

Community Land Management Plan

Tea Tree Gully: Tea Tree Gully Institute

Description

Identity of land the subject of this plan:

Lot 24 in Deposited Plan 59843, being the land contained in Certificate of Title 5880/130, Lot 23 in Deposited Plan 59843, being the land contained in Certificate of Title 5880/129, bounded by Walters Street. The attached plan identifies the location of the land. The land comprises a community building, garages, sealed carpark.

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 land to Ratbag Productions, First Tae Kwon do, St Agnes Fitness Club and Tea Tree Gully Troubadours.

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.

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.



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 a community building, garages, sealed carpark and the following are proposed:

1. Carpark

The carpark is sealed and landscaped and traffic is managed with appropriate linemarking, signage and some floodlighting. Council will use various techniques for managing the pavement such as minor patching, potholes, cracksealing, spraysealing or reconstruction.

2. Community Building

The building is equipped with a medium sized function room, kitchen and toilets. The building is regularly cleaned and maintained as required by Council.

3. Garages

There are two garages located at the Northern end of the property currently being utilised for storage by the User Groups.

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 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

.....
Chief Executive Officer

.....
Review date

.....
Mayor

