

The District Council of Streaky Bay Sportsground Management Plan

1. Introduction

A Management Plan is a document prepared in consultation with the community that provides direction as to the use of Community Land. Management Plans assist Council to audit land stocks and in formalising the use of all Community Land parcels. They also assist the Leasing, Licensing and Permit process.

A Generic Management Plan covers all Community Land that is either owned or managed by the District Council of Streaky Bay that has common characteristics and intent. This Management Plan provides for all Community Land that has been placed into the category “Sportsground” and does not contain characteristics that require a Site Specific Management Plan.

Where a site has been divided into multiple categories eg. Sportsgrounds and Natural Reserves Areas, this Management Plan applies only to that area categorised as “Sportsgrounds”. The remaining area will be covered by a Natural Reserves Plan for that category.

2. Legislative requirements

When preparing a Management Plan there are various conditions to which Local Government must comply. Below is a list of the main legislation that influences the use and management of land included in this plan:

- Local Government Act 1999
- Development Act 1993
- Environmental Protection & Biodiversity Conservation Act 1999
- Native Vegetation Act 1991
- Native Title Act 1994
- Heritage Act 1993
- Aboriginal Heritage Act 1988
- National Parks & Wildlife Act 1972

3. Land Description and Planning

A sports ground can be defined as an area which primarily caters for sport and organised activities through playing fields and other structures e.g. football oval cricket pitch outdoor courts.

Community Land that is held under the category “sportsground” or land that is proposed by Council to be developed as a sportsground, is mainly intended to encourage promote and facilitate recreational pursuits in the community involving organised and informal sporting activities.

The sportsground category is broken into two sub-categories Regional and District.

Regional Sportsground

Regional open space is generally unique, large in size, very high quality, in a high profile location, linked to major destinations or caters for high level activities (state or regional level). Regional open space has the capacity to attract or benefit people from across and beyond the District of Streaky Bay including visitors.

- *Quality ovals/fields*
- *Irrigation and drainage*
- *Specialised sports facilities e.g. outdoor courts lawn bowls equestrian*

- *Quality club room (ideally shared use and linked to broader community activities)*
- *Change rooms and toilets*
- *Support structures relating to the sport, eg cricket nets or training fields*
- *Quality field lighting (generally for training)*
- *Security lighting*
- *Landscaping and shade*
- *Pathways to and around the ground*
- *Seating signage*
- *On-site car parking (including parking with good disability access).*

Maintenance Guide

- *Ovals and fields mown on a regular basis to a good standard (regularity to depend on growth, conditions and user requirements)*
- *Surfaces of courts and other dedicated facilities to be maintained to a high standard*
- *Buildings and amenities maintained to a high standard*
- *Building surrounds and landscaping maintained to a good standard*
- *Other structures to be maintained to a good standard and in accordance with Australian Standards.*

District Sportsground

District open space is generally large in size, good quality and well located with a link to townships or destinations. District open space could attract or benefit people from across the District of Streaky Bay, including visitors. The difference between regional and district open space will be the level of quality, profile or destination.

- *Ovals/fields are good quality and meet the requirements of the sport (e.g. level and well maintained)*
- *Specialised sports facilities, e.g. outdoor courts*
- *Good clubroom (that provides a facility for users and communities)*
- *Toilet and change room facilities*
- *Landscaping shade seating signage*
- *Off street car parking for safety*

Maintenance Guide

- *Ovals and fields mown to a good standard (regularity to depend on growth conditions) as required for the sports.*
- *Buildings and amenities maintained to a good standard*
- *Buildings, surrounds and landscaping maintained to a safe and appealing standard*
- *Other structures to be maintained to a safe and appealing standard and in accordance with Australian Standards*

The Attached **Table A** lists the parcels placed into the Sportsgrounds category together with their assigned sub-category, property and ownership details, any applicable leases or licences held over the land and whether the land is subject to any special conditions or restrictions.

