

MANAGEMENT PLAN FOR COMMUNITY LAND

(Neighbourhood Sports Ground – Category 3 Reserve Hierarchy)

Plan Number 3.1/2004



Schedule 1

St Columba Oval, Andrews Farm

Angle Vale Community Oval, Angle Vale

Kalara Reserve, Davoren Park

Dautnsey Reserve, Elizabeth

Stratton Road Reserve, Elizabeth Downs

Spruance Reserve, Elizabeth East

Broadmeadows Reserve, Elizabeth North

McGilp Recreation Reserve, One Tree Hill

Smithfield Oval, Smithfield

Virginia Oval, Virginia

Schedule 2

DESCRIPTION

Identity of land subject to this plan

St Columba Oval (102080)

Lot 2041 in Deposited Plan 63026, being land contained in Certificate of Title 5906/241, bounded by Leister Grove and President Avenue as identified in the attached plan. The land comprises an irrigated turfed oval, cyclone mesh fencing enclosing a large drainage basin along the western side and car park adjacent President Avenue.

Angle Vale Community Oval (100178, 101287)

Lot 58 in Deposited Plan 15982, being land contained in Certificate of Title 5538/956, Lot 64 in Deposited Plan 21583, being land contained in Certificate of Title 5539/373, bounded by Gabriella Court, Fradd Road as identified in the attached plan. The land comprises an irrigated, floodlit, turfed oval with goal posts, cricket practice nets and non-attached soccer goals.

Kalara Reserve (101278)

Lot 91 in Filed Plan 215770, being land contained in Certificate of Title 3237/187, bounded by Martock Street and Bulkington Road as identified in the attached plan. The land comprises irrigated, turfed, floodlit soccer pitches, toilet block, clubrooms, modular playground equipment, unsealed car park permapine fencing and associated reserve furniture and infrastructure.

Dautnsey Reserve (101889)

Lot 53 in Deposited Plan 6806, being land contained in Certificate of Title 5786/171, Bounded by Dautnsey Road and Woodford Road as identified in the attached plan. The land comprises irrigated turfed, soccer/rugby fields, toilet block, clubrooms, sealed kerbed car park, modular playground, Rage Cage, BMX track, permapine fencing and associated reserve furniture and infrastructure.

Stratton Road Reserve (101995)

Lot 136 in Deposited Plan 9519, being land contained in Certificate of Title 5519/172, bounded by Stratton Road, Campbell Road, Yorktown Road, Adams Road as identified in the attached plan. The land comprises irrigated, turfed soccer pitch and goal posts, modular playground, perimeter permapipe fencing and associated reserve furniture and infrastructure.

Spruance Reserve (101880)

Lot 91 in Filed Plan 214767, being land contained in Certificate of Title 4144/952, bounded by Spruance Road, Midway Road, Main North Road as identified in the attached plan. The land comprises irrigated, turfed, floodlit soccer pitches, clubrooms, sealed, kerbed car park, perimeter permapipe fencing and associated reserve furniture and infrastructure.

Broadmeadows Reserve (101873)

Lot 774 in Deposited Plan 6446, being the land contained in Certificate of Title 2693/89 bounded by Tidworth Road, Larkhill Road, Casterley Road, Bulford Street as identified in the attached plan. The land comprises baseball fields, clubrooms, toilet block, permapipe perimeter fencing, associated reserve furniture and infrastructure.

McGilp Recreation Reserve (100338, 101336)

Lots 321/2 in Filed Plan 163289, being land contained in Certificate of Title 5741/45.
Lot 123 in Deposited Plan 31906 being land contained in Certificate of Title 5518/674. adjacent McGilp Road as identified in the attached plan. The land comprises irrigated, turfed soccer pitches, tennis courts and mesh fencing, clubhouse, toilet block, modular playground, unsealed roadway/car park, permapipe perimeter fencing, associated reserve furniture and infrastructure.

Smithfield Oval (100336)

Lot 1 in Deposited Plan 20099, being land contained in Certificate of Title 5433/130 Bounded by Anderson Walk, Main North Road as identified in the attached plan. The land was transferred to Council in 1974 pursuant to Caveat No. 1965993, whereby "Council may not use the Reserve for any purpose other than recreational purposes." The land comprises irrigated, turfed, floodlit oval, clubroom, changerooms, cricket practice nets, toilet block, tennis courts, modular playground, sealed kerbed car park, permapipe perimeter fencing, Civic Garden, gazebo and associated reserve furniture and infrastructure.

Virginia Oval (100340)

Lot 255 in Filed Plan 163223, being land contained in Certificate of Title 5916/58, bounded by Old Port Wakefield Road and Park Road as identified in the attached plan. The land comprises an irrigated floodlit football/cricket oval, floodlit tennis/netball courts, clubroom/changeroom, community centre, toilet block, cricket practice nets, entrance gate and memorial, modular playground, fenced aerobic waste system, sealed driveways and kerbed sealed car parks and associated reserve furniture and infrastructure.

TENANCIES

Identity of tenants subject to this land

St Columba Oval

St Columba College – agreement to occupy and use oval.

