

Management Plan for Manson Reserve

1.0 Identification Details

- 1.1 Name of land/reserve-----Manson Reserve
- 1.2 Location-----Lots 112,142, & 143 Sargent Parade, Bellevue Heights
- 1.3 Certificates of Title
- Lot 112 5816/677
 - Lot 142 3464/067
 - Lot 143 4181/549
- 1.4 Area-----4.31 hectares
- 1.5 Current Usage -recreation, football, cricket, tennis, community facility, playground

2.0 Owner

- City of Mitcham

3.0 Purpose for Which the Land is Held

- Recreation
- Organised sport - including current and potential sports which might be suited to the facility

4.0 Reasons Why the Management Plan is Required

- Land specifically modified for the benefit and enjoyment of the public.
- The land is subject to a licence/lease.

5.0 Objectives for the Management of the Land

- To provide a public recreation facility to the local and wider community.
- To ensure equitable access to diverse recreation and sporting opportunities across the City.
- To safeguard the community by taking appropriate measures to control risk.
- To manage the community assets held on their behalf by Council.
- To include the ability to offer short term leases/licences/permits for short term one-off events or short term club use.
- To allow for future leases/licences of a similar nature should current lease/licence holders not renew their agreements.

6.0 Policies and Proposals for the Management of the Land

- Consideration to be given to Council's policies which relate to the management of open space and community facilities - in particular 'Special use of reserves by various groups' which allows for Carols by Candlelight to be held on Manson Reserve each year.
- Consideration has been given the City of Mitcham's Development Plan and Open Space Strategy.
- Consideration to be given to By-Law No.3 - Local Government Land regarding the activities which can be undertaken on community land.

- Consideration to be given to By-Law No.6 - Dogs and a resolution of Council whereby the exercising of dogs may be restricted in some parks and reserves.
- Reference to be made to the general maintenance schedule for reserves and specifications for specific reserves where applicable.
- Proposals - see Schedule

7.0 Performance Targets

- See Schedule

8.0 Performance Measures

- See Schedule

9.0 Current Lease/Licence Details

9.1 Sturt District Cricket Club currently holds a licence on behalf of local schools to use Manson Oval for primary school cricket. Sturt District Cricket Club also utilises the facilities for Kanga cricket.

9.2 Bellevue Heights Tennis Club is negotiating a new licence.

9.3 There is an agreement for Sturt Football Club (juniors) to utilise Manson Oval on Saturday mornings for football.

9.4 The former kindergarten at Manson Reserve is currently utilised as a playgroup facility on Thursday and Friday mornings under a permit arrangement between the user(s) of the kindergarten and The City of Mitcham.

Unless otherwise stated in the licences / agreements, this reserve is available for community use.

Date Prepared: May 2004

SCHEDULE

| Management Issues | Proposals | Performance Targets | Performance Measures |
|-----------------------------|---|--|---|
| Landscape Character | <p>Maintain area for club sport/recreational use in keeping with the character of the surrounding area.</p> <p>Litter</p> <p>Fences and park furniture (inc. gazebos).</p> <p>Lighting (where installed)</p> <p>Paths</p> <p>Graffiti</p> | <p>Maintain existing character of the neighbourhood while providing an amenity for the local community.</p> <p>Bins/grounds checked regularly.</p> <p>State of furniture checked on a regular basis.</p> <p>Regular checks to replace faulty/broken lights.</p> <p>Check and repair as required.</p> <p>Offensive graffiti to be removed in 24 hours. All highly visible graffiti to be removed from Council property.</p> | <p>Reduction in the level of complaints regarding misuse of grounds or maintenance of area.</p> <p>Area to be free of litter.</p> <p>Located in suitable areas and kept in good repair.</p> <p>Lights are operational.</p> <p>Safe to use and clear of obstructions.</p> <p>Highly visible park structures and surrounds to be graffiti free.</p> |
| Clubrooms | <p>Adhere to the building maintenance program each year and complete each stage within the allocated time frame</p> | <p>Inspections of all clubrooms conducted once a year.</p> <p>All clubroom inspections are documented in an Audit Report</p> | <p>Building complies with the annual audit by budgeting, programming, and completing the identified works.</p> <p>All building work complies with DDA Plan.</p> |
| Playground Equipment | <p>Provide a public recreation facility to the community.</p> | <p>Ensure all playgrounds are safe with regular inspections and maintenance of</p> | <p>Playground inspected every six weeks in accordance with</p> |

