

Community Land Management Plan

Tea Tree Gully: Tea Tree Gully Sports Area

Description

Identity of land the subject of this plan:

Lot 50 in Deposited Plan 55845, being the land contained in Certificate of Title 5854/201, Lot 5 & 6 in Deposited Plan 131697, being the land contained in Certificate of Title 5251/458, bounded by Memorial Drive, Dowding Terrace, Perseverance Road and Heitmann Court. The attached plan identifies the location of the land. The land comprises a grassed oval with irrigation, football goal posts and a cyclone fence, drink fountain, pedestrian bridge, lighting, the RSL Memorial Hall, gated sealed carpark, tennis courts, extensive natural grasses and trees, playground, natural creek, and reserve furniture such as gazebos, bins and park benches, toilets and brick shelter. **Please note the site off Bowen Road, which has the Kathleen Mellor Kindergarten, has been excluded and therefore does not require a management plan.**

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:

1. The Tea Tree Gully Cricket Club, Tea Tree Gully Football Club and Modbury Cricket Club to use the oval and toilets. North East Homing Pigeon Club use the former change rooms.
2. Shaping Up, Spirit of Yoga, TTG CWA, TTG RSL, TTG Vietnam Veterans Fitness Group, Master Lee’s Tai Chi, Harmony of Yoga, North Eastern Writer’s Group, Australian Red Cross-TTG, Adelaide Academy of Irish Dance, Influence Fitness and Aurora Calisthenics College, use the Hall located within the Community Building.

The casual hire of the oval and hall can be arranged by contacting Council’s Customer Relations Centre on 8397 7444.



The tennis courts are available for community use, however if anyone wants to make a booking they can contact Council.

The Tea Tree Gully RSL Branch occupies the Western part of the Community Building under the terms and conditions of a periodic lease, which is presently under review. Renewal and management options for the whole building are part of those discussions.

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 a grassed oval with irrigation, football goal posts and a cyclone fence, drink fountain, pedestrian bridge, lighting, change room and public toilets, the RSL Memorial Hall, gated sealed carpark, tennis courts, extensive natural grasses and trees, playground, natural creek, and reserve furniture such as gazebos, bins and park benches, toilets and brick shelter. The following are proposed:

1. Grassed Oval

The oval is currently equipped to satisfy the needs of regular users including sports such as football and cricket. 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.

2. Carpark

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.

3. Community Building

The building is equipped with a hall, meeting rooms, storage areas, kitchen and toilet facilities available for hire. The building is regularly cleaned and maintained as required.

The Tea Tree Gully RSL Club is equipped with kitchen and toilet facilities, dining room and bar. The RSL Club maintain and clean their portion of the building.

4. Playground

Play equipment is located in the reserve and is regularly inspected to check that the fittings and fixtures are mechanically sound. The soft fall area is inspected and re-levelled regularly including raking and topping up annually.

5. Reserve Furniture

Park benches, bins and gazebos 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. Plumbing, painting and carpentry improvements will be carried out as required to ensure the robust nature of these fixtures.

6. Tennis Courts

The tennis court surface is managed by Council using various techniques such as minor patching, crack sealing or resurfacing with hot mix and then appropriately relined. They are equipped with nets for community use.

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. Creek Maintenance

Watercourses and creeks generally are inspected on a regular basis for the management of weed growth and pollutants. It may be necessary to carry out earth works to address erosion.

9. 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.

10. Lighting

This Oval is equipped with some lighting to the western side to illuminate the pathways and nearby equipment. The equipment is checked for electrical and structural integrity as required.

11. Public Toilet/Former Change Room

A public toilet block, including male and female toilets, is available for public access and is located on the western side of the oval. The Council regularly maintain and clean the toilets. The former change room is being hired by the pigeon club and is maintained by the club.

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 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 program 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

