



## Ted Scobie Sports Oval

# PLAN OF MANAGEMENT



Plan of Management Report prepared by  
Melva Robb, Consultant  
Griffith City Council  
GRIFFITH NSW 2680  
May 2020

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## TABLE OF CONENTS

EXECUTIVE SUMMARY.....	5
<b>1.0 INTRODUCTION.....</b>	<b>6</b>
<b>2.0 THE SITE.....</b>	<b>7</b>
2.1 Land to Which this Plan Applies.....	7
2.2 Ownership and Management of the Land.....	8
2.3 Categorisation of the Reserve.....	8
2.4 Core Objectives.....	9
2.5 History – Development as a Sports Oval.....	10
<b>3.0 PLANNING INSTRUMENTS.....</b>	<b>11</b>
3.1 Local Government Act 1993 & Local Government (General) Regulation 2005.....	11
3.1 Land Zoning.....	11
3.3 Crown Land Management Act 2016.....	13
3.4 Native Title Act 1993 (Commonwealth).....	13
3.5 Aboriginal Land Rights Act 1983.....	13
3.6 Biodiversity Conservation Act 2016.....	14
3.7 Flood Planning.....	14
3.8 Council Plans, Strategies, Policies and Procedures.....	15
3.9 Legislation and Statutory Controls.....	15
3.10 Reclassification.....	15
3.11 Review of this Plan.....	15
3.12 Community Consultation.....	16
<b>4.0 THE SOCIAL ENVIRONMENT.....</b>	<b>19</b>
4.1 Aboriginal Significance.....	19
4.2 Heritage Significance.....	19
<b>5.0 DEVELOPMENT AND USE.....</b>	<b>20</b>
5.1 Overview.....	20
5.2 Strategic Objectives.....	21
5.3 Condition of the Land and Structures on Adoption of the Plan of Management.....	22
5.4 Use of the Land and Structures at the Date of Adoption of the Plan of Management.....	23
5.5 Permitted and Future Use and Development.....	24
5.6 Leases, Licences and Other Estates.....	24
5.7 Native Title Assessment.....	25
5.8 Easements.....	25
<b>6.0 PLAN OF MANAGEMENT ADMINISTRATION AND MANAGEMENT.....</b>	<b>27</b>
6.1 Management Issues.....	27
6.2 Plan Implementation.....	27
6.3 Administration and Resourcing.....	29
6.3.1 Information and Monitoring.....	29
6.3.2 Role of Other Authorities.....	30
6.3.3 Infrastructure.....	30
6.3.4 Neighbourhood Relations.....	30
6.3.5 Community Involvement in Management.....	30
6.3.6 Delegation of Management Responsibilities.....	30

6.3.7	Public Liability.....	30
6.3.8	Commercial Activities.....	31
6.3.9	Emergencies.....	31
<b>7.0</b>	<b>MANAGENT GUIDELINES.....</b>	<b>32</b>
7.1	Risk Management.....	32
7.2	Water.....	32
7.3	Alcohol Free Zones.....	32
7.4	Smoke Free Areas.....	32
7.5	Vandalism.....	33
7.6	Animals.....	33
7.7	Signs as Remote Supervision.....	33
7.8	Parking.....	34
7.9	Building Amenities and Infrastructure.....	34
7.10	Trees, Vegetation and Landscape.....	34
7.11	Asset Renewal / Replacement.....	34
<b>8.0</b>	<b>MASTER PLANS.....</b>	<b>35</b>
8.1	Landscape Master Plan.....	35
8.2	Car Park Design Plan.....	36
	<b>REFERENCES.....</b>	<b>37</b>
	<b>APPENDICES.....</b>	<b>38</b>



## Executive Summary

Ted Scobie Sports Oval, Crown Reserve 240002, Plan of Management has been prepared by Council to reflect the individual features and values of the land.

The plan examines the current character, use and needs of the land and its relationship to the surrounding properties. The plan establishes a clear direction for future development, planning, and resource management of the land by Council.

The Plan of Management meets both the Crown Land Management Act 2016 and Local Government Act 1993 legislative requirements.

The land at Ted Scobie Sports Oval is categorised in this plan of management as:

- Sportsground

The categorisation of the land is consistent with its reserve purpose of public recreation and the land continues to be used for organised and informal sporting and recreational activities.

## 1.0 INTRODUCTION

Griffith is a vibrant, thriving and unique City and is ideally located between major cities; 573km south-west of Sydney, 463km north of Melbourne and 350km north-west of Canberra.

Griffith City Council supports a population of 26,882 (ABS ERP 2018).

Griffith was proclaimed in 1916 and named after Arthur Griffith, the New South Wales Minister for Public Works during the period of 1910-1915, and was designed by Walter and Marion Griffin, who received worldwide acclaim for their design of Canberra.

Griffith is located in the heart of the Wiradjuri Nation, the largest nation of Aboriginal and Torres Strait Islander people in Australia. Griffith City Council recognises the contribution of Aboriginal people in the history and growth of Griffith and its surrounding villages.

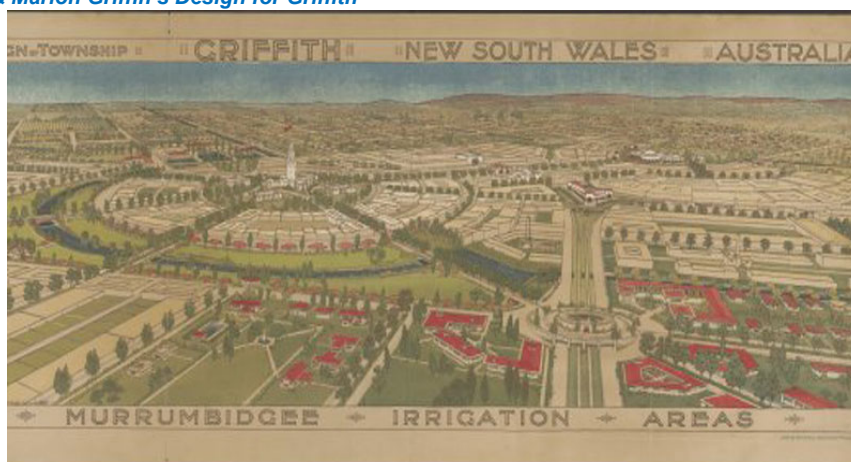
Griffith City Council currently maintains over 100 parks, open space areas and Crown reserves.

With the introduction of the *Crown Land Management Act (CLMA) 2016* on 1 July 2018, Council as the appointed Crown Land Manager will manage Crown reserves under the *Local Government Act (LGA) 1993*. Generally, Councils will manage Crown reserves as community land. Under the *LGA (LGA) 1993* a Plan of Management must be prepared and adopted for all community land.

Figure 1 – Locality Diagram



Figure 2 – Walter & Marion Griffin's Design for Griffith



## 2.0 THE SITE

### 2.1 Land to which this Plan Applies

Ted Scobie Sports Oval, being Crown Reserve 240002 and comprising Lot 1 in Deposited Plan 40048 (property address 1-75 Doolan Crescent Griffith), is a valued sporting and recreational area located in the residential suburb of Collina. The land has an approximate area of 11.37 hectares.

The land is bounded by Doolan Crescent and Clifton Boulevard and located approximately 850 metres from Murrumbidgee Regional High School – Wade Campus, with several preschools, day care centres, churches and a retirement village located within close proximity. Scenic Hill reserve to the north west of the land is easily accessible to Ted Scobie Sports Oval, providing an extension of recreational opportunities with additional walking tracks.

Ted Scobie Sports Oval is within a growing area of residential development to its north-east and provides a significant hub for both organised and other recreational uses.

The land is categorised as a 'Sportsground' and classified as 'community land' within the LGA 1993 requirements.

The Plan of Management outlines the framework for Council to follow in relation to any leasing, licensing and permit approvals for the land. The land offers both passive and active recreation, ranging from the playing of organised sports e.g. soccer, touch football, to annual events such as the Shaheedi Tournament (Sikh traditional sports games) which attracts up to 15,000 people annually. The community also utilise the various exercise equipment, walking track, volleyball court, playground and barbeque facilities.

Figure 3 – Ted Scobie Sports Oval





## 2.2 Ownership and Management of the Land

Ted Scobie Sports Oval (Reserve 240002) is Crown land owned by the State of New South Wales and managed by Griffith City Council as Crown Land Manager under the *CLMA 2016*.

Reserve 240002 was reserved from sale for the public purpose of Public Recreation published in the Government Gazette of 3 April 1987. Council of the Shire of Griffith was appointed trustee of the reserve to manage the land on behalf of the State in the Government Gazette 3 April 1987.

