



# tusmore park

## Community Land Management Plan

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401 Greenhill Road  
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EXECUTIVE SUMMARY

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This Community Land Management Plan ("CLMP") sets out the objectives, policies and proposals of the City of Burnside ("the Council") for Tusmore Park in the Council's local government area, including use of the Park, structures and park furniture required, and access and community involvement with the Park. This CLMP also establishes a framework of performance targets and measures for management of Tusmore Park into the future.



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## 1.1 WHAT IS COMMUNITY LAND?

Under section 193 of the *Local Government Act 1999* ("the Act"), 'community land' includes all local government land (except roads) that is owned by a council or is under a council's care, control or management (unless the council resolves to exclude or revoke the classification as community land in accordance with the Act).

Section 207 of the Act requires a council to keep a register of all community land in its local government area. The Council's Community Land Register is contained in Appendix 1 in Part 5 of each of the Council's Community Land Management Plans.

## 1.2 WHAT IS A COMMUNITY LAND MANAGEMENT PLAN?

Under section 196 of the Act, a council must prepare and adopt a management plan for its community land if:

- (a) the land is required to be held for the benefit of the community under Schedule 8 of the Act (or under another special act of parliament relating to the land) or under an instrument of trust;
- (b) the land is, or is to be, occupied under a lease or licence; or
- (c) the land has been or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

A CLMP must identify the community land to which it relates, and the purpose for which that land is held by the council. A CLMP must also state the council's objectives, policies (if any) and proposals for the management of the relevant community land.

## 1.3 PURPOSE OF A COMMUNITY LAND MANAGEMENT PLAN

Community land is recognised as an important component of the urban environment, which provides opportunities for recreation and leisure, and other activities which benefit the community either directly or indirectly. A CLMP provides a framework within which the Council can develop a balanced response to current opportunities and address future pressures with respect to the community land within its local government area.

A CLMP identifies clear objectives and establishes directions for planning, resource management and maintenance of the relevant community land. It assists both the Council and the general public by clarifying the intended direction for the use and management of the community land to which it relates. A CLMP also assists the Council in assigning appropriate priorities in its works programming and budgeting.



## **1.4 STRUCTURE OF THIS COMMUNITY LAND MANAGEMENT PLAN**

This CLMP is divided into 5 parts:

Part 1: Provides a definition of community land and describes the content, purpose and function of a CLMP.

Part 2: Indicates the location of the relevant community land to which this CLMP applies, and examines the characteristics of that land.

Part 3: Identifies and examines the Council's management objectives, policies and proposals relating to the relevant community land.

Part 4: Identifies the Council's performance targets or objectives proposed in this CLMP, and the performance indicators used to measure performance.

Part 5: Appendices

The Schedule of Land identifies the legal description and ownership information relating to the relevant community land.

The Management Table details the specific management objectives, actions and performance indicators relevant to this CLMP.



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## PART 2 IDENTIFICATION AND DESCRIPTION OF THE LAND

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### 2.1 SITE HISTORY

Council acquired five acres of the Tusmore Park land from the South Australian Government in 1924 after a combination of local pressure and the Council's willingness to act. Further parcels of land were acquired by the Council in 1926, 1935, and lastly in 1949 from Colonel Hanson.

In May 1938, the land was leased to the Linden Park boy scouts to build the Gilbert Wood scout hall. In July 1938, the foundation stone was laid by Mrs Gilbert E Wood and in November 1938 the building was finished. In February 1939, deputy world chief scout Lord Hampton officially opened the Hall. Adjacent to the scout hall is a medium oval that can be hired, or used for sporting activities or picnics.

In 1962 a bridge, styled from an old English packhorse bridge, was built and named F. Lancelot Parsons Bridge. The bridge is one of three footbridges crossing First Creek that runs through the park. Paths meander around large mature trees, both exotic and indigenous and several large River Red Gums stand tall along the creek line. Two columns were installed at the Stirling Street entrance to the Park. These columns originated from the gates of Tusmore House, which once stood at Greenhill Road and led into the avenue of River Red Gums that are still a landmark in that area.

The main features of Tusmore Park are the tennis courts and the Toddler's Wading Pool built in January 1966. In 1995 a partial shade structure was installed to cover half of the wading pool. More features include the two playgrounds, one situated near the tennis courts for ease of supervision and the other in the middle of the Park. There are also public toilets and a small amount of car parking at each major entrance of the park.