Angle Vale Community Oval

Minister for Education & Children’s Services – agreement to occupy and use oval.
City of Playford – agreement with Salk Nominees to lease for sporting and recreation grounds 13,576 sqm of land immediately to the north of asset 100178.

Kalara Reserve

Elizabeth Field Soccer Club – agreement to occupy and use clubrooms and oval.

Dauntsey Reserve

Northern Districts Redbacks Soccer Club – agreement to occupy and use clubrooms and changerooms and oval (winter).
Atco Cricket Club – agreement to occupy and use clubrooms and oval (summer).
Northside Boxing Club – agreement to use clubrooms.

Stratton Road Reserve

Munno Para City Soccer Club – agreement to use oval (winter).
Eastern Park Football Club – agreement to use oval (winter).

Spruance Reserve

Eastern Park Soccer and Community Club – agreement to occupy and use clubrooms and oval.

Broadmeadows Oval

Playford City Baseball Club – agreement to occupy and use clubrooms and oval.

McGilp Recreation Reserve

One Tree Hill Sports and Recreation Clubs – agreement to occupy and use clubrooms.
One Tree Hill Soccer Club – agreement to occupy and use oval (winter).
One Tree Hill Tennis and Cricket Club – agreement to occupy and use oval and tennis courts (summer).

Smithfield Oval

Smithfield Sports and Social Club – agreement to occupy and use clubroom and changeroom and oval.

Virginia Oval

Virginia Sporting Bodies – agreement to occupy and use clubrooms and oval.
Minister for Education and Children’s Services & Virginia Residents Action Group – agreement to occupy and use community building and facilities.
I A & P Tassone Nominees Pty Ltd – agreement to use portion of the reserve for discharge of waste water.

Non commercial details of the agreements may be obtained from Council’s Contracts section.

PURPOSE

Council retains this land for the following purposes

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”.

The land is retained by Council to provide passive and active recreation facilities for the community and other visitors.

Council may, grant a lease or licence of the whole or any part of the land during the life of this management plan for recreational activities, communication and service authorities’ (eg Telstra, SA Water etc) requirements.

The land has been classified as a “*Neighbourhood Sportsground– Category3*” in Council’s Reserve Hierarchy.

OBJECTIVES

These are Council’s objectives for managing the land

Council seeks to ensure that all of its assets are utilised to their maximum potential. In particular the land serves to meet Council’s desire that residents are able to partake in a range of activities to achieve a balanced life incorporating recreation opportunities. These objectives are contained in Council’s “Playford Plan 2002 – 2012”.

Council has adopted the following objectives and principles for setting tenancy fees for clubs and organisations:

- encouraging shared use of facilities
- broadening the utilisation of assets to the widest cross-section of the community
- subsidised access for disadvantaged groups, in accordance with social justice principles
- asset development in partnership with tenant clubs and organisations.

MANAGEMENT PROPOSALS

These are Council’s proposals for managing the land

The land comprises playing fields, building structures and reserve furniture/infrastructure and the following will be undertaken:-

Ovals

The ovals are currently equipped to satisfy the needs of the regular football and cricket users by providing goal posts, concrete cricket pitch including adjacent practice pitches with nets. Council will regularly water, mow, aerate, fertilise as required and top-dress, over-sow, control pests and diseases to maintain a serviceable standard. Local cricket and football clubs have seasonal hire of the oval. Community use of the oval can be arranged by contacting the appropriate seasonal hirer.

Soccer Pitches

The pitches are currently equipped to satisfy the needs of the regular soccer users by providing goal posts and nets. . Council will regularly water, mow, aerate, fertilise as required and top-dress, over-sow, control pests and diseases to maintain a serviceable standard. Local soccer clubs have seasonal hire of the playing areas. Community use of these areas can be arranged by contacting the appropriate seasonal hirer.

Netball/Basketball Courts

The courts are currently equipped to satisfy the needs of the regular netball/basketball users by providing bitumen marked playing areas, goal posts and nets. Council will regularly inspect the courts and repair as required to maintain a serviceable standard. Community use of these areas can be arranged by contacting the appropriate seasonal hirer.

Tennis Courts

The tennis courts are currently equipped to satisfy the needs of the regular tennis users by providing bitumen marked playing areas and enclosed chain mesh fence backstops. Council will regularly inspect the courts and repair as required to maintain a serviceable standard. Community use of these areas can be arranged by contacting the appropriate seasonal hirer.

Cricket Practice Nets

The practice nets are currently equipped to satisfy the needs of the regular cricket users by providing practice cricket pitches with chain mesh fence nets. Council will regularly inspect the practice nets and repair as required to maintain a serviceable standard.

Baseball Pitches

The baseball pitches are currently equipped to satisfy the needs of the regular softball users by providing diamonds and backstops. Council will regularly water, mow, aerate, fertilise as required and top-dress, over-sow, control pests and diseases to maintain the playing areas to a serviceable standard. Local softball clubs have seasonal hire of the playing area. Community use of these areas can be arranged by contacting the appropriate seasonal hirer.