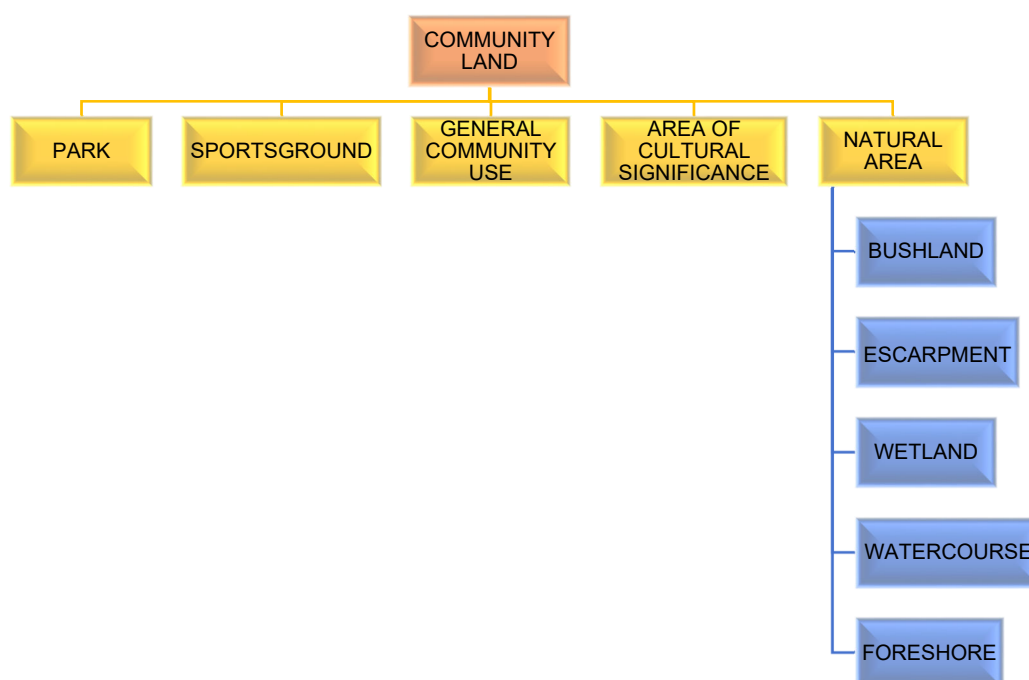
Council of the Shire of Griffith was further proclaimed as the City of Griffith (Griffith City Council) by Government Gazette 1 July 1987. Griffith City Council was reappointed Trustee of the reserve on 16 December 1994.

## 2.3 Categorisation of the reserve

With the introduction of the *CLMA 2016*, Council is to manage dedicated or reserved Crown land under their control as community land under Section 3.21 of the Act, unless the Minister's approval to classify the land as operational land, has been obtained.

Section 3.23(2) of the *CLMA 2016* requires Council Crown Land Managers to assign one or more initial categories of community land under Section 36 of the *LGA 1993*, to all Crown reserves.

All community land is to be categorised by reference to one or more of the following categories that closely relates to the purpose(s) that the land is dedicated or reserved:



The degree to which the reserve purpose relates to the category of the land is important, as Council must obtain Native Title Manager advice as to the validity of the activities that they wish to undertake on the land, prior to dealing with the land.

Both the *Aboriginal Land Rights Act (ALR) 1983* and the *Commonwealth Native Title Act (NTA (C'th)) 1993* recognises the intent of the original reserve purpose of the land. Activities on the land will need to reflect the intent of the public purpose and will be assessed for compliance with relevant Local Government and Crown Land legislation, including assessment of the activity under the *NTA 1993 (C'th)* and registered claims under the *ALR Act 1983*.

Native Title rights and interests must be considered unless native title has been extinguished, surrendered or determined to not exist by a court (as described under Div. 8.1 of the *CLMA 2016*).

Council applied for the categorisation of Ted Scobie Sports Oval as '*sportsground*' which closely relates to the reserve purpose of Public Recreation. This category was approved by the Minister administering the *CLMA 2016* in relation to the reserve and Council does not propose to alter the category of the reserve by this Plan of Management.

## 2.4 Core Objectives

The core objectives for management of community land and crown reserves categorised as a sportsground are:

- to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- to ensure that such activities are managed having regard to any adverse impact on nearby residences.

In 2011 a major redevelopment of Ted Scobie Sports Oval was undertaken with the main objective to provide an aesthetically pleasing and creative designed area for the residents of Griffith and surrounding areas to enjoy and to encourage increased use of the reserve for both active and passive recreation.

*Table 1 – Objectives for redevelopment of Ted Scobie Sports Oval*

OBJECTIVES AND PERFORMANCE TARGETS OF THE PLAN IN RESPECT TO THE LAND	MEANS BY WHICH THE COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
<b>SPORTS GROUND OBJECTIVES</b>		
To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	<p>To provide a facility that meets the needs of the community which encourages ownership, participation and pride in the neighbourhood.</p> <p>Provide guidelines for the effective and ongoing management and budget forecasting for the reserve.</p>	<p>All works are completed and minimal negative feedback is received.</p> <p>Continually upgrade the reserve within the funding allocation provided.</p> <p>Complete a Plan of Management for Ted Scobie Sports Oval.</p>
To ensure that such activities are managed having regard to any adverse impact on nearby residences.	<p>Provide for public safety with the framework for ongoing maintenance and improvements to the facility at an appropriate standard.</p> <p>To manage the land for public recreation</p>	<p>All works are completed and minimal negative feedback is received.</p> <p>Undertake assessments of the equipment and grounds to ensure all meets required standards and safety for participants.</p>

## 2.5 History – Development as a Sports Oval

Formerly part of Portion 540, Parish of Wyangan and vacant Crown land, 20 acres of the land was approved for use as a sanitary landfill on the 11th June 1943 and operated until the 1970s. The landfill facility was moved to the eastern end of Collina, where an incinerator had been established in the 1960s (the site of a former quarry). A plan of subdivision for the oval and surrounding land was then registered on 25 February 1980 to enable development of the Collina residential subdivision by the former Department of Lands.

At an Ordinary Meeting of Council on 1 April, 1980, the complex was initially named “Collina Sports Ground. Griffith District Sports and Recreation Council requested at the Council meeting of 10 October 1989; that the reserve be renamed “*Ted Scobie Sports Oval*”.

The naming of the oval honours the Late Mr Edward “Ted” James Scobie, a well-known local identity and sportsman. Ted devoted much of his time to not just playing sport but promoting, organising and administering sport at all levels in the region.

Ted was an outstanding boxer and fought several preliminary bouts at the old Sydney Stadium under the alias of Eddie James. He was ranked as one of NSW best amateur fighters and went on to become a qualified boxing referee.

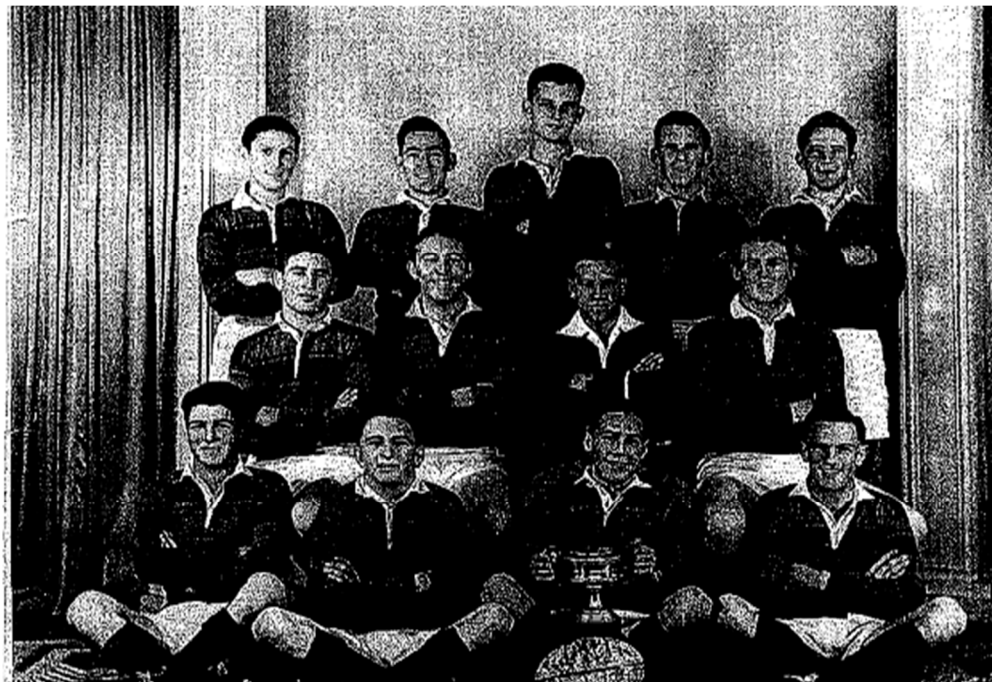
Ted also commentated on local football in the mid 70’s and 80’s and was a former player for the Griffith Black & Whites Rugby League Club, and was the chief rugby league, cricket and touch football scribe for The Area News. Also involved with the Police and Citizens Youth Club, Ted undertook the roles of both vice-president and president of the club for a number of years, providing the youth of Griffith with a sporting outlet.