### 2.2 ENVIRONMENT AND BIODIVERSITY

There are indigenous *Eucalyptus camaldulensis* (River Red Gums) running along First Creek. The park also contains introduced species such as olive, ash and elm trees. Exotics, such as the Bunya pines, dominate the open grassed area. A Morton Bay fig tree is not well sited as it is damaging to surrounding Red gums due to its destructive root system, however, it has been retained because of its significance.

The existing landscape and usage limits the opportunities to provide habitat for local flora and fauna. Indigenous vegetation development should be focussed primarily along First Creek.

Tusmore Park contains a variety of vegetation, and a mixture of indigenous flora, introduced grasses and exotic plants. Landscape elements including trees, shrubs and ground covers are functional and attractive components of the park. Greenery not only contributes to the visual character of the park, but the planting of appropriate vegetation can create habitats for wildlife, helping to attract native birds and animals back to the urban area. Trees also create shady areas that are highly desirable as picnic spots in summer.



## 2.3 SITE LOCATION AND DESCRIPTION

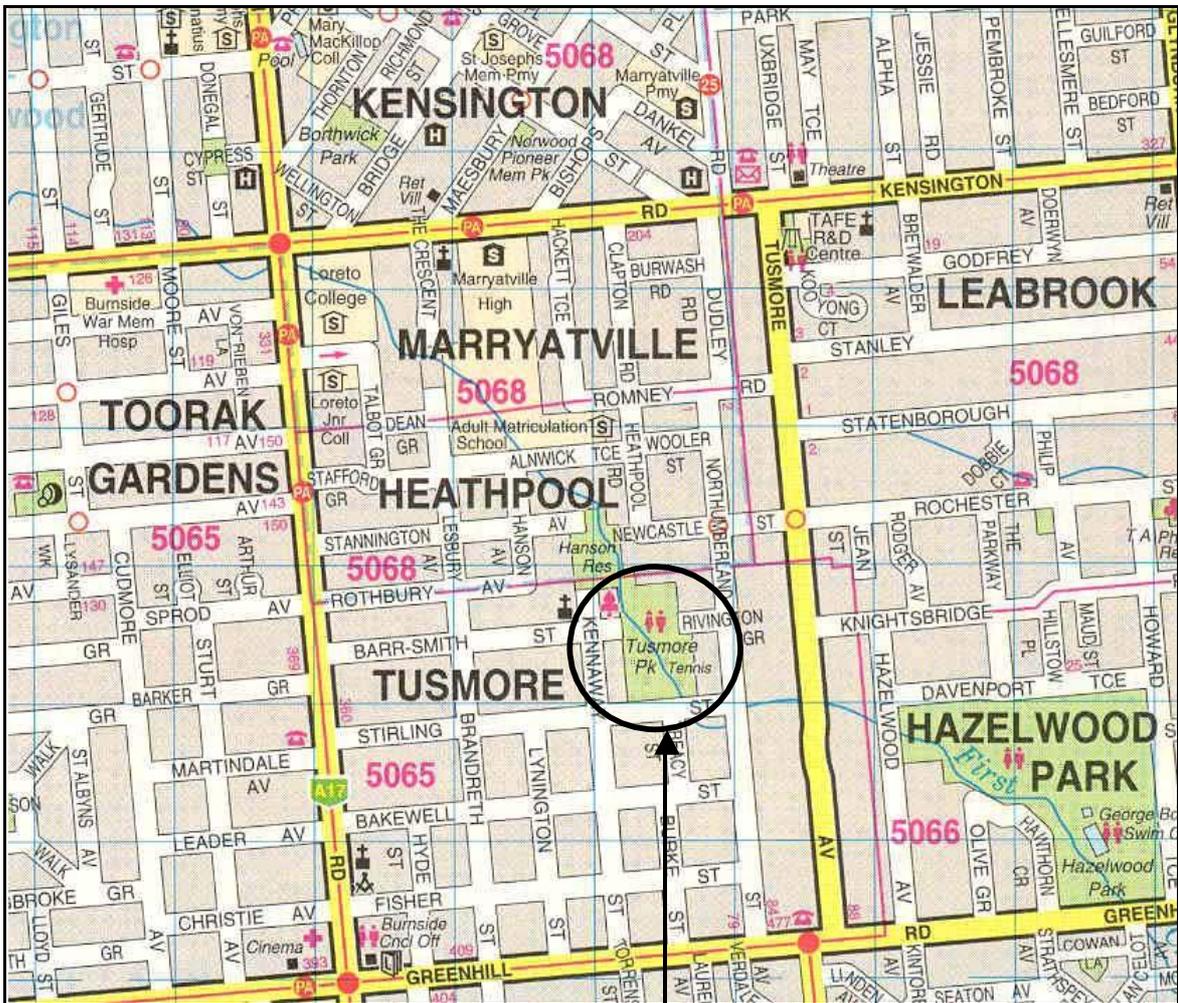


Image Source: UBD, Universal Press Pty Ltd

### TUSMORE PARK

The park is 2.36 hectares in size. It is bordered by Stirling Street, Kennaway Street and Rivington Grove, Tusmore.



## **3.1 COUNCIL AND GOVERNMENT POLICIES AND LEGISLATION**

This CLMP is closely linked with the Council's broader land management objectives and principles in the Council's Open Space Policy.

In addition, the following policies of the Council are also relevant to Tusmore Park:

- Community Gardens Policy
- Environment and Biodiversity Policy
- Tree Management Policy
- Hire of Community Open Space and Facilities Policy
- Leasing and Licensing of Community Facilities Policy
- Public Domain Streetscape Policy
- Asset Management Policy
- Watercourse Management Policy
- Be the Future of Burnside (Strategic Community Plan 2012-2025)
- Eastern Health Authority Regional Public Health Plan

The following controlling legislation will also impact upon the Council's management of the Tusmore Park:

- City of Burnside By-Laws
- Local Government Act 1999
- Development Act 1993
- Heritage Places Act 1993
- Native Vegetation Act 1991
- National Parks and Wildlife Act 1972

## **3.2 MANAGEMENT OBJECTIVES**

The following broad management objectives have been identified with respect to Tusmore Park:

- To manage the land for public recreation in accordance with the overall objectives of the "Be the Future of Burnside" (Strategic Community Plan 2012-2025).
