

MANAGEMENT PLAN FOR COMMUNITY LAND

(District Sports Ground – Category 2 Reserve Hierarchy)



Plan Number 2.1/2004

Schedule 1

Ridley Reserve, Elizabeth Grove

Argana Park, Elizabeth Downs

Oldham Road Tennis Club, Elizabeth South

Duncan Anderson & Mofflin Reserves, Elizabeth Vale

Kooranowa Oval, Smithfield Plains

Schedule 2

DESCRIPTION

Identity of land subject to this plan

Ridley Reserve (101884, 101890, 101935)

Lot 794 Deposited Plan 6289, being land contained in Certificate of Title 5597/656, Lot 793 Deposited Plan 6289, being land contained in Certificate of Title 5448/642, Lot 732 in Deposited Plan 6246, being land contained in Certificate of Title 2613/58, bounded by Fairfield Road and Ridley Road as identified in the attached plan. The land comprises extensive grassed irrigated playing fields, sealed and kerbed car parks and clubroom facilities and associated reserve furniture and infrastructure.

Argana Park (101875)

Lot 96 in Filed Plan 216982, being land contained in Certificate of Title 5940/173, bounded by Main North Road and Midway Road as identified in the attached plan. The land comprises netball courts, irrigated floodlit soccer pitches and football/cricket ovals with goal posts, cricket practice nets, clubroom facilities, sealed car parks and landscaped areas including retaining walls, gardens, a large drainage channel with a permapine bridge and associated reserve furniture and infrastructure.

Oldham Road Tennis Club (101895)

Lot 38 in Deposited Plan 6479, being land contained in Certificate of Title 2700/119 bounded by Oldham Road and Mark Road as identified in the attached plan. The land comprises floodlit flexi-pave tennis courts, backstops, bench seating, "log cabin" style clubroom, sealed and kerbed car park and lawned landscaped areas.

Duncan Anderson & Mofflin Reserves (101878, 101879)

Lot 1 in Filed Plan 4317, being land contained in Certificate of Title 4147/569, Lot 4 in Filed Plan 12348, being land contained in Certificate of Title 5687/61, bounded by Trimmer Road and Mofflin Road as identified in the attached plan. The land comprises irrigated floodlit soccer pitches and football/cricket ovals with goal posts, cricket practice nets, clubroom facilities, toilet block, sealed and kerbed car parks, modular playground equipment and perimeter permapine fencing and associated reserve furniture and infrastructure.

Kooranowa Oval (101280, 101551)

Part Lot 422 in Deposited Plan 77749, being land contained in Certificate of Title 6012/292, bounded by Davoren Road, Peachy Road and Vincent Road as identified in the attached plan. The land comprises irrigated soccer pitches with goal posts, floodlit athletics track and field complex, irrigated oval, clubroom, toilet block, car park area, playground, cyclone mesh fenced area, and perimeter permapine fencing and associated reserve furniture and infrastructure.

TENANCIES

Identity of tenants subject to this land

Ridley Reserve

Elizabeth Grove Junior Soccer Club – agreement to occupy and use clubrooms and soccer pitches.

Central Districts Softball Club– agreement to occupy and use clubrooms and pitch.

Elizabeth Potters Club – agreement to occupy and use clubrooms.

Rose & Crown Cricket Club – agreement to use cricket pitches.

Central Districts Junior Footballers – agreement to use football ovals.

Argana Park

Elizabeth Downs Soccer Club - agreement to occupy and use change rooms and soccer pitches.

Elizabeth Netball Association - agreement to occupy and use clubrooms and netball courts.

Elizabeth Football Club – agreement to occupy and use the clubroom and football oval.

Penfield Cricket Club – agreement to use and maintain turf wickets (summer season).

Central Districts Cricket Club – agreement to use hard wickets (summer season).

Oldham Road Tennis Club

Elizabeth –Salisbury & Districts Tennis Association – agreement to occupy and use tennis courts and clubroom.

Duncan Anderson Reserve & Mofflin Reserve

Elizabeth Little Athletics – agreement to occupy and use clubrooms and athletics track

Central United Football Club – agreement to occupy and use clubrooms and football oval

Elizabeth Vale Sports Club – agreement to occupy and use clubrooms/hall and soccer pitches.

Kooranowa Oval

Munno Para Little Athletics – agreement to occupy and use clubrooms/athletics complex.

Munno Para Dog Obedience Club – agreement to use change rooms and grassed area.

Non commercial Details of the above 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) 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 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 Council.

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 Council.

Netball/Basketball Courts

The courts are currently equipped to satisfy the needs of the regular netball/basketball users by providing marked bitumen 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 Council.

Tennis Courts

The tennis courts are currently equipped to satisfy the needs of the regular tennis users by providing marked bitumen 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 Council.

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.

Softball Pitches

The softball 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 Council.

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 area, kitchens, bar/lounge and toilets. Management responsibilities between the Club and Council are set out in detail in the licence agreements. Hiring of the facilities by the public for functions can be made by contacting Council.

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 the Council Customer Feedback System for follow up and repair.

Coach's Boxes

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

Car Parks

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

Pedestrian Bridges

Hand rail, decking timber and other structural elements such as abutments are inspected on a regular basis to check the fixtures and fittings are sound. Painting and carpentry work is carried out as required to ensure the safety of the bridges. Council processes defects reported by residents through the 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 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, 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

Consideration is being given to a proposal from the Lyell McEwin Health Service to develop the Oldham Road Tennis Club reserve site for car parking and the provision of community health services. Portion of Kooranowa Oval has been identified for potential development as part of the Playford North Regeneration project. There are no immediate plans to further develop the remaining properties.

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.

Adopted by Council at a meeting held on the 27th Day of April 2004.
Amended 30/11/2010