The naming of the ground in his honour is to recognise his commitment to sport.

Edward James Scobie “Ted”

Born - 4 November 1934

Died – 7 August 1989, Griffith, aged 55



**Ted Scobie – Centre Row Left**

## 3.0 PLANNING INSTRUMENTS, LEGISLATION, and POLICIES

### 3.1 Local Government Act 1993 & Local Government (General) Regulations 2005

Under the *LGA 1993*, Section 36(1) Council must prepare a Plan of Management for all community land under their control. A Plan of Management may apply to one or more areas of community land.

Council must also consider the guidelines under Clause 101 of the Local Government (General) Regulations 2005 for categorisation of community land when preparing Plans of Management.

Clause 103 of the guidelines states that land should be categorised as a sportsground under Section 36(4) of the Act if the land is used or proposed to be used primarily for active recreation, involving organised sports or the playing of outdoor games.

This Plan of Management has been prepared in accordance with the *LGA 1993* using the land categories approved by the Minister administering the *CLMA 2016*.

The minimum requirements for a Plan of Management for community land is set out in Section 36(3) of the *LGA 1993* and must identify the following:

- (a) the category of the land,
- (b) the objectives and performance targets of the plan with respect to the land,
- (c) the means by which the council proposes to achieve the plan's objectives and performance targets,
- (d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets, and may require the prior approval of the council to the carrying out of any specified activity on the land.

Section 36(3A) specifies that a Plan of Management that applies to one parcel of community land is to describe the condition of the land and any buildings or other improvements on the land as at the date of adoption of the Plan of Management and state the purposes for which the land will be allowed to be used and the scale and intensity of that use.

Sections 36E – 36N of the *LGA 1993* specifies the core objectives for the management of each category of community land.

### 3.2 Land Zoning - Environmental Planning & Assessment Act 1979

The diagram below – *Griffith City Council Local Environmental Plan 2014 (GLEP)*, indicates that the reserve is zoned RE1 – Public Recreation.

#### 1. The objectives of RE1 – Public Recreation are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To encourage the development of public open spaces in a way that addresses the community's diverse recreational needs.
- To offer opportunities for tourism development.

#### 2. Permitted without consent

- Environmental protection works; Water reticulation systems.

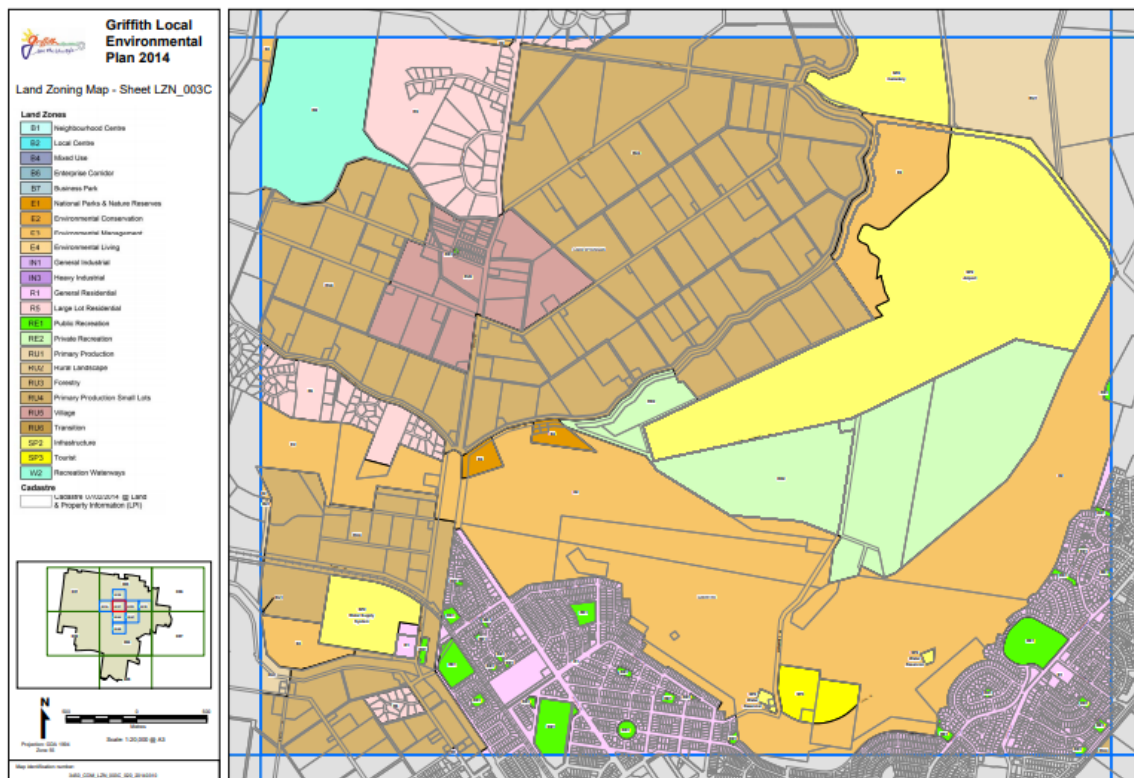
#### 3. Permitted with consent

- Amusement centres; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car Parks; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Recreation areas; Recreational facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities.

#### 4. Prohibited

- Any development not specified in item 2 or 3.

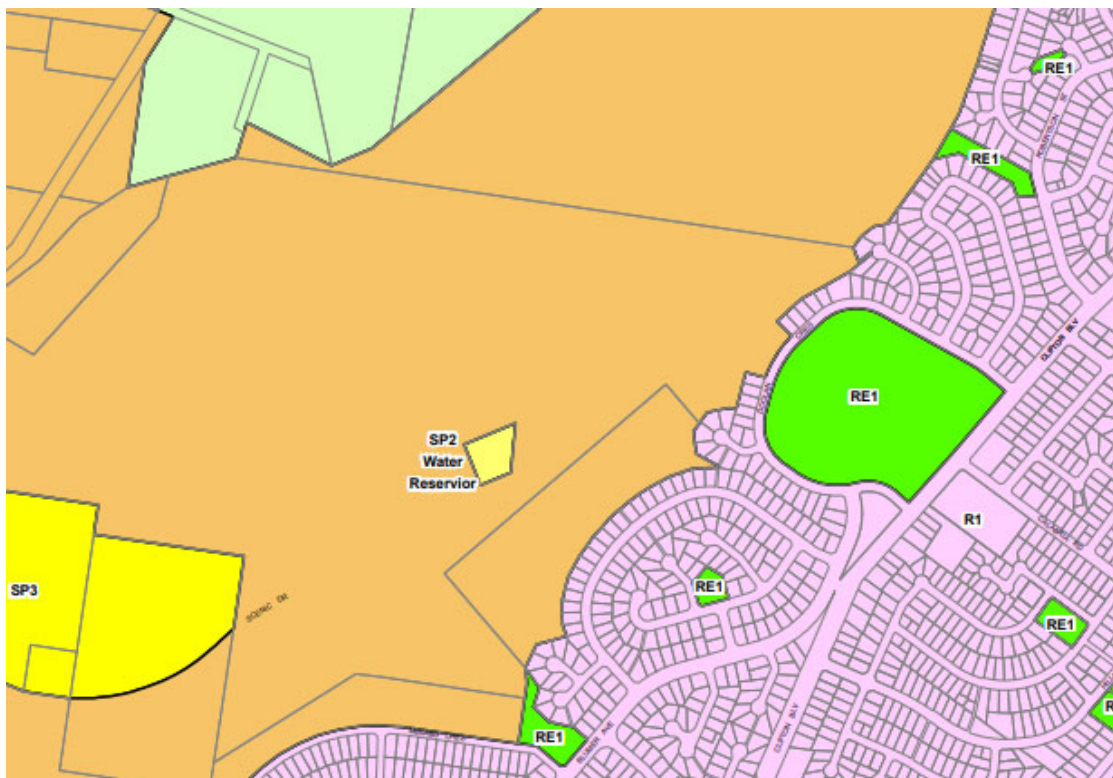
**Figure 4.1 – Planning Zones – Ted Scobie Sports Oval – RE1 – Public Recreation**



The diagram below (Figure 3.2) shows in detail the area of the reserve as RE1 together with the adjoining land being zoned as R1 – Residential together with the area north-west being Scenic Hill which is zoned E2 – Environmental Conservation (also managed by Griffith City Council as Council Crown Land Manager).