- To provide and maintain a high quality recreation facility which meets the needs of the local and wider community.
- To upgrade the existing recreational and cultural environment and the aesthetics of Tusmore Park where required.
- To promote natural systems and environmental management within Tusmore Park.
- To ensure Tusmore Park is accessible by the general community.
- To cater for people with disabilities where reasonably practicable and subject to the physical constraints of Tusmore Park.
- To take a consistent approach to management of Tusmore Park.
- To minimise conflict between users of Tusmore Park.
- To provide for public safety.

## **3.3 LANDSCAPE CHARACTER AND AMENITY**

Tusmore Park is a tranquil park featuring mature trees, lawns and landscaped areas. It is a popular setting for wedding photographs and is a combination of active and passive recreation with tennis



courts, sporting field, wading pool, playgrounds and picnic facilities.

Future planting in Tusmore Park should take into consideration the character of existing planting and its appropriateness, both in terms of historical relevance and site suitability, as well as the need to enhance the aesthetic appearance of the parks, especially in high profile locations. The need to provide shade for park users is be considered, as should the possible effects of new planting on general safety and security.

### **3.4 BUILT STRUCTURES AND PARK FURNITURE**

This CLMP considers long-term policy and direction for all built structures and park furniture in Tusmore Park. Previous surveys carried out by the Council indicated that the most used facilities in Council's parks and reserves were seats, picnic tables, barbeques, litter bins, amenity blocks and playground equipment. This CLMP considers the aesthetic appearance of all structures and park furniture, both existing and proposed, and aims to ensure provision of adequate facilities according to identified levels of community need.

The main buildings within Tusmore Park are the Scout Hall and Public Amenities.

### **3.5 ACCESS**

#### **3.5.1 GETTING THERE**

The size, location and level of equipment and facilities generally determine not only the capacity of a park or reserve to attract users, but whether users arrive by public transport, car, bicycle or on foot. Tusmore Park, by virtue of its special facilities such as barbeques, playground equipment and wading pool, may attract users from a wider catchment area, however the Park mostly serves the local community, and users therefore arrive primarily on foot. Car parking is limited to small car parks or neighbouring streets, and the only vehicles permitted to access Tusmore Park are emergency and service vehicles.

