tea Tree Gully.

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.

Development

Council can 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

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Mayor