Figure 4.2 – Planning Zone detail



### 3.3 Crown Land Management Act 2016

Division 3.6 of the *CLMA 2016* provides the framework for what is required for Council to prepare Plans of Management.

Section 3.23(6) of the *CLMA 2016* requires Council Crown Land Managers to adopt a Plan of Management for all Crown reserves under their control, which are classified as community land under the *LGA 1993*. Land that is classified as operational land, does not require a Plan of Management.

### 3.4 Native Title Act 1993 (Commonwealth)

Native title is how Australian law recognises the rights and interests that Aboriginal people and Torres Strait Islanders hold in land and waters under their traditional laws and customs.

Any proposed activities on Ted Scobie Sports Oval must first consider the effect on native title with a native title assessment to be completed. Almost all activities and public works carried out on the land will affect native title and require validation of the future act procedures within Division 3 of the *NTA 1993 (C'th)*, by Council's Native Title Manager.

### 3.5 Aboriginal Land Rights Act 1983

Aboriginal Land Councils under the *ALRA 1983* in NSW are able to claim land as compensation for historic dispossession of land. The Act recognises the traditional ownership and occupation of the land by Aboriginal peoples and their connection to the land.

The Act allows Aboriginal Land Councils to claim Crown land that is unlawfully used or occupied. If the claim is successful the freehold estate of the land is transferred to the Aboriginal Land Council.

Any activities carried out on Crown land by Council should be consistent with the reserve purpose of the land, and at all times lawfully used and occupied. Any proposed leasing / licensing or construction of public works on Ted Scobie Sports Oval requires a search to determine whether a Claim under the *ALRA 1983* exists in relation to the land. An activity should be discontinued if a claim exists, until the claim is resolved.

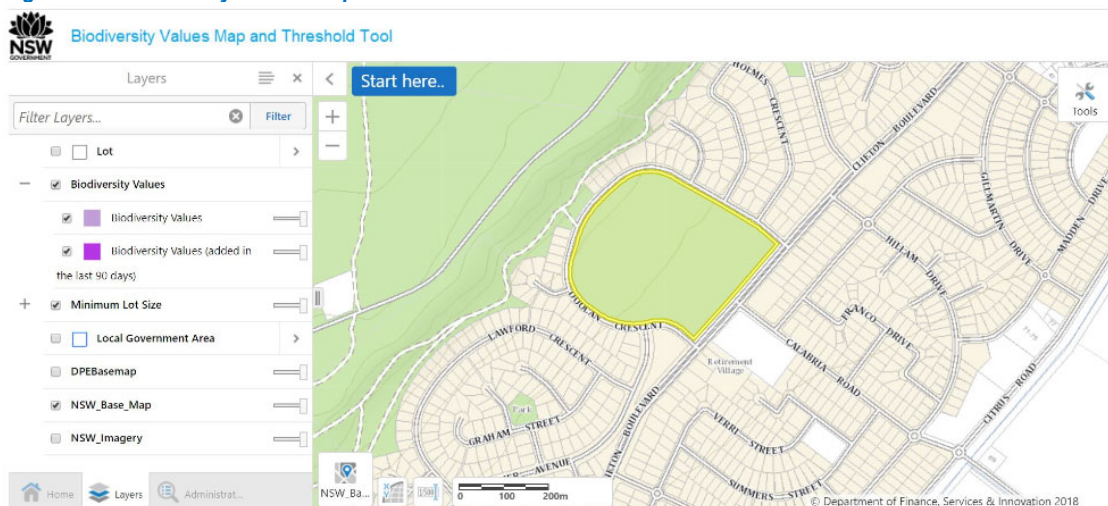
### 3.6 Biodiversity Conservation Act 2016

Griffith City Council's Planning Certificate under Section 10.7(2) and 10.7(5) *Environmental Planning and Assessment Act (EP&A Act) 1979* dated 13 January 2020 indicates that: -

- The land is not biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995.
- Council has not received notification from the Chief Executive of the NSW Office of Environment and Heritage of any bio-banking agreement on this site.
- The land is not subject to any set aside areas under Section 60ZC of the *Local Lands Services Act, 2013*.
- The land is not subject to any property vegetation plans under the *Native Vegetation Act 2003*.
- Griffith City Council's Tree Preservation Order applies, i.e. trees must not be ringbarked, cut down, top, lop, remove, injure or wilfully destroy any other vegetation without the authority conferred by development consent or a permit granted by Council.

The NSW Government Biodiversity Values Map and Threshold Tool indicates that there is no land of biodiversity value within the subject land – Lot 1 DP 40048 as per Figure 4 below. The land does not contain any contiguous areas of native vegetation, either remnant or planted.

Figure 5 – Biodiversity Values Map and Threshold Tool



### 3.7 Flood Planning

GLEP 2014 provides objectives to flood planning in Clause 7.2(1) of the plan:

- to minimise the flood risk to life and property associated with the use of land,

- to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
- to avoid significant adverse impacts on flood behaviour and the environment.

Clause 7.2(1) applies to land at or below the flood planning level. Ted Scobie Sports Oval is not flood prone land as per Council's Flood Report dated 14 January 2020; **flood planning level** means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

### 3.8 Council Plans, Strategies, Policies and Procedures

Council will from time to time, adopt or amend plans, strategies, policies and procedures. This Plan of Management is to be used in conjunction with those plans, strategies, policies and procedures. It is acknowledged that any amendments or adoption of new plans, strategies, policies and procedures after the date of this Plan of Management will apply as though they were in force at the date of adoption of the Plan of Management.

### 3.9 Legislation and Statutory Controls

This Plan of Management is to work in conjunction with other legislation that applies to the management of community land. Legislation and policies to be considered in the management process include but is not limited to the:

*Public Works Act 1912* (as amended)  
*Biodiversity Conservation Act 2016*  
*Local Land Services Act 2016*  
*Water Management Act 2000*  
*Clean Waters Act 1970*  
*Companion Animals Act 1998*  
*Rural Fires Act 1997*  
*Rural Fires Regulation 2002*  
*Environmental Planning & Assessment Act 1979*  
*Pesticides Act 1999*  
*State Environmental Planning Policies*  
 and  
*Griffith Local Environmental Plan 2014*  
 Griffith Development Control Plans (as amended)  
 Guidelines supporting development control plans  
 Council plans, strategies, policies, procedures and guidelines, generally (as amended)

### 3.10 Reclassification

An appointed Council Crown Land Manager is authorised to classify and manage its dedicated or reserved Crown land as public land under the *LGA 1993*.

Under Division 3.4, Section 3.21 of the *CLMA 2016*, a Council Crown Land Manager is authorised to manage a crown reserve as either community land or operational land, as approved by the Minister administering the *CLMA 2016*.

Ted Scobie Sports Oval has been classified as "*community land*".

### 3.11 Review of this Plan

This Plan of Management is the instrument that governs the management of Ted Scobie Sports Oval. Whilst the guidelines and principles outlined in the plan may be current, from time to time the Plan of Management should be reviewed to confirm its relevance.

The review of this Plan of Management should occur within 5 years of its adoption.