Tusmore Park should be easily accessible to the local community, and opportunities to increase accessibility and improve linkages by constructing pedestrian crossings and footpaths in appropriate locations are to be pursued as they are identified.

Tusmore Park should be accessible to people pushing strollers and prams, and to mobility-impaired users, as together these groups comprise a significant percentage of the total users identified.

#### **3.5.2 CIRCULATION**

Pedestrians and cyclists in transit generally move directly across Tusmore Park, whereas people using Tusmore Park for passive recreation move randomly through it. In the future development or upgrading of existing circulation routes, the need to provide convenient access both to and through the reserve is to be considered.



### **3.6 RECREATIONAL USAGE**

Tusmore Park caters to the recreational needs of people of all ages. This CLMP aims to provide guidelines to ensure the provision of high quality and attractive recreational facilities, and to maximise community use of Tusmore Park. In the past, local residents have raised concerns that the Park is too heavily used during peak periods of weekends and public holidays.

Tusmore Park provides a variety of opportunities for recreation. While some activities occurring within the reserve are of a passive nature, informal sports and games such as ball games are also common. Open grassy spaces afford casual park users pleasant spots to sit in both sun and shade, and other popular activities include picnicking, walking, dog walking and contemplation.

Tusmore Park provides a meeting place for people of all ages, and in areas of relatively high population density the reserve often functions as the neighbourhood backyard.

Tusmore Park also frequently acts as a pedestrian thoroughfare, linking residential areas with shops and transport hubs, and providing opportunities for respite, if needed.

Tusmore Park is a very well-used area of open space, providing a vital recreational resource for local and external users. Management strategies within this CLMP must take into account the significance of these areas to the community, and be flexible enough to provide for the changing recreational needs of the community as they arise.

### **3.7 DEVELOPMENT PROGRAM**

There are no immediate plans to further develop the land identified within this CLMP.

### **3.8 MANAGEMENT AND MAINTENANCE**

This CLMP aims to provide guidelines for the future use, development, management and maintenance of Tusmore Park. The Council's objectives and proposed actions for management of Tusmore Park are set out in the Management Table attached as Appendix 2 to this CLMP.

Current management practices concentrate on maintaining Tusmore Park as a clean and attractive facility. Maintenance regimes are cyclical. The current staffing levels and budget for maintenance of Tusmore Park may vary over time as new issues become relevant and community needs change.

The implementation of effective and efficient management practices is important so that items such as playground equipment and their associated facilities are maintained to a good standard for the enjoyment and safety of parks users.

Ways in which the local community can participate in the maintenance and management of Tusmore Park are to be explored. Opportunities to involve the community in the design process, in the selection of plants and facilities and in the ongoing



maintenance of Tusmore Park should be investigated. A sense of community ownership in Tusmore Park should be promoted and residents should also be encouraged to report anti-social behaviour or vandalism taking place in Tusmore Park.

### **3.8.1 DOG MANAGEMENT**

The problem of dogs defecating in parks, nuisance behaviour of dogs, and their owners not complying with relevant legislation are consistently raised as issues in discussions with residents. Having said that, it must be recognised that dogs need access to public open space, and dog owners comprise a substantial group of park users.

Appropriate management practices need to be put in place to accommodate the needs of dog owners who use parks and walkways in Tusmore Park. At the same time, the concerns of residents need to be addressed. The practice of providing dog waste bag dispensers to all litter bins located within the Council's parks and reserves should be continued. A strategic approach which looks at a range of options such as education, off-leash areas and park design needs to be developed, with regulatory enforcement used as a last resort.

### **3.8.2 LEASING AND LICENSING OF COMMUNITY LAND**

The granting of a lease or license formalises the use of community land by groups such as sporting clubs, not-for-profit groups, educational institutions, commercial organisations or other entities or individuals who are providing facilities or services for public use or for the benefit of the public.

A lease may be granted by the Council where exclusive control of all or part of an area is desirable in the interests of the management of that area.

Activities under a lease or licence should be compatible with any zoning, reservation or trust applicable to the premises and should provide appropriate benefits, services or facilities for users of the premises.

The terms and conditions of a lease or licence should provide a clear definition of the rights and responsibilities of the Council and the lessee or licensee concerning the premises, including (where the Council considers it appropriate) requiring the lessee or licensee to properly maintain the premises in a safe and visually appealing condition.



