

# MANAGEMENT PLAN FOR COMMUNITY LAND

(District Park — Category 5 Reserve Hierarchy)

**Plan Number 5.1/2004**

## **Schedule 1**

### **STEBONHEATH PARK, ANDREWS FARM**



## **Schedule 2**

### **DESCRIPTION**

Identity of land subject to this plan

**Stebonheath Park** (101721), (101574), (101552)

Lot 32 in Deposited Plan 38270, being land contained in Crown Record 5861/785.

Lot 101 Deposited Plan 38605, being land contained in Certificate of Title 5430/193.

Lot 685 Deposited Plan 9050, being land contained in portion of Certificate of Title 5882/40.

Lot 32 is owned by the Crown and managed by Council. Arrangements are being made with the Crown to transfer the care and control of the land to Council.

The attached plan identifies the location of the land bounded by Davoren Road and Crittenden Road.

The land comprises lakes (flow control park), irrigate turf area, barbecue, shelters, bridge, retaining walls, playground, skate board ramp, tennis court and mesh fencing, aquifer recharge system with cement tank and mesh enclosure, toilets, pedestrian bridge, basketball play area, permapipe perimeter fencing and associated reserve furniture and infrastructure.

### **TENANCIES**

Identity of tenants subject to this land

Nil.

### **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 Park – Category 5*” 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 lakes, playing/landscaped areas, reserve furniture/infrastructure and the following will be undertaken:-

### **Lakes**

The lakes compliment the management of Councils drainage network by capturing and holding water for use by the adjacent aquifer recharge system. Council will regularly inspect the lakes and surrounding reserve areas to maintain a serviceable standard.

### **Basketball Play Area**

The area is currently equipped to satisfy the needs of casual users by providing bitumen marked playing areas, and backboard/ring. Council will regularly inspect the area and repair as required to maintain a serviceable standard.

### **Tennis Court**

The area is currently equipped to satisfy the needs of the casual tennis users by providing bitumen marked playing areas and enclosed chain mesh fence backstops. Council will regularly inspect the courts 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.

### **Toilet Block**

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 Council Customer Feedback System for follow up and repair.

### **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 Council Customer Feedback System for follow up and repairs.

**Car Park**

The car park is unsealed with adjacent areas landscaped. Council will manage the pavement by minor re-sheeting or reconstruction.

**Pedestrian Tracks**

Pedestrian/vehicle paths/tracks within this reserve are paved, rubble or earth. Council processes defects reported by residents through Council Customer Feedback System for follow up.

**Park Furniture**

Park benches, litterbins, drinking fountains are common features within this reserve. This equipment is checked by Council staff on a regular basis to establish that the fixtures and fittings are sound and suit their use. Painting and carpentry improvements will be carried out as required ensuring 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

Council's 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.

As part of the horticultural management of the land Council will carry out audits to measure whether it is meeting the objectives as detailed in the management schedule.

**DEVELOPMENT**

Council will develop the land in the following manner

There are no immediate plans to further develop this land. Portion of the land has been identified for potential development as part of the Playford North Regeneration project.

**REVIEW AND AMENDMENT OF PLAN**

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