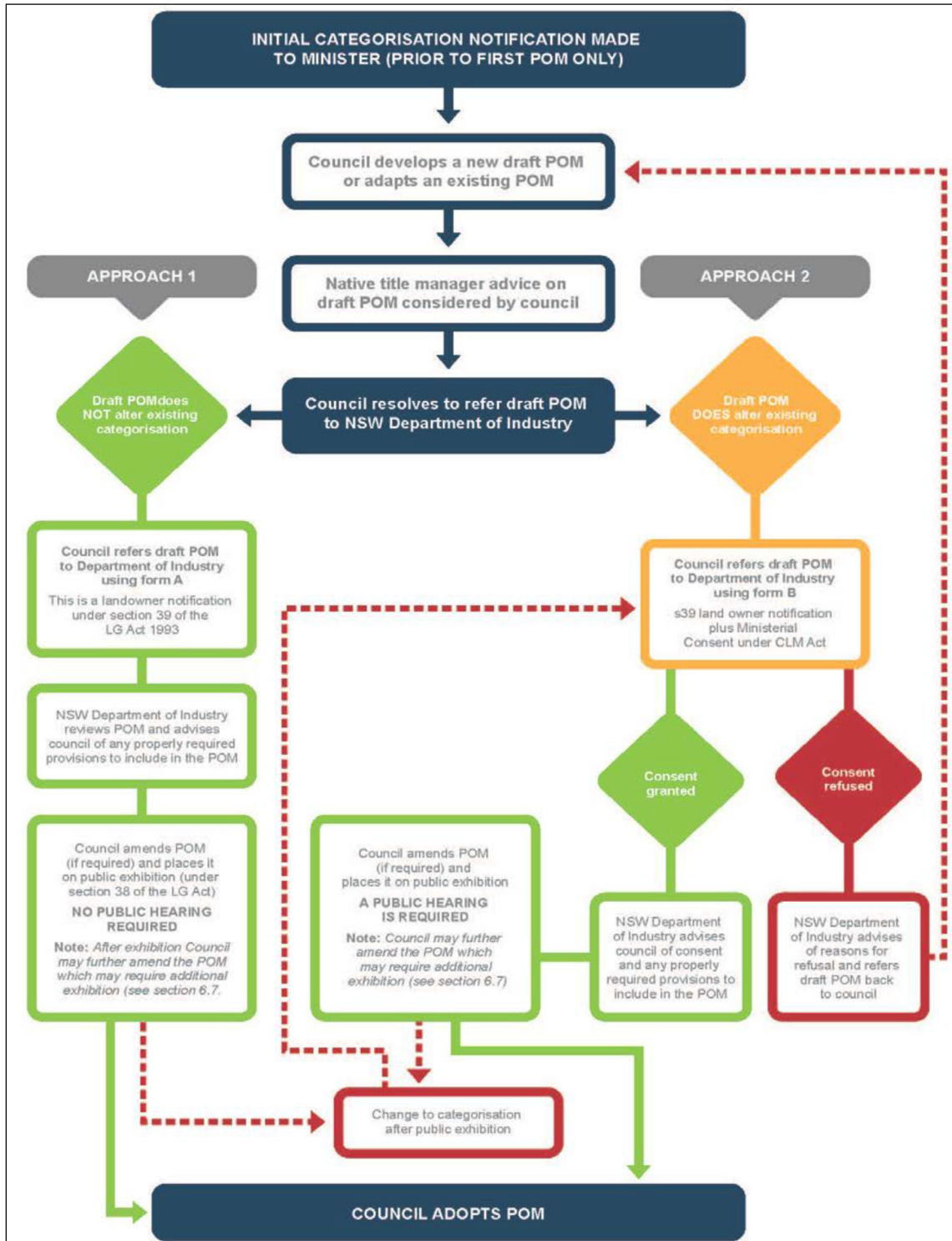
### **3.12 Community Consultation**

The success of any Plan of Management is largely dependent on the level of community consultation undertaken as part of its inception. The design and redevelopment of Ted Scobie Sports Oval in 2011 involved significant public consultation. Public consultation gives Council a better understanding of the range of local issues affecting the use and enjoyment of the land.

As the land is a Crown reserve, the final approval for the Plan of Management rests with the Minister administering the *CLMA 2016* as owner of the land.

Council is required to submit the draft Plan of Management to NSW Department of Planning, Industry & Environment, as representative of the owner of the land under Section 39 of the *LGA 1993*. This process occurs prior to a public exhibition and community consultation of the Plan of Management. ***Refer Flowchart – Consultation and Approval of an Initial Plan of Management.***

Figure 6 - Flowchart for Consultation and Approval of an Initial Plan of Management



If the draft Plan of Management alters the initial assigned category of the land, Section 3.23(7) (d) of the *CLMA 2016* states Council must obtain the Ministers consent if the re-categorisation would require an addition to the purpose(s) for which the land is dedicated or reserved.

The Minister will not give consent if it is considered that the alteration would materially harm the use of the land or its reserve purpose.



Council must also hold a public hearing under Section 40A of the *LGA 1993* if the proposed plan would have the effect of categorising, or altering the categorisation of community land under section 36(4):

- (a) a natural area,
- (b) a sportsground,
- (c) a park,
- (d) an area of cultural significance,
- (e) general community use.

If after public consultation there is no change to the categorisation and no additional purpose is required to be added to the reserve, no additional ministerial consent is required, Council can proceed to adopt the Plan of Management as outlined in Approach 1 of the ***Flowchart for Consultation and Approval of an Initial Plan of Management*** (above).

If Council proposes a change in the categorisation of the land following public consultation, the plan must be referred again to the Minister administering the *CLMA 2016* following Approach 2 of the ***Flowchart for Consultation and Approval of an Initial Plan of Management*** (above).

The purpose of this Plan of Management is ***not*** to change the categorisation or to add a purpose to the Reserve as it currently stands.

## 4.0 THE SOCIAL ENVIRONMENT

### 4.1 Aboriginal Significance

Griffith is located in the heart of the Wiradjuri Nation – the largest nation of Aboriginal and Torres Strait Islander (ATSIC) people in Australia. Griffith has a vibrant Aboriginal community and Council fosters strong and positive links with the local community.

Many Aboriginal peoples originate from surrounding areas such as Narrandera and Darlington Point. Our community also includes people who are descended from other language groups such as Yorta Yorta people, Ngayampaa people and Paakantji people.

Griffith City Council recognises Aboriginal people in the history and growth of Griffith and its surrounding villages. As such, Council acknowledges the Wiradjuri people as the traditional owners of the land and pays respect to Wiradjuri Elders past, present and future; and respects Wiradjuri cultures and traditions and connection to the Land.

The *GLEP 2014* describes an **Aboriginal place of heritage significance** as an area of land, the general location of which is identified in an Aboriginal Heritage Study adopted by the Council after public exhibition and that may be shown on the Heritage Map that is:

- (a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

(Note # below)

A search of the Office of Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) dated 6 April 2020, indicates that: -

- No Aboriginal sites are recorded in or near Lot 1 DP 40048 with a Buffer of 50 metres.
- No Aboriginal places have been declared in or near Lot 1 DP 40048.

### 4.2 Heritage Significance

The site is not identified as an area of heritage significance in accordance with *GLEP (2014)* or stated in the Planning Certificate within 10.7 Certificate.

The land is not identified as having Aboriginal significance and is not declared under section 84 of the National Parks and Wildlife Act 1974.

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Note # - The term may include (but is not limited to) places that are declared under section 84 of the *National Parks and Wildlife Act 1974* to be Aboriginal places for the purposes of that Act.

## 5.0 Development and use

### 5.1 Overview

The ongoing maintenance and service level maintained at Ted Scobie Sports Oval is reliant on financial resources and forward planning. The actions identified in this plan are consistent with Griffith City Council's objectives as outlined in:

**Guiding Griffith 2040** - this Community Strategic Plan identifies the community's main priorities and aspirations for the future and provides strategies for achieving these goals. The Plan captures the vision of the Griffith community and lists the key goals, we as a community would like to achieve. The core themes of the Community Strategic Plan are: - Leadership; Love the Lifestyle; Valuing our Environment; and Growing our City.

*Figure 7 – Community Strategic Plan - Themes*

#### 1. Leadership –

- a. Developing an engaged and connected community through clear and transparent communication; acknowledging and being responsive to issues; and to be well informed on current issues and potential impact on the community;
- b. Working together to achieve goals by engaging actively with State, Federal and non-government agencies to provide local advocacy; partnering and supporting local delivery service providers; sourcing opportunities for funding partnerships, projects and programs to improve quality of life for community members; and develop partnerships with industry and agricultural leaders.
- c. Planning and leading with good governance within a clear framework of strategic planning, policies and procedures and service standards; and to ensure Council's financial sustainability.

#### 2. Love the Lifestyle –

- a. Griffith is a great place to live providing accessible diverse housing; a shared responsibility for the safety of its community members; promotion of reconciliation and a celebration of its social and cultural diversity and social inclusion of the varied demographic groups; providing and promoting accessibility to services and facilities; and developing and providing a suitable range of cultural facilities/programs and events.

#### 3. Growing our City –

- a. Encouraging the local community to grow with establishment of diversified industries; promoting the growth of established businesses and assist new business growth; strategic planning and consideration of land use management to encourage new investment; promotion and support of diverse agricultural industries; and the promotion of Griffith as a desirable visitor and tourism destination.
- b. Encouraging a skilled workforce with employment opportunities locally; developing partnerships to build quality education and training opportunities; and advocate for safe work practices and employment standards.
- c. Providing, renewing and maintaining a range of quality infrastructure, assets, services and facilities in a cost effective and sustainable manner; maintain and develop an effective transport network; improving the aesthetic of the City and its villages; and mitigating against natural disasters.

