

COMMUNITY LAND MANAGEMENT PLAN



Alberton Oval

Kaurna acknowledgment

Acknowledgement and respect is paid to the Traditional Owners of the land, the Kaurna People of the Adelaide Plains. It is upon their ancestral lands that the Land is situated. It is also The Place of the Kardi, the Emu, whose story travels from the coast inland. Respect is paid to Elders past and present and their spiritual beliefs and connections to land which are of continuing importance to the living Kaurna people of today. Acknowledgement is also given to the contributions and important role that Aboriginal people continue to play within our shared community.

Purpose for Alberton Oval being held by Council

Council holds the Land primarily as a sporting and recreation ground which supports community and elite sporting activities.

Objectives for the management of the Land

- To provide an area where a range of organised sport and recreation activities may be undertaken and for the use and enjoyment of the community.
- To maintain a high-quality elite sporting facility.

Proposals for the management of the Land

Council's proposals for management of the Land are:

- Provision, maintenance, renewal and upgrade of assets including (but not limited to) buildings, playing surfaces, drainage, water detention, car parking, lighting, footpaths, access roads, play grounds, furniture and landscaping.
- Facilitation of programs, services and activities under a permit, lease or licence granted by Council.
- Alienation (by Lease, Licence or otherwise) of the Community Land that allows for the development of facilities.
- To maintain occupancy arrangements that support elite sporting activities, enable community sport and recreation, and recover some of Council's costs in managing the Land.
- Facilitation of access to and egress from other Land parcels that comprise the Alberton Oval precinct, including those in private ownership.
- Use of the Land by individuals, groups or organisations under a permit, lease or licence granted by Council on an ad hoc basis for one-off events, functions or works.

Performance targets and measures

Objective	Performance Target	Performance Measures
To provide an area where a range of organised sport and recreation activities may be undertaken and for the use and enjoyment of the community	Provide safe and appropriately maintained Land.	Periodic maintenance and asset renewal undertaken in accordance with work schedules, Asset Management Plans and occupancy agreements where relevant.
		Customer request system maintained to facilitate community feedback and service requests in accordance with Council's service standards.
To maintain a high-quality elite sporting facility.	Facilities and clubs remain viable and are self-supporting.	Occupancy agreements created and enforced in accordance with relevant leasing and licensing Council Policy.
		Strategic Plans maintained to guide development and provision of sport and recreation facilities on the Land.
	Activities and facilities on the Land are managed by qualified and experienced personnel/organisations. This may include the leasing or licensing of the whole, or portion of, the Land.	Occupancy agreements include provisions that prescribe types of use and access to the Community Land that are consistent with Council's Strategic Plans.
		Council retains specialised staff and/or contractors that monitor the condition of the Land.
	Community has opportunity to spectate at elite sporting events and activities on the Land.	Physical infrastructure on site allows for limitation of public access to the open space at certain times, whilst allowing for free access at other times.

Policies and plans

Council will consider the terms of this Community Land Management Plan alongside other plans and policies which relate to the Land, including the following:

Council policy

- *'Asset Management Policy'* (TS16)

The Policy aims to guide the management of all public infrastructure assets owned, managed or under the care and control of Council within the Council area to ensure that Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service expected by residents and the environment.

- *'Dry Area Exemption'* (CD08)

The Policy aims to deter anti-social behaviour as a result of excessive alcohol consumption and to promote family friendly areas within the City. Council has designated dedicated Dry Areas being Semaphore Area 1 (commonly known as 'Semaphore Foreshore'), Semaphore Area 2 (commonly known as 'Semaphore Esplanade' between Hall Street and Derby Street and Semaphore Area 3 (commonly known as the 'Timeball Tower Reserve').

- *'Lease, Licence and Property Agreements Policy'* (TS17)

The Policy ensures a fair, equitable and transparent approach to make land and buildings available to community groups and other organisations

- *'Public Lighting for Parks and Reserves'* (TS11)

Policy guides the provision of public lighting within all recreation reserves under the care and control of Council and particularly the infrastructure within the reserves, including (but not limited to) car parks, buildings, pathways and play-spaces, but not floodlighting to sports fields.

- *'Street Trees and Reserve Plantings Policy'* (TS08)

The Policy applies to the planting and removal of trees on Council land and should be accommodated within the environmental and infrastructure constraints in public streets, reserves and on private property.

Council plans

- *'Active Recreation Facilities Plan'*

The plan aims to ensure that active recreation facilities meet the diverse needs of the community, respond to changing demographics and community expectations, whilst ensuring Council appropriately manages its resources. Our vision adopted in the plan is to ensure that everyone in the City has access to these facilities to support play, recreation, health and wellbeing and social inclusion.

