

MANAGEMENT PLAN FOR COMMUNITY LAND

(District Sports Ground– Category 2 Reserve Hierarchy)

Plan Number 2.3/2004

Schedule 1

ULEY ROAD SPORTSFIELD, ELIZABETH DOWNS



Schedule 2

DESCRIPTION

Identity of land subject to this plan

Uley Road Sportsfield

Lot 141 in Deposited Plan 9851, being land contained in Certificate of Title 5520/192 (100228),

Lot 100 in Deposited Pan 23311, being land contained in Certificate of Title 5128/614 (101352),

Lot 101 in Deposited Plan 23311, being land contained in Crown Record 5901/743 (101281).

Lot 101, is owned by the Crown and managed by Council for recreational and open space purposes

The attached plan identifies the location of the land bounded by Uley Road, Linger Crescent, Adams Road and Hanson Road.

The land comprises irrigated floodlit soccer/rugby pitches, sealed and kerbed sealed car parks, sports Clubrooms and soccer changeroom/clubrooms, cricket practice nets, sheds and mesh fencing enclosures, playground equipment, dry reserve areas with creek and pedestrian bridge and associated reserve furniture and infrastructure.

TENANCIES

Identity of tenants subject to this land

Munno Para City Soccer, Sports and Social Club – agreement to occupy and use the clubroom.

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 “*District Sportsground - Category 2*” 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, landscaped dry land creek area and reserve furniture/infrastructure and the following be undertaken:-

Soccer/Rugby Pitches

The area is currently equipped to satisfy the needs of the regular soccer/rugby 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 and rugby clubs have seasonal hire of the playing area. Community use of these areas can be arranged by contacting the appropriate seasonal hirer.

Cricket Practice Nets

The area is 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.

Playground

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 area is inspected and cleaned regularly, raked and reinstated as required by Council.

Clubrooms

The Munno Para City Soccer, Sports and Social Club occupies the clubrooms under a licence agreement. The building comprises a function area, kitchen, bar/lounge and toilets. Management responsibilities between the Club and Council are set out in detail in a licence agreement. Hiring of the facilities by the public for functions can be made by contacting the Club.

Car Parks

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

Changeroom

The changeroom comprises changing areas, toilets, showers, and storage room and servery area. The building is 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.

Pedestrian Bridge

Handrail, decking timber and other structural elements such as abutments are inspected on a regular basis to check the fixtures and fittings are sound. As required, painting and carpentry work is carried out to ensure the safety of the bridges. Council processes defects reported by residents through Council Customer Feedback System for follow up and repairs.

Creek/Watercourse

Creek/watercourse is inspected regularly by Council staff for the management of noxious weeds, flammable undergrowth control, landscaping proposals and erosion control.

Footpaths

Footpaths within these reserves are formed of concrete, paving or dolomite. Council processes defects reported by residents through Council Customer Feedback System for follow up.

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

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 fashion bearing in mind the requirement on Council 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

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.

REVIEW AND AMENDMENT OF PLAN

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

Adopted by Council at a meeting held on the 27th Day of April 2004.

Updated 8 May 2008.