Acquisitions of land by Council, either by purchase or dedication that is classified as Community Land may be added to Table A without readvertising this Management Plan.

4. Objectives /policies of Sportsgrounds

Sportsgrounds provide important focal points for community identity, social interaction and culture. Good design and maintenance of sportsgrounds also project an appealing image to investors and visitors to the area.

Sportsgrounds should be accessible to local communities and visitors whilst being safe, functional and sensitive to local culture and heritage. Once established, sportsgrounds should be protected and enhanced where appropriate, for current and future generations.

Council is required within Management Plans for Community Land to set out its vision for the land through objectives.

The core objectives for management of Sportsgrounds are:

- a) To provide a range of quality leisure and recreational services and programs which contribute to the well-being of the local community
- b) To promote and facilitate community involvement in the planning, development and management of leisure and recreational opportunities
- c) To minimise the environmental impacts associated with sportsground areas through water efficient design and maintenance
- d) To work in partnership with the South Australian Police and other utilities in order to reduce the level of vandalism and property damage within our city
- e) To optimise the utilisation of sportsgrounds including the multi-use of facilities
- f) To enhance the landscaping and provision of public amenities for public use within Council's budgetary constraints
- g) To enhance the design and appearance of sportsgrounds through the installation or expansion of public infrastructure, provided there is no significant detrimental impact on the main purpose for which the land is reserved
- h) To provide people with safe, equitable and dignified access to buildings in accordance with the Disability Discrimination Act (DDA) and the Building Code of Australia (BCA)
- i) To provide the appropriate level of maintenance within Council's budgetary constraints and community expectations to ensure the land is safe for the general public

5. Performance targets and measure

While it is the intention of Council to meet its objectives, the commencement and completion of the performance targets are dependent on available Council resources and funding assessed against the other priorities of Council.

Target 1

To ensure buildings and associated facilities are maintained in a reasonable condition at all times.

Measure

Periodical inspections of the buildings and facilities will be undertaken to ensure maintenance is kept up-to-date and any issues are identified for rectification.

Target 2

All leases and licence agreements need to require the lessee to maintain all buildings and associated improvements to a high standard.

Measure

Periodical reviews of lease/licence arrangements to ensure terms and conditions are being met

Target 3

To negotiate adequate lease or licence agreements with organisations/members of the public for the use of the sports grounds and associated facilities.

Measure

Maintenance and regularly updates of a lease/licence register

Target 4

To monitor the issue of permits to members of the community so that fair use of the facilities is achieved

Measure

Keep Council records or permits issued and monitor use

6. Permits, Licences and Leasing of Sportsgrounds.

The granting of a lease, licence or permit formalises the use of sportsgrounds by groups such as sporting clubs, community groups, commercial organisations or individuals who are providing facilities or services for public use or are seeking use of a sportsground that is consistent with the intent and function of the land.

Activities under a lease, licence or permit should be compatible with any zoning and reservation, provide benefits services or facilities for users of the land, and be consistent with the Management Plan.

The terms and conditions of a lease, licence or permit will ensure that property management of the area is undertaken such that it is maintained in a safe and visibly pleasing condition, and that the interests of Council and the public are protected.

Conditions of approval must be in keeping with the existing relevant Council policies and may require a resolution from Council.

There are a number of leases, licences and permits issued to various parties over land included in this Management Plan – details of these agreements are displayed in Table A.

There may be exceptions among relatively few parcels of Community Land that have some unique feature of the land and as a result may require a particular lease, licence or permit.

A lease, licence or permit enables Council to formalise agreements with organisations and individuals who occupy or manage Community Land. These agreements allow clear legal definition of the rights and obligations that an organisation or individual has in regard to the land whilst ensuring public access is maintained. From time to time leases, licences and permits will expire, require renewal and/or renegotiation, and new leasing proposals considered.

The establishment of new agreements or changes to an existing agreement will not require public consultation where there is no change to the proposed use or activity on the particular parcel of Community Land. However, where the Lease Licence or Permit is for a period exceeding five years, council is required by the Local Government Act, 1999 to consult with the community.