#### 4. Valuing our Environment

- a. Enhancing the natural and built environment through respectful planning, balanced growth and good design; facilitating community involvement in caring for the natural environment; delivering projects to protect biodiversity; valuing and protecting both natural and built heritage; sustainable land use; and considering climate change issues when decision making.
- b. Use and manage our resources wisely through management of water resources and water quality; reduction of energy consumption and greenhouse gas emissions; and providing environmentally sustainable waste management services.

**Delivery Program 2017/2018 – 2020/21** - This document combines Council's Delivery Program, Operational Plan and Budget. The Delivery Program is a statement of commitment to the community from each newly elected council. The Delivery Program outlines the principal activities to be undertaken by Council to implement the strategies established by the Community Strategic Plan (Guiding Griffith 2040) within the resources available under the Resourcing Strategy over the four-year term of Council.



**Asset Management Strategy** - The asset management strategy is prepared to assist Council in improving the way it delivers services from infrastructure, including transport (roads, bridges, footpaths), stormwater drainage, parks and gardens, buildings, water and sewer incorporating asset management expenditure projections; review and update of Asset Management Plans; implement an Improvement Plan etc.

**Asset Management Plan – Parks & Gardens** – The fundamental purpose of this Management Plan is to outline how Council applies the principles of Strategic Asset Management to the long-term planning of Council's Building infrastructure. Council's philosophy is to cater for community needs in line with future demand, current trends and provide desired levels of service within available resources and funding.

Ted Scobie Sports Oval forms part of the asset renewal program. The assets located on the land have a recognised life cycle and will be monitored, maintained and replaced within the service levels as agreed by Council at the time.

**Playground Strategy** – The Playground Strategy has been prepared to support the promotion of creative, explorative and imaginarily designed playgrounds and ensure availability of playgrounds comprising a variety of play experiences within walking distance of every residence in the Griffith urban area and surrounding villages (i.e. 500m radius around existing playgrounds).

## 5.2 Strategic Objectives

The objective of this Plan of Management is to guide Council in any future development of the land in accordance with the legislative requirements of both the *LGA 1993* and the *CLMA 2016* and to contain all information relating to the reserve in a single document.

Ted Scobie Sports Oval has been redeveloped over the past seven years with the main objective to provide an aesthetically pleasing and creative designed area for the residents of Griffith and surrounding areas to enjoy and to encourage increased use of the reserve.

This Plan of Management will assist Council to:

- identify and assess the reserve's current facilities, uses and condition
- to provide guidelines for the effective and ongoing management and budget forecasting for the reserve
- to provide a facility that meets the needs of the community and enhances the visual amenity of the surrounding area
- provide a recreational facility for the community that encourages ownership and pride in the neighbourhood
- to manage the land for public recreation
- to continue to upgrade and maintain the facility within funding allocation
- to provide for public safety with the framework for ongoing maintenance and improvements to the facility at an appropriate standard
- collate all information in a single document.

## 5.3 Condition of the land and structures on adoption of the Plan of Management

Figure 8 – Ted Scobie Oval Infrastructure Map



The current physical condition of the site and an action plan, defines the means of achieving the desired objectives of the Plan of Management for Ted Scobie Sports Oval. The Plan provides a strategic framework for the ongoing management of Ted Scobie Sports Oval. An Action Plan is required to set out the strategies and how they have been, or will be achieved in the future. Future budget allocations will dictate how or if the land will be further developed.

A major redevelopment of Ted Scobie Sports Oval commenced in 2011. The redevelopment saw the installation of a new playground, BBQ area, volleyball court, gym equipment, fitness track and construction of a sealed carpark.

The following assessment report on the buildings was completed as of June 2018:

Table 2 – Building Asset Report

BUILDING DESCRIPTION	YEAR BUILT	CONDITION RATING
<b>Amenities Block:</b>	<b>1985</b>	
Sub-structure condition		3
Super-structure		3
Fit-outs & Fittings		3
Fit-outs & Fittings other		3
Roof Condition		3
Services (Mechanical)		2.99
Services (Electrical)		3
Services (Hydraulics)		3
<b>Amenities, Kiosk, Changeroom:</b>	<b>1985</b>	
Sub-structure condition		2.5
Super-structure		2.5
Fit-outs & Fittings		1.5

Roof Condition		3
Services (Mechanical)		3
Services (Electrical)		3
Services (Hydraulics)		3

CONDITION GRADING	DESCRIPTION
1	<b>Very Good:</b> only planned maintenance required
2	<b>Good:</b> minor maintenance required plus planned maintenance
3	<b>Fair:</b> significant maintenance required
4	<b>Poor:</b> significant renewal/rehabilitation required
5	<b>Very Poor:</b> physically unsound and/or beyond rehabilitation

*Figure9 – Photos of built infrastructure*



**Amenities, Kiosk, Changeroom**



**Amenities**



**BBQ Area**



**Gym Equipment**

#### **5.4 Use of the land and structures at the date of adoption of the Plan of Management**

Ted Scobie Sports Oval is utilised year-round by local sporting groups. The reserve is a major facility within the suburb and broadly used by the Griffith community being used daily for recreational activities e.g. walking, exercise equipment, fitness track, volleyball court and playground equipment. BBQ facilities are also available.

Ted Scobie Sports Oval is also used annually (each June long-weekend) for the Shaheedi Tournament (Sikh Games).



## 5.5 Permitted and future use and development

Crown land can be reserved or dedicated for various public purposes. The notified purpose for Ted Scobie Sports Oval is Public Recreation. The assigned category is 'Sportsground'. This purpose and category align with the reserve's past and current use and the values identified in this plan.

The facilities on Ted Scobie Sports Oval currently meet the demands of the community. Council will continue to maintain the existing structures however there is scope to improve the facility as demand increases. Any future development of the land will be consistent with the reserve purpose, budget allocations and relevant legislation i.e. *LGA 1993*, *CLMA 2016*, *NTA 1993* and the *ALRA 1983*.

## 5.6 Leases, Licences and other Estates

Section 3.22 of the *CLMA 2016* authorises Councils to now manage dedicated or reserved Crown land as public land under the *LGA 1993*. The majority of Crown land will be managed as community land, unless approval by the Minister administering the *CLMA 2016* for the land to be managed as operational land.

Leases, licences and other estates formalise the use and occupation of community land and can generally only be permitted if consistent with the purpose for which the reserve was dedicated or reserved, or on a short-term basis as prescribed in the *Local Government (General) Regulation 2005*.

Leases give exclusive use or control of the leased area. A licence allows non-exclusive use permitting multiple users of the land providing for limited permission to use the reserve in a certain way. Temporary licences may be granted for up to one year where they are consistent with purposes for which a short-term licence can be issued under the provisions of the *Local Government Act 1993*.

Council has in the past issued temporary licences for the kiosk on Ted Scobie Sports Oval to sporting bodies and not-for-profit organisations. Sporting groups are issued with annual approval to utilise the facility.

Fees and charges are publicly exhibited and adopted by Council annually in Council's Revenue Policy. All fees and charges will apply to Ted Scobie Sports Oval as outlined in this policy.

This Plan of Management expressly authorises the leasing, licensing or granting of any other estate over Ted Scobie Sports Oval and buildings on the land, for any community purpose, as determined by Council at the time.

The terms of the authorisation for the lease, licence or other estate will include Native Title assessment and validation under the *NTA 1993 (C'th)*. The authorisation will also ensure that the proper management and maintenance of the land and the interests of Council and the public, are protected.

Leases, licences and other estates over Ted Scobie Sports Oval are issued on the provision that:

- the purpose is consistent with the core objectives for the category of the land.
- the lease, licence or other estate is for a permitted purpose listed in the *LGA 1993*, *Local Government Regulations 2005*, *CLMA 2016* and the *Crown Land Management Regulations 2018*.
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *NTA 1993 (C'th)*.

- the lease, licence or other estate is granted and notified in accordance with the provisions of the *LGA 1993* or the *Local Government Regulations 2005*.
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

## 5.7 Native Title Assessment

Crown land in Australia is subject to native title under the *NTA 1993 (C'th)*. On Crown land native title rights and interests must be considered unless:

- Native title has been extinguished; or
- Native title has been surrendered; or
- Determined by a court to no longer exist.

Examples of acts which may affect native title on crown land or crown reserves managed by Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques
- the construction of new roads or tracks
- installation of infrastructure such as power lines, sewerage pipes etc.
- the issue of a lease or licence
- the undertaking of major earthworks.