## **4.1 APPLICATION OF THE COMMUNITY LAND MANAGEMENT PLAN**

The Council should seek to maximise the potential of Tusmore Park, to ensure that it is adequately maintained, that it continues to cater for a range of community activities.

This CLMP should be applied flexibly by the Council, in a manner which is responsive to the changing needs of the community and users of Tusmore Park, and which takes advantage of future opportunities arising with respect to Tusmore Park.

## **4.2 COMMUNITY VALUES**

Past consultation undertaken by the Council has defined a strong sense of community ownership in Tusmore Park, which should be considered in applying this CLMP.

## **4.3 PERFORMANCE MEASURES**

The Management Table attached as Appendix 2 in Part 5 of this CLMP states the performance targets or objectives for the Council's management of Tusmore Park. The Council will measure its performance against the objectives stated in this CLMP by assessing its performance using the performance indicators in Appendix 2.

The implementation of all aspects of the CLMP are subject to finance being available either from government funding, revenue raising or from the Council's budget allocation.

The codes used to define priorities identified in the Management Table in Annexure 2 are as follows:

<b>CT</b>	<b>(Completed)</b>	<b>Action completed</b>
<b>ST</b>	<b>(Short Term)</b>	<b>Action completed within 2 years</b>
<b>MT</b>	<b>(Medium Term)</b>	<b>Action completed within 2-4 years</b>
<b>LT</b>	<b>(Long Term)</b>	<b>Action commenced after 4 years</b>
<b>O</b>	<b>(Ongoing)</b>	<b>Action is carried out on an ongoing or regular basis for the life of the CLMP</b>
<b>C</b>	<b>(Commenced)</b>	<b>Action has commenced</b>



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PART 5 APPENDIX 1

## Schedule of Land

Name of Reserve	Address of Reserve	Certificate of Title	Plan	Parcel	Tenure	Zone	Purpose of Land	Area (m <sup>2</sup> )	Owner
Tusmore Park	Stirling Street, Tusmore	CT 5733/688, CT 5744/816, CT 5738/835	FP 138394, FP 138393, DP 3081	Allotments 14 & 15, Allotment 13, Allotments 21 & 22	Freehold	WC	Public Open Space	22,784	City of Burnside
Tusmore Park (Hanson Reserve)	Kennaway Street, Tusmore	CT5753/89	FP 139635	Allotment 7	Freehold	WC	Public Open Space	10,527	City of Burnside

Management Table

LANDSCAPE AMENITY AND AESTHETICS	Objective	Action	Comments	Priority	Performance Indicators
	To use planting as a means of complementing and enhancing the special qualities and character of Tusmore Park.	Select, plant, establish and maintain suitable species of trees, shrubs and ground covers.	Consider character of existing planting, suitability of new plantings, local species, aesthetic appeal etc.	○	New plantings are appropriate.
	To manage existing vegetation using best practice horticultural/ arboricultural techniques.	Carry out regular, ongoing maintenance works as required to conserve existing appropriate vegetation	Undertake pruning in accordance with AS4373-2007 Pruning of amenity trees unless warranted to achieve specific targeted objectives	○	User satisfaction – amount of feedback received from stakeholders. Compliance with AS4373-2007 Pruning of amenity trees
		Remove unsuitable species and replace with more appropriate species where practical.		○	Inappropriate species removed and replaced where practical.
		Remove species reaching the end of their useful life expectancy and replace with new plantings where practical.		○	Over-mature species removed and replaced where practical.
		Control any work that may harm existing trees.	Potentially harmful activities which may include tree climbing excavation or damage of root zone, trunk and or crown damage.	○	Trees remains viable. Compliance with AS4970-2009 Protection of Trees on Development Sites
To control noxious and environmental weeds in the Tusmore Park.	Undertake weed removal when and where required.	Weed removal is a standard component of Council's maintenance operations.	○	Reduction in level of weeds.	