As with any proposed change of use of Community Land, where a new lease, licence or permit is proposed that constitutes a change in use, the Management Plan must be amended to provide for the change of use and must be advertised for public comment.

Granting of a lease, license or permit for a commercial activity is conditional on the activity being consistent with the Management Plan objectives.

Council will only grant a lease, licence or permit for use of Community Land under this Management Plan if it is:

- Consistent with the current use and purpose of the land
- For activities appropriate to the current and future needs of the community
- Relating to wide community purposes such as public recreation and cultural development
- Anticipated that no significant damage to the land is caused as a result of the proposed activity
- Anticipated that no significant damage to the land is caused as a result of the proposed activity
- Anticipated that no significant disturbance affects adjacent property owners
- Acknowledged that all suitable insurances have been sited by Council

7. Other Development or Activities that may be carried out on the Land

Below is a list of additional activities (generally of an operational nature) that typically may be undertaken on the land in accordance with Management Plan objectives:

- Telecommunication facilities providing that the structure would not detrimentally affect native vegetation, areas or places of Indigenous or European heritage, or the amenity of any locality
- Bushfire hazard reduction
- Community notice signs and temporary signs
- Multi-use path networks
- Drainage
- Horticulture
- Landscaping
- Sportsground maintenance
- Remediation works
- Temporary structures
- Work sheds or storage required in connection with the maintenance of the land
- Visitor facilities
- Vehicular access
- Public utility infrastructure
- Establish, enhance and maintain vegetation to provide:
 - Shade
 - Windbreaks
 - Enhanced scenic or recreational value or visual screening
 - Habitats for native wildlife
 - Enhancement of biodiversity
 - Suitable buffers for the protection of water quality and ecological processes in neighbouring watercourses or wetlands.
- Community garden

Table A

COMMON NAME	LOCATION						NATIVE TITLE	RESERVATIONS/ DEDICATIONS	SUB- CATEGORY	NAME OF LEASE	TERM OF LEASE
	STREET	TOWN	PLAN	PARCEL	CERTIFICATE OF TITLE	REGISTERED PROPRIETER					
Poochera Oval	47 Emerald Rise Road	Poochera	H 651100	Section 28	CR 5755/904	The Crown with DCSB as custodian	Gawler Ranges	Dedicated for 'Recreation' purposes - Gazette Date 11/4/1957	District Sportsground	Central Areas Sports Complex	Under negotiation
Poochera Bowling Club	West Terrace	Poochera	H 651100	Section 68	CR 5755/906	The Crown with DCSB as custodian	Gawler Ranges	Dedicated for 'Parkland' purposes - Gazette Date 22/05/2003	District Sportsground	Poochera and Districts Bowling and Gold Club Inc	Under negotiation
Poochera Golf Course	West Terrace	Poochera	H 651100	Section 70	Part CR 5755/907	The Crown with DCSB as custodian	Gawler Ranges	Dedicated for 'Recreation' purposes - Gazette Date 23/9/1976	District Sportsground	Poochera and Districts Bowling and Gold Club Inc	Refer to above lease
Poochera Golf Course	West Terrace	Poochera	H 651100	Section 71	Part CR 5755/907	The Crown with DCSB as custodian	Gawler Ranges	Dedicated for 'Recreation' purposes - Gazette Date 23/9/1976	District Sportsground	Poochera and Districts Bowling and Gold Club Inc	Refer to above lease