| Management Issues | Proposals | Performance Targets | Performance Measures |
|--------------------|--|---|--|
| | <p>Create challenging and interesting opportunities that cater for development requirements of playground users.</p> <p>Provide equipment specifically designed for toddlers, early childhood, junior and senior groups.</p> <p>Provide some active play structures suitable for use by the wider community.</p> | <p>equipment.</p> <p>Minor repairs that are undertaken during this routine inspection are to be recorded on an appropriate inspection sheet.</p> <p>Major repairs or maintenance required is to be recorded on the inspection sheet and handed to the coordinator for appropriate action.</p> <p>Soft fall areas are to be included in the six weekly check and appropriate action taken to keep them clear of weeds, litter, broken glass and other sharp objects.</p> <p>Install new equipment in accordance with Council's replacement program.</p> <p>Any parts replaced will be with genuine parts (which adhere to Australian Standards) from an appropriate manufacturer.</p> <p>Up to date inventory of all playground facilities maintained.</p> | <p>safety inspection checklist.</p> <p>Soft fall area to be maintained at the required depth and in an appropriate condition.</p> <p>All soft areas will be clear of foreign objects (such as broken glass).</p> <p>All playgrounds shall be audited every ten years in respect to condition, safety, maintenance standards & longevity.</p> |
| <p>Oval</p> | <p>Provide to a suitable level for general community use.</p> | <p>Aeration or verti drain treatment to be used in areas of high soil compaction and poor drainage.</p> <p>Appropriate fertilizers to be applied to areas of high use and at recommended rates for</p> | <p>Quality of turf suitable for local community use.</p> |

| Management Issues | Proposals | Performance Targets | Performance Measures |
|---------------------------|---|--|---|
| | | that particular soil type. The oval to be cut the regulation 26 times a year. | |
| Irrigation Systems | Provide a suitable automatic irrigation service that makes best possible use of resources while providing acceptable standards of turf. | Automatic systems should be programmed to match the needs of a particular area in relation to soil types, grass type, use of area, climatic conditions and Government restrictions. Minor repairs to be undertaken as soon as practical. Major repairs to be included in scheduled works. Turf maintained to best level within relevant water restrictions. | Efficient use of water while delivering a quality grass surface. All watering carried out according to relevant prescribed water restrictions. |
| Cricket wickets | Maintain by Council to a level acceptable for community use. | On hard wicket pitches, Council will cover prior to the onset of the football season with a sandy loam over the concrete surface. | Provision of an even playing surface. |
| Tennis Courts | Ensure that the club fully maintains courts to the agreed and acceptable standards as specified in the lease/licence agreement. | Maintained by the Club. | Compliance with licence conditions.. |
| Public Toilets | Available during normal daylight hours. Locked overnight where extreme | Cleaned on weekdays only, with the exception of public holidays and weekends. | Cleaning includes sweeping and disposing of rubbish, the use of appropriate disinfectant and |

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|-------------------------------------|--|--|--|
| | vandalism has occurred. | | water to clean all surfaces. Graffiti free and usable. Filling of toilet roll holders. |
| Exercising of Dogs | Allow for recreation areas to be set aside for both dog owners and/or other members of the public. | Compliance with all restrictions on the exercising of dogs. | Reduce the number of complaints from other park users. |
| Tree Maintenance | Remove dead trees and limbs. Plant new trees. | Trees to be in good health and safe for park users. Shade trees of appropriate species for the area to be planted. Creek lines to be planted with appropriate species. | Dead trees are removed where dangerous and dead limbs of trees are removed where they pose a threat. Reserves and creeklines are enhanced by healthy, safe and appropriate species. |
| Former kindergarten building | Maximise the use of the building by community and/or sporting groups. | Increased usage and financial return. | Rental received. |