LANDSCAPING	Objective	Action	Comments	Priority	Performance Indicators
	To provide landscaped areas to Tusmore Park that are appropriate, well maintained, and which enhance the appearance and functioning of the reserve.	Undertake landscape master plan	Consult with user groups and the community.	ST	Landscape master plan completed.
		Ensure that 'view corridors' are created/ maintained.		O	View corridors are established to the satisfaction of surrounding residents.
		Undertake a landscaping upgrade program based on landscape master plans	Involve the community in planting programs where appropriate.	MT/LT	Capital Works program completed
		Consider the impact of new landscape works on pedestrian and vehicular movement around Tusmore Park.		O	New landscape works appropriate and does not interfere with existing circulation patterns.

ENVIRONMENTAL IMPACTS	Objective	Action	Comments	Priority	Performance Indicators
	To maintain and develop Tusmore Park in an ecologically sensitive manner so biodiversity sites and waterways are not adversely impacted upon and where possible, are enhanced.	Increase community awareness about the environmental values and issues.		O	Increased community awareness.
		Minimise run-off and (where possible) avoid usage of chemical fertilisers, pesticides and herbicides		O	Monitor chemical usage.
		Maintain trees in healthy condition and conduct regular inspections. Plant additional trees (as appropriate) using locally indigenous species where appropriate	Local indigenous trees are currently being grown from local seed by Council's nursery.	O	Tree numbers are maintained or increased.



<b>PARK FURNITURE AND OTHER STRUCTURES</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	To provide park furniture and other structures which are necessary, visually attractive and which complements the landscape character of Tusmore Park.	Assess the need for additional park furniture and other structures on a case-by-case basis as they are identified.		○	Need assessed on a case-by-case basis.
		Consult with and elicit comments from users and the general community prior to the commencement of any significant new development.	As per Council's Community Consultation Policy.	○	Consultation undertaken. Community satisfaction with consultation process.
		Install new park furniture and other structures that are consistent with Council's identified corporate image and compatible with the landscape character of Tusmore Park.	Consider Council's Corporate Standards Manual.	○	Appropriate structures only installed.
		Consider removal and/or replacement of older-style structures that are not consistent with Council's identified corporate image as they reach the end of their lifespan.		○	Removal and/or replacement of old/inappropriate structures where practical.
	To encourage appropriate public art projects in Tusmore Park.	Pursue opportunities to place public art in Tusmore Park.		○	Increase in the amount of public art in Tusmore Park.

USE OF TUSMORE PARK	Objective	Action	Comments	Priority	Performance Indicators
	To manage Tusmore Park to provide a range of recreation opportunities for a variety of users, and to facilitate a high level of use.	Ensure all activities occurring with Tusmore Park are compatible with the function of the individual park or reserve.	Suitable activities include sitting, picnicking and walking through Tusmore Park.	○	Annual number of complaints received regarding inappropriate use of Tusmore Park.
		Allow dog walking within the principles set out in Council's Dog Control Policy.		○	Annual number of complaints.
		Patrol Tusmore Park to ensure compliance with the above action.	Patrols are carried out by Council Enforcement Officers.	○	Regular patrols carried out.
		Prohibit and prevent organized sporting activities.	Organised sporting activities are restricted to designated sportsgrounds.	○	Annual number of complaints received regarding inappropriate use of Tusmore Park.
	To encourage the use of Tusmore Park for activities compatible with the objectives of this CLMP.	Allow groups to use Tusmore Park for social gathering and for informal sports and games.	There is no charge for social gatherings for informal sports and games. Space is available on a first-come-first-served basis. No bookings are taken and no structures may be erected.	○	Tusmore Park is maintained in good condition. Level of user satisfaction.
		Allow groups to use Tusmore Park for appropriate private functions.	Bookings are taken for occasions such as weddings.	○	Tusmore Park is maintained in good condition. Level of user satisfaction.

PLAYGROUNDS	Objective	Action	Comments	Priority	Performance Indicators
	To ensure that all playgrounds are safe, functional and attractive.	Manage and maintain play equipment and surrounds in Tusmore Park.	As per Australian Standards and LGA Mutual Liability Recommendations.	○	Playground areas managed and maintained. Satisfaction of users.
Upgrade playgrounds as required at Tusmore Park.			○	New playgrounds constructed on time and to budget.	