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	STREET	TOWN	PLAN	PARCEL	CERTIFICATE OF TITLE	REGISTERED PROPRIETER					
Streaky Bay Golf Course	69, 57 Montgomerie Tce	Streaky Bay	DP 30979	Allotment 201	CR 5898/133	The Crown with DCSB as custodian	Wirangu	Dedicated for Park Lands - Gazette Date 31/10/1991	District Sportsground	SB Golf Club	Under negotiation
Streaky Bay Golf Course	Montgomerie Terrace	Streaky Bay	DP 30979	Allotment 200	CR 5898/133	The Crown with DCSB as custodian	Wirangu	Dedicated for Park Lands - Gazette Date 31/10/1991	District Sportsground	SB Golf Club	Under negotiation
Streaky Bay Oval	Wells Street	Streaky Bay	H 651500	Section 132	CR 5755/910	The Crown with DCSB as custodian	Barngarla Wirangu	Dedicated for 'Conservation' purposes -Gazette Date 20 June 1991 Dedicated for 'Recreation' Purposes Gazette Date 27/10/1982 (Control Gazette Date 30/4/1908)	Regional Sportsground	Streaky Bay Sports Club Inc	5 Years with options of renewal
Streaky Bay Oval	Wells Street	Streaky Bay	H 651500	Part Section 133	CR 5755/911	The Crown with DCSB as custodian	Barngarla Wirangu	Dedicated for 'Show' purposes - Gazette Date 20/04/1978	Regional Sportsground	Streaky Bay Sports Club Inc	Refer to above lease



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	STREET	TOWN	PLAN	PARCEL	CERTIFICATE OF TITLE	REGISTERED PROPRIETER					
Streaky Bay Golf Course	Montgomerie Terrace	Streaky Bay	H 651500	Section 134	CR5898/132	The Crown with DCSB as custodian	Barngarla Wirangu	Dedicated for 'Water Management' purposes - Gazette Date 20/02/2003	District Sportsground	Streaky Bay Golf Club	Under negotiation
Streaky Bay Golf Course	Montgomerie Terrace	Streaky Bay	H 651500	Section 327	CR 5898/133	The Crown with DCSB as custodian	Wirangu	Dedicated for Park Lands Use - Gazette Date 31/10/1991	District Sportsground	Streaky Bay Golf Club	Under negotiation
Streaky Bay Golf Course	Montgomerie Terrace	Streaky Bay	H 651500	Section 329	CR 5755/917	The Crown with DCSB as custodian	Barngarla Wirangu	Dedicated for 'Park Lands' purposes - Gazette Date 1/07/1976	District Sportsground	Streaky Bay Golf Club	Under negotiation
Streaky Bay Sailing Club	50 Alfred Terrace	Streaky Bay	T 651501	Allotment 217	CR 5755/925	The Crown with DCSB as custodian	Barngarla	Dedicated for 'Foreshore' purposes - Gazette Date 4/8/1986	District Sportsground	Streaky Bay Dragon Boat Club	Under negotiation
Wirrulla Golf Course	Pearson Road	Wirrulla	H 611000	Section 74	CR 5755/896	The Crown with DCSB	Gawler Ranges	Dedicated for 'Recreation' purposes - Gazette date 29/07/1991	District Sportsground	Wirrulla & District Golf & Bowling Club Inc	Under negotiation
Wirrulla Golf Course	Hay Terrace	Wirrulla	H 611000	Section 96	Part CR 5901/292	The Crown with DCSB as custodian	Gawler Ranges	Dedicated for 'Parkland' purposes - Waste Lands Act 1857, control 2156/1934 - Gazette notice unable to be located by State Library	District Sportsground	Wirrulla & District Golf & Bowling Club Inc	Under negotiation
Wirrulla Golf Course	Hay Terrace	Wirrulla	H 611000	Section 97/ Section 96	Part CR 5901/292	The Crown with DCSB as custodian	Gawler Ranges	Dedicated for 'Parkland' purposes - Waste Lands Act 1857, control 2156/1934 - Gazette notice unable to be located by State Library	District Sportsground	Wirrulla & District Golf & Bowling Club Inc	Under negotiation
Wirrulla Oval	135 Gawler Ranges Road	Wirrulla	H 611000	Section 89	CT 5673/737	DCSB	Gawler Ranges	Dedicated for Recreation Reserve Gazette Date 11/08/1977	District Sportsground	Wirrulla Sports and Rec	30/4/2017