

MANAGEMENT PLAN FOR COMMUNITY LAND

(Community Facility– Category 15 Reserve Hierarchy)

Plan Number 15.1/2004

Refer Attachment – Schedule 1
(Listing of Properties)



DESCRIPTION

Identity of land subject to this plan

Refer attachment – Schedule 2

TENANCIES

Identity of tenants subject to this land

Fradd Road Kindergarten

Minister for Education and Children's Services - agreement to occupy and use the kindergarten.

Judd Road Community House

Elizabeth Arts Society - agreement to occupy and use the dwelling.

Lions Club Community Clubhouse

Lions Club Of Elizabeth - agreement to occupy and use the building.

Brian Coward Reserve

Northern Districts Leisure Club - agreement to occupy and use the community hall.
Australian Retired Persons Association - agreement to occupy and use the community hall.
BJC Martial Arts - agreement to occupy and use the community hall.
Neighbourhood Watch Area 006, Elizabeth Downs - agreement to occupy and use the community hall.

Munno Para Bowling Club

Munno Para Bowling and Recreation Club - agreement to occupy, develop and use the clubrooms and bowling greens.

North Lakes Golf Course

Belair Management Services- agreement with exclusive rights to occupy, develop and maintain the site. Non commercial details of the agreement may be obtained from Council's contract section.

One Tree Hill Institute

One Tree Hill Progress Association - agreement to occupy and use the community hall.

Para Work Links

Para Work Links - agreement to occupy and use the buildings on the site.

Virginia Institute

Virginia Institute Committee - agreement to occupy and use the community hall.

Virginia Horticulture Centre

Virginia Horticulture Centre - agreement to occupy and use the horticulture centre.

Non commercial details of the above agreements may be obtained from Council's Contract 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 "*Community Facility - Category 15*" 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".

MANAGEMENT PROPOSALS

These are Council's proposals for managing the land

The land comprises shelters, community facilities, playgrounds, cemeteries, grassed areas, dry land areas and reserve furniture/infrastructure and the following will be undertaken:-

Community Facilities

Community facilities as detailed in “*Tenancies*” are managed on behalf of Council by various organisations. Management responsibilities for each tenancy are specified in agreements for the properties and are managed accordingly. Non commercial details of specific aspects and responsibilities of agreements can be obtained upon request from Council.

Shelters

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 the Council Customer Request System for follow up and repairs.

Grassed Areas

Grassed areas are currently equipped to satisfy the need 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 at a sustainable that will be reviewed constantly in line with State Government water restriction policies.

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.

Cemeteries

Council will manage cemeteries by undertaking regular inspections by Council staff and by undertaking appropriate weed control measures and by reducing potential fire hazards. Paths adjacent allotments are formed of earth or aggregate and Council processes defects reported by residents through the Council Customer Request System for follow up and repairs as required. Management of individual burial allotments is the responsibility of lease holders and burials are undertaken as requested by funeral organisations.

Footpaths

Footpaths within these reserves are formed of concrete, paving or aggregate. Council processes defects reported by residents through the Council Customer Request System for follow up and repairs as required.

Car Parks

Car parks are rubbled/sealed, kerbed, line marked and adjacent areas landscaped. Council will manage the pavement by minor reinstating/patching potholes, crack sealing, spray sealing or reconstruction.

Dry Land Areas

Council will manage the dry land areas comprising trees/shrubs and grassed areas by reducing potential fire hazards and undertaking appropriate weed control measures.

Reserve Furniture

Park benches, litterbins, drinking fountains are common features within these reserves. This equipment is checked on a regular basis by Council staff 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.

Natural Bushland

Natural bushland areas are of significant value due to the flora species and composition present. Each site is regularly inspected by Council staff to protect and improve the composition of native species and take appropriate action for weed management, animal pest management and bushfire control. These sites may also be preserved for the habitation

of local native fauna and as seed resources for revegetation projects. This category may include Bush For Life sites, walking trails, interpretive signs and seating.

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 to 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 the City of Playford Development Plan for applicable zoning.

PERFORMANCE APPRAISALCouncil will measure how it has managed the land in the following ways

Council undertakes a regular community feedback survey that includes a request for residents to 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.

