

Community Land Management Plan

Wynn Vale:

Richardson Oval

Description

Identity of land the subject of this plan:

Lot 803 in Deposited Plan 22355, being the land contained in Certificate of Title 5555/864, bounded by Grenfell Road, Richardson Drive and The Golden Way. The attached plan identifies the location of the land. The land comprises ovals, grassed area with irrigation, landscaping, stormwater outlet, carpark, community building, lighting, cyclone and mesh fencing, concrete footpaths, reserve furniture such as signage, concrete tank and pumping shelter 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 passive and active recreation facilities for the community and other visitors.

The casual hire of these reserves can be arranged by contacting Council’s Customer Relations Centre on 8397 7444.

The Council grants permits to use the community building to:

- The Modbury Vista Soccer Club on a seasonal basis.

The Council grants permits to use the oval to:

- The Modbury Vista Soccer Club on a seasonal permit.
- The Golden Grove Dog Obedience on an annual permit
- Step Into Life Golden Grove on an annual permit

For a list of current user groups at any time during the life of the management plan please contact the Council.



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

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 ovals, grassed area with irrigation, landscaping, stormwater outlet, carpark, community building, lighting, cyclone and mesh fencing, concrete footpaths, reserve furniture such as signage, concrete tank and pumping shelter and bin. The following are proposed:

1. Ovals

The ovals are currently equipped to satisfy the needs of regular users including soccer. These areas include soccer goal posts and fencing. Council will regularly water, mow, aerate, fertilize as required and top-dress, de-thatch, soil condition, over-sow, control pest & diseases and verti-drain the oval to maintain a serviceable standard

2. 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

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. Community Building

The community building is equipped with a main hall, changerooms and toilets, kiosk and storerooms. The building is regularly cleaned and maintained as required by Council

5. Landscaping

This reserve is partly irrigated to landscaped garden beds and grassed areas. It contains mature trees and Council staff attend to the upkeep of these by conducting horticultural maintenance practices such as mowing, weeding, pruning, etc.

6. Lighting

Some reserves are equipped with lighting to illuminate the pathways and nearby equipment. The post top lamps are checked for electrical and structural integrity as required.

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

Signage and bins are a common feature in this reserve. The 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.

9. Stormwater outlet and culvert, concrete tank and pumping station

Council regularly inspects stormwater outlets, culverts and side entry pits to remove any potential blockages and carry out repairs as necessary to minimise the risk of flooding. Supplementary watering is available through concrete tank and pumping station.

10. Footpaths

Footpaths within these reserves are formed of concrete. 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.

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 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

There are no immediate plans to develop this site.

Council can, however, 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



Grenfell Road - Aerial Photography Taken January 2012