

## MANAGEMENT PLAN FOR COMMUNITY LAND

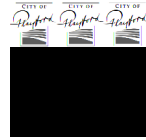
(District Sports Ground – Category 2 Reserve Hierarchy)

Plan Number 2.6 / 2011

Schedule 1

**Angle Vale Community Sports Facility**

**(Lot 193 Fradd Road Angle Vale)**



### Schedule 2 DESCRIPTION

#### **Angle Vale Community Sports Facility (Lot 193 Fradd Road Angle Vale )**

Being land contained in:

Lot 193 Fradd Road Angle Vale being land contained in Certificate of Title Volume 5504 Folio 781 being located on Fradd Road as identified on the attached plan. The land comprises of grass irrigated playing fields, hard court surfaces, car parking, clubroom facilities and associated reserve furniture and infrastructure.

The attached plan identifies the location of the land.

The land also comprises of a residential dwelling with surrounding sheds and farming land with access from Kent Avenue Angle Vale.

### TENANCIES

#### Identity of tenants subject to this land

Angle Vale District & Sports Association - It is envisaged that the land, or portions thereof, may be subject to leases or licences to organisations for purposes associated with sport, recreation, or similar uses.

Also licences / agreements for the current dwelling and surplus land until required for future sport and recreational purposes.

### PURPOSE

Council is required by Section 7 of the Local Government Act 1999 to "provide infrastructure for its community" and to "provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area".

In accordance with these obligations, the land is held for the purpose of:

- Managed passive and active recreation for the local communities, and more particularly sporting groups and similar organisations.
- Residential dwelling and farming use.

## OBJECTIVES

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 for residents 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 proposal 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, soccer 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, football and soccer clubs have seasonal hire of the oval. Community use of the oval can be arranged by contacting Council.

### Clubrooms

Clubs occupy the clubrooms under a licence agreement. The buildings comprise a function area, kitchens and toilets. Management responsibilities between the Club and Council are set out in details in the licence agreements.

### Amenities

Comprising of 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 as per the details in the license agreements.

### Car Parks

Car parks are sealed, kerbed, line marked. Council will manage the pavement by minor patching potholes, crack sealing, spray sealing or reconstruction in accordance with Council's Asset Management Plan.

### Reserve Furniture

Park benches and litter bins are common features within these reserves. This equipment is checked on a regular basis to establish that the fixtures and the fittings are sound and suit their use. Maintenance and inspections 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, may 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 affect the management of the 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 By-Law No 5 – Cats
- City of Playford By-Law No 6 – Birds Scaring Devices

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.

**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.  
Local Government Act 1999.

**PERFORMANCE APPRAISAL**

Council will measure how the land is managed 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.

City of Playford defines service levels in two ways.

Community levels of service relate to how the community receives the service in terms of accessibility, safety, quality, quantity, reliability, responsiveness, cost / efficiency and legislative compliance.

Supporting the community service levels are operational or technical measures of performance developed to ensure that the community levels of service are met. These technical measures relate to service criteria such as: Equality of distribution, Standards (equipment safety, equipment, playground environment and kick about space), Maintenance regimes, Safety, Regular Inspections, Condition grading and asset replacement.

**DEVELOPMENT**

In reference to the development with the Master Plan this is to be decided by Council and the Community.

The use of the proposed community and sports facility will be managed by a management committee which will operate in accordance to a management agreement with Council. The management agreement will control the allowed operating times. The facility will be primarily used on weekends for games and weeknights for training purposes by the sporting clubs and the multi-purpose hall facilities will be used by the community on an as needs basis.

There are no immediate plans to further develop the land at the rear of this allotment. Except for the continuation of Horticulture use. Council has the option in the future to develop the site in accordance to the development plan and the relevant statutory approvals at the time. 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.

**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 27 September 2011