- *'Asset Management Plan – Parks 2016'*

A plan that covers the physical infrastructure assets that serve Council's community parks, reserves and outdoor recreational needs which include shelters, exercise equipment, BBQ's, bridges, playgrounds, fences, shade sails, courts/nets, irrigation, bins, flood lights/light poles, sheds, turf pitches/greens, pump equipment, park furniture and retaining structures.

- *'Asset Management Plan – Buildings 2018'*

The purpose of this Asset Management Plan is to review the current and ongoing costs required for the delivery of Building assets that meet the needs of the Community and end users within the available budget.

- *‘Biodiversity Management Plan 2016- 2020’*

The Plan focuses on indigenous vegetation and native animal protection, reserve and street tree enhancement and specific ecosystem and habitat restoration, where Council can play a role. A key strategy is to map, monitor and analyse biodiversity conditions to assist Council to maintain, restore and enhance biodiversity value.

- *‘City Plan 2030’*

An outward looking strategic document that represents community driven expectations which identifies the objectives for the City. The Plan’s vision is: “a City that values its diverse community and embraces change through innovation, resilience and community leadership”. The Plan establishes five key areas that are important: our economy; our community; our environment & heritage; place-making and leadership.

- *‘Economic Development Strategy 2020’*

A strategic plan that provides a framework for increasing the economic prosperity of the Council region.

- *‘Open Space Strategy 2021-2026’*

A plan to guide Council to make strategic decisions relating to the future provision, development and management of open space within the City and guide Council’s priorities that responds to changing demographics and community expectations. The goal of the plan is to ensure that everyone in the City community has access to open space to support play, recreation, health and wellbeing, and social inclusion.

- *‘Inclusive Communities Plan 2020-2024’*

The Plan addresses issues and areas of concern as well as providing awareness of disability in our community. It promotes access and inclusion within the community, as well as within Council operations.

- *‘Public Health and Community Wellbeing Plan 2015-2020’*

The central purpose of the Plan is to adopt a proactive and strategic approach to managing identified health and wellbeing issues within the City of Port Adelaide Enfield, and to provide clear direction to Council and other regional agencies contributing to the improvement of health and wellbeing in the area. The plan identifies four key themes under which strategic actions are proposed, based on the State’s Public Health Plan (2013), being: 1) Stronger and Healthier communities and neighbourhoods for all generations; 2) Increasing opportunities for Healthy Living, Healthy Eating and being Active; 3) Preparing for Climate Change; and 4) Sustaining and improving Public and Environmental Health protection.

- *‘Sports Development Plan 2017-2022’*

The Plan seeks to:

- assist Council in strategic planning and decision making in relation to the future provision, development and management of sport facilities
- sets high-level strategies for club development and community wellbeing outcomes through sport participation programs
- ensure that facilities, clubs and programs meet the needs and aspirations of the community

- *‘Tourism Strategy and Action Plan 2020’*

The Plan aims to develop a flourishing, competitive business and tourism environment that adds value to community life for residents and to grow the City’s visitor economy through increased visitor numbers, expenditure and length of stay and utilise events and festivals to create reasons to visit the City across the whole year as well as positively influencing the number of sustainable jobs within the City.

- *'Long Term Financial Plan'*

This Plan has been drafted within the following framework, to:

- remain consistent with Council's current City Plans 2030
- maintain current Council services at their existing service levels
- maintain Council's position as a modest rating Council without compromising its sustainability or the viability of its asset base
- provide for an asset renewal works program over the ten year period to maintain Council infrastructure at acceptable service standards, with no large backlog of required unfunded works
- externally borrow monies to help fund new and upgraded assets

This Plan has been developed with due consideration of the impact of the annual rate charge on the community whilst allowing for the reasonable inflationary impact on Council expenditure in delivering its services and the expected growth of the municipality, and is updated annually.

User fees/charges relate to the recovery of service delivery costs associated with the use of Council facilities.

State Government plans and policies

- *'Planning, Development and Infrastructure Act 2016'*

An Act to provide for matters that are relevant to the use, development and management of land and buildings, including by providing a planning system to regulate development within the State, rules with respect to the design, construction and use of buildings, and other initiatives to facilitate the development of infrastructure, facilities and environments that will benefit the community.

- *'Office for Recreation and Sport Strategic Plan'* (2017-2021)

A Strategy that has the Vision of 'An Active State', and prioritises particular goals that support the approach of leading, collaborating and investing, being focused on: Places and Spaces, Capacity and Capability, Access and Opportunity, Sporting Excellence, Investment and Business Performance.

Land identification

Legal description of the land

This Community Land Management Plan applies to the whole of land contained in Certificate of Title Volume 6068 Folio 489 and described as Allotment 51 in Deposited Plan 82919, being approximately marked in yellow on the plan annexed (Refer Attachment 1).

Name and address of property

The Land is located at Queen Street, Alberton, and commonly known as (a portion of) Alberton Oval.

Ownership details

The Land is owned by the City of Port Adelaide Enfield and is subject to various easements.