When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the *NTA (NTA (C'th)) 1993*.

The *CLMA 2016* provides a new regime for the management of Crown land and Council is now responsible for compliance with Native Title legislation for the Crown land that it manages.

Council is required to undertake steps to identify whether the activity proposed on Crown land will affect Native Title; what provisions of the *NTA 1993 (C'th)* will validate the activity; and what procedures should be taken in relation to a particular activity prior to its commencement.

Council must obtain written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land where the land is not excluded land, in accordance with native title legislation.

## 5.8 Easements

Council reserves the right to grant easements as required for utilities and access, bearing in mind the impact of such easements on the site.

The granting of easements over Crown land will be subject to the provisions of the Native Title Act 1993 and Division 8.7 of the *CLMA 2016*.

It is noted that DP 640685 (registered 2 March 1988) contains reference to an Easement for Water Supply over Water Main within (adjoining) Reserve 56353 for Preservation and Growth of Timber, Portion 1347, part Portion 1305 and Lot 1 DP 40048 (DP 40048 having been registered on 25 February 1980). (Refer to Appendix 2).

## 6.0 Plan of Management Administration and Management

### 6.1 Management Issues

Further to the Strategic Objectives of the Plan of Management provided in 5.2 (pg. 20), administration and management is set out fully hereunder.

Management of the land takes into consideration the reserve purpose and the purpose for which the land is classified and categorised.

Council recognises the significance of the Reserve to local residents and the broader regional community based on current user trends of organised sporting events together with its use for passive and social recreational experiences.

On-going management issues may relate to maintenance of existing infrastructure and relevance to changing needs of the community. The Building Asset Report (Table 2, pg. 21) identifies a range of existing facilities that will require maintenance in the short-term and subject to financial planning. With growth and development of Griffith, particularly on the eastern fringe of the City, Ted Scobie Sports Oval will provide greater useability and may require further infrastructure to meet expanding user needs.

**Table 3 – Management Issues and Guidelines**

Maintenance of infrastructure	<ul style="list-style-type: none"><li>As referred to in Table 2 of initially constructed buildings.</li><li>Areas held under lease, licence or regular occupancy will be maintained by tenure holders as per respective tenure agreements (if required).</li></ul>
Mowing	Playing fields and ovals will be mowed in accordance with approvals, manuals or schedules as required.
Car Park	Line marking of car-park will be undertaken in accordance with approvals, manuals or schedules as required. General maintenance (re-seal of carpark) as required.
Erection of Sporting Posts	The erection of posts on playing fields if allowed by this Plan of Management will be under authorisation of Council. Users, in certain circumstances may erect posts, provided that they have the approval of Council.
Watering	<ul style="list-style-type: none"><li>Watering of the ovals and landscaped area shall be undertaken as required and according to specific water restrictions that may be in place from time to time.</li><li>Ageing infrastructure not identified in Table 2 above, will require upgrade including installation of additional pumps to maintain necessary water pressure.</li></ul>
Vandalism	Vandalism will be addressed at the time of occurrence and may include issues such as unauthorised vehicle access; the riding of horses; damage to fitness and / or play equipment; or other damage resultant from unauthorised activities referred to in PG-CP-301 "Prohibited Activities on Council Active & Passive Recreation Areas: On-going issues of vandalism may result in Council seeking funding for the installation of CCTV.
Companion Animals	<p>Domestic pets may use the land where authorised by signage provided that they are under the control of a competent person at all times, on an adequate chain, cord or leash; and do not cause loss of amenity to other users of the Reserve, except where specifically publicly notified.</p> <p>Dogs are not permitted within any area that is:</p> <ul style="list-style-type: none"><li>In a children's play area.</li></ul>

	<ul style="list-style-type: none"> <li>Within 10 metres of the kiosk or other food outlet or place where food is prepared (<i>as per the Companion Animals Act 1998 as amended</i>)</li> </ul>
Lighting	Currently 'token operated'. Future upgrade or replacement will be required.
Playground and Gym Equipment	Playground equipment not referred to in Table 2 above has limited life-span of 10-15 years and will require upgrade or replacement in the future. Gym equipment to be replaced as required.
Weeds	Weed management practices will be undertaken in accordance with guidelines to ensure amenability of the sporting fields and playground area.

## 6.2 Plan Implementation

The following action plan sets out the requirements under Section 36(3) of the *LGA 1993* with respect to: -

- The objectives and performance targets of the plan
- The proposed means in which to achieve the objectives and performance targets
- The proposed manner in which the objectives and performance targets are assessed for performance

**Responsibility: Griffith City Council (GCC)**

*Table 4 – Objectives and Performance Targets of this Plan of Management (PoM)*

Performance Target	Actions	Priority	Performance Indicator
<b>LEGISLATIVE</b>			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The Plan is prepared in accordance with Native Title Manager advice, the <i>LGA 1993</i> , the <i>CLMA 2016</i> and <i>NTA 1993 (C'th)</i>	High	<ul style="list-style-type: none"> <li>The Plan is reviewed by Council's Native Title Manager and approved by Department of Industry – Crown Lands.</li> <li>Council exhibits and adopts the PoM subject to community comments being addressed. (Where significant changes to the PoM are required, the PoM will be re-referred to the Department).</li> </ul>
<b>MANAGEMENT</b>			
Provide a quality facility; assess the current facilities, condition and use of the land in accordance with community expectations	2. Consultation and development in accordance with Council's Strategies and Policies. 3. Review of Building Asset Report 4. Provide maintenance to meet required service levels inclusive of grounds, trees, park	Ongoing	<ul style="list-style-type: none"> <li>Assets (current and future) are managed in accordance with prescribed Council standards and community expectations.</li> <li>Community consultation in regards to meeting future community needs</li> <li>Maintenance service levels to meet</li> </ul>

	infrastructure and car parking 5. Ensure appropriate tenure arrangement with users		requirements in accordance with adopted budgets • Review of tenure conditions prior to renewal of tenure (as appropriate)
Asset Management Plan in place to maintain and enhance the park	6. Update Asset Management Plan (as required)	On-going	• Asset renewal considered in 10-year financial planning
Manage the sportsground and park areas for the safety of all users	7. Conduct regular safety audits to assess the property on a risk assessment basis	On-going	• Regular safety audits undertaken (Refer 7.1 pg. 32)
Address vandalism and graffiti	8. Prompt action	On-going	• Reduction in vandalism and graffiti • Feedback from community is positive and negative feedback acted upon as necessary
<b>INFRASTRUCTURE</b>			
Upgrade park infrastructure	9. Ensure on-going inspection and assessment of infrastructure. 10. Plan and renewal of park infrastructure in accordance with Asset Management guidelines and budgetary constraints	Ongoing	• Initial upgrade was completed in 2011 and asset maintenance continues in accordance with service levels • Future works are carried out in accordance with the PoM and required development processes (where necessary) • Feedback from community is positive and negative feedback acted upon as necessary
Manage the park to provide equal access to all users	11. Continually review infrastructure and ensure any plans for new equipment, facilities will allow for access for all abilities	Ongoing	• Park facilities meet the requirement of all users • Feedback from community is positive and negative feedback acted upon as necessary
<b>ENVIRONMENT</b>			
Provide sporting facilities to meet the needs of the community	12. Continue to maintain the sports fields to a high standard to accommodate all types of sporting activities	Ongoing	• Grounds are maintained to meet service level requirements • Community feedback is positive and negative feedback acted upon as necessary
Provide quality passive recreational facilities	13. Maintain the playground, gym equipment, fitness track, footpaths and associated facilities to a high standard	Ongoing	• All facilities are maintained to meet service levels and continue to comply with Australian Standards • Community feedback is positive and negative



			feedback acted upon as necessary
Manage environmental and user safety	14. On-going inspection and assessment of infrastructure in accordance with Council and Government OHS legislation. 15. Consider the safety of the community in the maintenance of the sports grounds, recreational areas in use of chemicals and pest control	Ongoing	<ul style="list-style-type: none"> <li>• Audit process for safety and condition reporting working well.</li> <li>• Staff are appropriately trained in safe handling and use of appropriate chemicals for the land</li> <li>• No unauthorised use of facilities</li> <li>• Feedback from the community is positive and negative feedback is acted upon where necessary.</li> </ul>
<b>USE OF THE RESERVE</b>			
Signs	16. Review signs and follow guidelines provided by Statewide Mutual Signs as Remote Supervision	Ongoing	<ul style="list-style-type: none"> <li>• Continually monitor all signs are legible and current and renew if required</li> </ul>
Provide adequate lighting to the park	17. Examine existing and future lighting requirements	Ongoing	<ul style="list-style-type: none"> <li>• Continue to monitor existing lighting for sporting activities and security lighting for unlawful activities</li> <li>• Community feedback is positive and negative feedback acted upon as necessary</li> </ul>
Parking	18. Provide adequate parking to meet the needs of users	Ongoing	<ul style="list-style-type: none"> <li>• Continue to monitor parking provided meets the needs of users of the facility</li> <li>• Community feedback is positive and negative feedback acted upon as necessary</li> </ul>

## 6.3 Administration and Resourcing

Administrative issues have an important influence on the way in which Ted Scobie Sports Oval is managed.

