

# MANAGEMENT PLAN FOR COMMUNITY LAND

(Regional Sports Ground– Category 1 Reserve Hierarchy)

**Plan Number 1.1/2004**

## **Schedule 1**

**CENTRAL DISTRICTS OVAL, ELIZABETH**



## **Schedule 2**

### **DESCRIPTION**

Identity of land subject to this plan

#### **Central Districts Oval (101892)**

Lot 2 Deposited Plan 6585 being the land contained in Crown Record 5752/704.

The care and control of this land, owned by the Crown, was transferred to Council for "Sporting Club Purposes" as a reserve – refer SA Government Gazette 10/01/1985. 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.

The attached plan identifies the location of the land bounded by Goodman Road and Langford Drive.

The land comprises grassed, irrigated, floodlit, Australian Rules football oval with goal posts, perimeter fencing, signage, concrete seating areas, mounded earth viewing areas and various small structures, grandstand incorporating change rooms/toilets, four toilet blocks sealed car parks and landscaped areas.

### **TENANCIES**

Identity of tenants subject to this land

Central Districts Football Club Inc – agreement with exclusive rights, to occupy and maintain the site. Non commercial details of the agreement 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".

This land is under Council's care and control to provide a sports oval for South Australian National Football League matches and training, together with passive and active recreation

facilities for the community and other visitors. In particular the land is also used by:

- sporting groups
- schools
- outdoor social functions
- local residents and visitors.

Council may, with the consent of the Club, 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 "*Regional Sportsground - Category 1*" 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 an irrigated grassed oval floodlit for training purposes and grandstand with change rooms and adjacent toilet and car parking facilities. The remaining area has been developed and the following will be undertaken:-

### **Oval**

The oval is currently equipped to satisfy the needs of the regular Australian Rules football by providing goal posts, coach's boxes, scoreboard and perimeter fencing and signage. The maintenance of the playing surface and adjacent areas is the responsibility of the Club in accordance with the Management Agreement with Council.

### **Grandstand**

The area is currently equipped to satisfy the needs of regular Australian Rules spectators by providing a grandstand. The grandstand comprises an open/roofed seating area and lower level changerooms/toilets/gymnasium areas. The maintenance of the grandstand and adjacent areas is the responsibility of the Club in accordance with the Management Agreement with Council.

### **Car Parks**

The car park is sealed, some kerbed, line marked and adjacent areas landscaped. The Club will manage and maintain the pavement in accordance with the Management Agreement with Council.

### **Toilet Blocks**

Toilets are regularly inspected by Council staff to check fittings and fixtures are in a safe and functional condition. The Club will manage and maintain the toilets in accordance with the Management Agreement with Council.

**Coach's Boxes**

Coach's boxes are regularly inspected by Council staff to check fittings and fixtures are in a safe and functional condition. The Club will manage and maintain the boxes in accordance with the Management Agreement with Council.

**Entrance Gates/Ticket Stalls**

Entrance Gates/Ticket Stalls are regularly inspected to check fittings and fixtures are in a safe and functional condition. The Club will manage and maintain the gates/ticket stalls in accordance with the Management Agreement with Council.

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

The Club is required in accordance with the Management Agreement with Council to upkeep the land in a reasonable fashion bearing in mind the requirement on the Club to attend to the management of its other assets.

**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
- City of Playford Elite Sporting Club Policy

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 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, 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.

As part of the management of the land Council will carry out audits to measure whether the Club is meeting the terms and conditions in accordance with the Management Agreement.

**DEVELOPMENT**Council and the Club will develop the land in the following manner

The land has been identified for inclusion within the regional sports precinct and its management, control and development may therefore be subject to additional provisions within this Community Land Management Plan.

**REVIEW AND AMENDMENT OF PLAN**

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