ACCESS	Objective	Action	Comments	Priority	Performance Indicators
	To control vehicular access to Tusmore Park.	Prohibit and prevent general vehicle access to Tusmore Park.	Liaise with Council staff and recreational groups. Consider pedestrian crossing, pram ramps, construction of pathways etc.	○	General vehicular access is restricted.
		Allow service and emergency vehicles to enter Tusmore Park.	Removable bollards and gates allow service vehicles to access Tusmore Park.	○	Ease of entry for service and emergency vehicles.
	To provide safe and convenient access to the Tusmore Park.	Assess opportunities to improve access, where practical, as they are identified.	Consult with relevant individuals to ensure access complies with AS 1428. Consider pram ramps, footpaths, ramps and steps.	○	Investigation complete. Opportunities to improve access identified and appropriate work scheduled.

CIRCULATION	Objective	Action	Comments	Priority	Performance Indicators
	To create rationalized and consistent pathway systems within Tusmore Park.	Remove any unnecessary pathways, upgrade existing pathways and construct new pathways with appropriate gradients where a need is identified.	New pathways to be constructed from materials sympathetic to the landscape character of each park or reserve and to take into account the needs of people with mobility impairments.	○	Appropriate works undertaken.
		Identify opportunities to improve circulation routes for people with impaired mobility.		○	Identified opportunities investigated

<b>SIGNAGE</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	To provide effective and consistent signage for Tusmore Park.	Identify signage that needs to be upgraded or replaced. Identify areas where additional signage is required.		ST	Areas requiring signage identified and listed.
		Replace existing signage that requires upgrading.	New signage to be consistent and reflect Council's corporate image and style. Since 2000, Council has been upgrading its parks and reserves identification signs which detail the park/ reserve name, symbols representing facilities available.	MT	New signage installed
		Install new signage in identified areas.	New signage to be consistent and reflect Council's corporate image and style.	MT	New signage installed.

<b>LEASES &amp; LICENSES</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	To allow use of Tusmore Park for a range of recreational and cultural activities.	Grant leases, licenses and casual permits to recreational and cultural organisations for use of Tusmore Park as a venue for appropriate events and activities.	Revenue raised by leases, licenses and casual permits and other estates assists with ongoing maintenance and upgrading of Tusmore Park.	○	Cultural or other recreational activities held Tusmore Park are appropriate.

<b>COMMUNITY INVOLVEMENT</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	To provide opportunities for the public and user groups to become involved in appropriate new projects.	Consult with stakeholders during the development of design plans and capital improvements for Tusmore Park.	Consultation methods may include public exhibition of draft plans, information packages sent to relevant wards, letterbox drops and information posted on council's web site (in accordance with council's Communication Policy).	○	Community and user satisfaction with the consultation process as gauged from feedback.
To foster a sense of community ownership of Tusmore Park.	Pursue opportunities to involve local residents in the development and maintenance of Tusmore Park.		○	Investigations complete.	



<b>MAINTENANCE</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	To maintain Tusmore Park to appropriate standards to respond to the needs and expectations of users and the general community and in line with Council resources.	Carry out regular maintenance to appropriate standards on Tusmore Park.		○	Maintenance programs implemented on time and on budget.
		Undertake emergency repairs, removals or other additional maintenance work as required.	Council staff is pro-active, identifying problem areas and responding to requests from the public.	○	Speed of repair or other emergency work.
		Monitor the cost of maintenance & replacement work in order to source and provide adequate resources to facilitate the actions listed and prevent future problems.		○	Annual cost of maintenance monitored.

<b>SAFETY AND RISK MANAGEMENT</b>	<b>Objective</b>	<b>Action</b>	<b>Comments</b>	<b>Priority</b>	<b>Performance Indicators</b>
	To identify, measure and manage potential hazards in a timely manner to minimize Council's exposure to complaints, compensation claims and litigation.	Continue to carry out an inspection program to identify and eliminate all potential hazards.	Refer Issue 'Maintenance'.	○	Inspection program regularly carried out.
		Carry out maintenance and risk management as required		○	Reduction in annual number of claims.
	To minimize the incidence of vandalism to play equipment and other ancillary features in Tusmore Park.	Remove all graffiti as soon as practicable.	People are less likely to deface surfaces that are in an undamaged condition.	○	Decrease in annual number of incidents reported.
		Repair vandalized park furniture and play equipment as soon as practicable or remove if damaged beyond repair.		○	Speed of removal or repair work.
Consider visibility when siting any new play equipment of park furniture.			○	Visibility assessed and concealed sites avoided.	