Playgrounds

Play equipment is regularly inspected by Council staff to check fittings and fixtures are in a safe condition in accordance with Australian and New Zealand Standards As/NZS 4486.1:1997. The soft fall areas are inspected and cleaned regularly, raked and reinstated as required by Council.

Clubrooms

Clubs occupy the clubrooms under a licence agreement. The buildings comprise a function areas, kitchens, bar/lounge and toilets. Management responsibilities between the Club and Council are set out in detail in the agreements. Hiring of the facilities by the public for functions can be made by contacting the clubs.

Changerooms

Changerooms comprise changing areas, toilets, showers, storage rooms and servery areas. The buildings are hired to seasonable club hirers. Hirers are responsible for day to day cleaning of the building as required. Carpentry, electrical, plumbing and other maintenance is carried out by Council.

Toilet Blocks

Toilets are regularly inspected by Council staff to check fittings and fixtures are in a safe and functional condition. Council processes defects reported by residents through Council Customer Feedback System for follow up and repair.

Community Centre (Virginia)

The Virginia Residents Action Group Club has an agreement to occupy and use the community centre. The building comprises a sports hall, creche, change rooms and toilets. Management responsibilities between the Group and Council are set out in detail in the agreement. Hiring of the facilities by the public for functions can be made by contacting the Group.

Coach's Boxes

Coach's boxes are regularly inspected to check fittings and fixtures are in a safe and functional condition. Council processes defects reported by clubs through Council Customer Feedback System for follow up and repairs.

Rage Cage (Dautnsey Reserve)

Rage cage is regularly inspected to check fittings and fittings are in a safe and functional condition. Council processes defects reported by residents through the Customer Feedback System for follow up and repair.

BMX Track (Dautnsey Reserve)

BMX track is formed of compacted earth. Council processes defects reported by residents through the Customer Feedback System for follow up.

Car Parks

Car parks are sealed, kerbed, line marked. Council will manage the pavement by minor patching potholes, crack sealing, spray sealing or reconstruction.

Civic Gardens (Smithfield Oval)

Existing methods will be used to maintain the established landscaped standard on the north western portion of the land. The gardens can be hired for functions by contacting Council.

Gazebos/Shelters

Gazebos/shelters are regularly inspected by Council staff to check fittings and fixtures are in a safe and functional condition. Council processes defects reported by residents through Council Customer Feedback System for follow up and repairs.

Reserve Furniture

Park benches, litter bins, drinking fountains are common features within these reserves. This equipment is checked on a regular basis to establish that the fixtures and fittings are sound and suit their use. Plumbing, painting and carpentry improvements will be carried out as required to ensure the functionality of these fixtures.

Council recognises that an attractive facility will encourage increased patronage. Accordingly Council implements a regular maintenance program for the land and when resources permit plan to upgrade and further develop the program.

Council is required to upkeep the land in a reasonable standard in accordance with Council's resources.

Proposals affecting the management of the land**Other Reserves**

There are no immediate plans to further develop the land. However, as the land is retained by Council to provide passive and recreation activities for the community and other visitors, Council may develop, modify or adapt the land by providing playgrounds, shelters, ovals, clubrooms, wetlands and any other form of recreational or community facility.

COUNCIL BY- LAWS AND POLICIES

The following Council by-laws and policies also effect how Council will manage this land

- City of Playford By-Law No 2 - Moveable Signs
- City of Playford By-Law No 3 - Local Government land
- City of Playford By-Law No 4 - Dogs

The By-Laws may be viewed at the Customer Service Centres located at:

- Playford Library, Munno Para Shopping City Shop 51, 600 Main North Road, Smithfield
- 10 Playford Boulevard, Elizabeth.

Council's endorsed Management Strategy for Parks and Reserves establishes policies, procedures and standards that will guide the future development, management and maintenance of parks and reserves in the City.

GOVERNMENT POLICIES AND PLANS

The following State Government policies and plans concerning conservation and development relate to this land

The Development Plan governs what activities may occur on the land and how it may be developed during the life of the Plan.

Refer to City of Playford Development Plan for applicable zoning.

PERFORMANCE APPRAISAL

Council will measure how it has managed the land in the following ways

Council undertakes a regular community feedback survey that includes a request that residents comment on their views and experiences in using community land. Results of the survey are reported to Council.

In addition Council invites people to comment to Council via its website, by post, facsimile or in person at the Council offices and by telephone.

Council will record daily through its Customer Request System (CRS) all complaints and compliments. Results from the CRS are reported regularly to Council.

Council has adopted a performance management system to record successful achievement of service delivery. Regular assessment and reporting of compliance with Council's asset maintenance program is integral to this process.

DEVELOPMENT

Council will develop the land in the following manner

There are no immediate plans to further develop this land with the exception of :

- Angle Vale Community Oval – Council is undertaking a study to provide an alternative Neighbourhood Sports Ground in the Angle Vale area.

REVIEW AND AMENDMENT OF PLAN

The plan will be reviewed within 5 years from its adoption as soon as practicable before there is a substantial change to any element.