REVIEW AND AMENDMENT OF PLAN

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

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SCHEDULE 1

<p>Angle Vale Fradd Road Kindergarten</p> <p>Blakeview Blakeview Primary School Carpark</p> <p>Elizabeth Judd Road Community House Lions Club Clubrooms</p> <p>Elizabeth Downs Brian Coward Reserve</p>	<p>Munno Para Munno Para Bowling Club</p> <p>Munno Para West North Lakes Golf Course</p> <p>One Tree Hill One Tree Hill Cemetery One Tree Hill Institute</p>	<p>Penfield Gardens Carclew Cemetery</p> <p>Smithfield Plains Para Work Links</p> <p>Virginia Virginia Horticulture Centre Virginia Institute</p>
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SCHEDULE 2

Angle Vale

Fradd Road Kindergarten (101288)

Lot 43 Deposited Plan 10831 being land contained in Certificate of Title 5553/565 adjacent Fradd road as identified in the attached plan.

Blakeview

Blakeview Primary School Carpark

Lot 2 Deposited Plan 46513, being land contained in Certificate of Title 5394/563 adjacent Blakeview Boulevard as identified in the attached plan.

Elizabeth

Judd Road Community House (101894)

Section 7593 HD 105400, being Crown Land under Council's care and control contained in Crown Record 5752/707 vide SA Government Gazette 20/3/1986 adjacent Judd Road as identified in the attached plan. The Crown has no particular requirements over and above the purpose of the restrictions placed upon the Council by the dedication in regard to the use of the land.

Lions Club

Lot I Section 7592 HD 105400, being Crown Land under Council's care and control contained in Crown Record 5752/706 for community purposes adjacent Judd Road as identified in the attached plan. The Crown has no particular requirements over and above the purpose of the restrictions placed upon the Council by the dedication in regard to the use of the land

Elizabeth Downs

Brian Coward Reserve (100310)

Lots 805, 806 Deposited Plan 7368 being land contained in Certificate of Titles 5821/166, 3165/146 owned by the South Australian Housing trust under Council's care and control bounded by Uley Road, Hanson Road, Forrestall Road, Hamblyn Road as identified in the attached plan.

Munno Para

Munno Para Bowling Club (100339)

Lot 479 Deposited Plan 10441 being land contained in Certificate of Title 5553/513 bounded by Mingari Street, Myall Avenue, Main North Road and Curtis Road as identified in the attached plan

Munno Para West

North Lakes Golf Course (100424)

Lot 100 Deposited Plan 38605 being land contained in Crown Record 5874/439, vide SA Government Gazette 8/4/1993 for flood control and open space purposes adjacent Stebonheath Road as identified in the attached plan. The Crown has no particular requirements over and above the purpose of the restrictions placed upon the Council by the dedication in regard to the use of the land.

One Tree Hill

One Tree Hill Cemetery (100004)

Lot 16 Filed Plan 6560 being land contained in Certificate of Title 5855/719 adjacent Blacktop Road as identified in the attached plan.

One Tree Hill Institute (100147)

Lot 10 Filed Plan 6560 being land contained in Certificate of Title 5499/836 adjacent Blacktop Road as identified in the attached plan.

Penfield Gardens

Carclew Cemetery (100002) (*Bush for Life site*)

Lot 2 Deposited Plan 31572 being land contained in Certificate of Title 5417/278 adjacent Carclew Road and Hayman Road as identified in the attached plan.

Smithfield Plains

Para Work Links (14043)

Lot 45 Deposited Plan 7966 being Crown Land under Council's care and control contained in Crown Record 5752/235, vide SA Government Gazette 16/12/1993 for reserve and local government purposes adjacent Coventry Road as identified in the attached plan. The Crown has no particular requirements over and above the purpose of the restrictions placed upon the Council by the dedication in regard to the use of the land.

Virginia

Virginia Horticulture Centre (100274)

Lot 2 Deposited Plan 55273 being land contained in Crown Record 5852/687, vide SA Government Gazette 25/6/1992 for community and recreation purposes adjacent Old Port Wakefield Road as identified in the attached plan. The Crown has no particular requirements over and above the purpose of the restrictions placed upon the Council by the dedication in regard to the use of the land.

Virginia Institute (100180, 100267)

Lots 103,751,130,131,132, Filed Plans 211699, 211537, 213761 being land contained in Certificate of Titles 5829/601, 5672/778, 5623/771 adjacent Old Port Wakefield Road and Penfield Road as identified in the attached plan.