Council shall seek to provide adequate staff resources for the management of the land in accordance with this Plan of Management. Staff shall have appropriate qualifications and / or experience.

### 6.3.1 Information and Monitoring

Monitoring and collection of information relating to the Ted Scobie Sports Oval Plan of Management are important tools to enable good management outcomes.

Where a demonstrated need has been identified, a community educational program shall be developed to encourage use appropriate to the purpose of the land.

Management arrangements shall be implemented to regularly monitor the use of the land, environmental conditions and facilities.

Monitoring of associated tenure agreements will also be undertaken to ensure users and user groups comply with tenure conditions.

Surveys of visitation and / or satisfaction with the facilities may be undertaken to facilitate improved management and use of the land.

### **6.3.2 Role of Other Authorities**

From time to time other authorities may have responsibilities or involvement in the management of the land. This will be considered and appropriate consultation will take place if required.

### **6.3.3 Infrastructure**

Any necessary infrastructure to further service the purpose of the land may be constructed provided that a Native Title Assessment has been carried out by Council's Native Title Manager; the land is not subject to a Claim under the *ALRA 1983*; and the provisions of the *LGA 1993* and the *CLMA 2016* have been complied with.

Subsequent development activities shall be undertaken in a way that minimises the area, degree and duration of disturbance; and the area is to be restored to the greatest extent practicable.

### **6.3.4 Neighbourly relations**

Council's development control practices recognise and endeavour to minimise the impacts upon adjoining land parcels.

Council shall endeavour to be a good neighbour and as far as possible shall consult with adjoining owners in respect of impacts of its management and other activities which may affect them.

### **6.3.5 Community Involvement in Management**

Where appropriate Council may undertake community consultation subsequent to the making of this Plan of Management and may give community / sporting groups a role in management.

### **6.3.6 Delegation of Management Responsibilities**

Council may determine to delegate management responsibilities in the future. This Plan of Management shall be complied with as part of the delegation.

### **6.3.7 Public Liability**

Council will continue to maintain public liability insurance for Ted Scobie Sports Oval. All users of the land will be required to maintain their own public liability insurance, currently to the sum of \$20 million dollars, or as amended by Council from time to time. The policy is to indemnify Council against any claims arising from their use of the facility.

### **6.3.8 Commercial Activities**

Commercial activities may be carried out on the land provided that the activity is consistent with the reserve purpose or authorised under this Plan of Management. All commercial activities require Council consent.

### **6.3.9 Emergencies**

This Plan of Management authorises necessary activities to be carried out during declared emergencies as may be decided by the General Manager or delegate. Following the emergency, assessment of the facility and rehabilitation works will be undertaken if required.

## 7.0 Management Guidelines

The following guidelines are based on legislative requirements and community expectations and apply to all areas of Ted Scobie Sports Oval unless otherwise identified.

### 7.1 Risk Management

Council recognises the need to develop and implement risk management processes for sports grounds, playgrounds and play equipment. The installation of any new equipment will necessitate an audit be undertaken. Audits of Ted Scobie Sports Oval are conducted by appropriately qualified staff from Council's Parks & Gardens Department, or other authorised officers, on a regular basis in accordance with Australian Standards.

Sportsgrounds have a monthly inspection, with playgrounds inspected on a weekly basis and operational inspections carried out on a yearly basis. The exercise equipment at Ted Scobie Sports Oval is included in the weekly inspection regime.

### 7.2 Water

Ted Scobie Oval is irrigated with an automatic sprinkler system utilising raw water.

Council may enforce mandatory water restrictions when required. The restrictions apply to all water (raw and potable) supplied by Council through its reticulated water system. The restrictions also apply to all domestic and garden users who are supplied by Murrumbidgee Irrigation Limited. The relevant restrictions of the day will apply to Ted Scobie Sports Oval and this Plan of Management that such restrictions also be observed.

### 7.3 Alcohol Free Zone

Council has the authority to establish Alcohol Prohibited Areas under Section 632A and 644 of the LGA 1993 within Griffith and surrounding villages.

The period permissible under Section 644 is four (4) years. Council resolved to prohibit Alcohol at Ted Scobie Sports Oval between the hours of 10pm and 6am. On application and approval of the Council, special one-off events may result in the lifting of the alcohol-free zone for those events.

### 7.4 Smoke Free Areas

Since redevelopment of Ted Scobie Sports Oval, Council has adopted a Smoke Free Outdoor Areas Policy (*EH-CP-202*) which came into effect from 2011.

#### **Policy Objective:**

The objectives of Griffith City Council in banning smoking on Council owned and controlled land, outdoor public areas and within vehicles is to:

- improve the health of community members;
- improve public amenity and maintenance of Council property;
- raise community awareness of the issues associated with smoking;
- provide community leadership in taking measures to protect the health and well-being of the community; and
- minimise cigarette butt pollution on Council owned and controlled land and within public places.

## Policy Statement:

This policy prohibits smoking in the following areas on Council owned and controlled land, outdoor public areas and within vehicles specifically:

1. Within ten (10) metres of all children's playground equipment in outdoor public places;
2. Public swimming pools;
3. Spectator areas at sports grounds or other recreational areas used for organised sporting events;
4. Public transport stops and platforms, including taxi ranks;
5. Within 4 metres of a pedestrian access point to a public building;
6. In commercial outdoor dining areas being:
  - A seated dining area
  - Within 4 metres of a seated dining area on licensed premises, restaurant or café and
  - Within 10 metres of a food fair store or on public land as approved by Council
7. Within 10 metres of Council owned or managed buildings
8. Smoking within cars with a child under the age of 16 years in the vehicle.

Signage on Ted Scobie Sports Oval will be reviewed when required to be consistent with the current policy.

## 7.5 Vandalism

Vandalism and anti-social behaviour have continued to escalate over recent years with sportsground and playgrounds an easy target. Although cost is difficult to estimate, thousands of dollars are outlaid each year to repair the damage caused to these areas.

To encourage the public to play a role in safeguarding the assets of the community, Council will pay a reward to members of the public supplying information which results in the successful prosecution of persons damaging Council property, or causing other acts of vandalism that may create situations dangerous to the public. (*Council Policy GC-CP-314*).

## 7.6 Animals

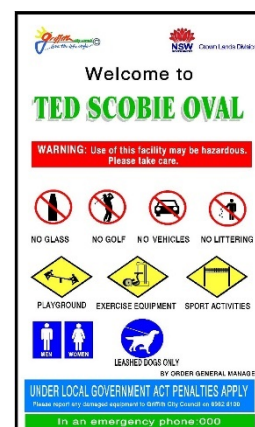
Griffith City Council recognises the need for pet owners to exercise their animals. Under the *Companion Animals Act 1998*, dogs are prohibited within a ten (10) metre zone of children's play apparatus and is applicable to the playground situated on Ted Scobie Sports Oval.

Leashed dogs only, shall be permitted on the remainder of Ted Scobie Sports Oval provided they are under the control of a competent person (*Council Policy PG-CP-301*).



## 7.7 Signs as Remote Supervision

Council's obligation to promote good risk management practices required the installation of appropriate signage at Ted Scobie Sports Oval. A risk assessment was completed to consider appropriate signage for remote supervision at the facility. The signs identify the site, provide for safe use of equipment and meet risk management guidelines as set out in the Statewide Mutual, Best Practice Manual – Signs as Remote Supervision. Council will endeavour to follow Standard AS 2342–1992; Development, Testing and Implementation of Information and Safety Symbols and Symbolic Signs.



## 7.8 Parking

Ted Scobie Sports Oval is utilised by many sporting groups and individuals on a daily basis. Council has constructed a sealed and line marked parking area to accommodate vehicles. Parking for persons with a disability is provided within the car parking area in accordance with regulations. Overflow of vehicle parking is provided within the surrounding streets, i.e. Doolan Crescent and Clifton Boulevard. All patrons must adhere to directional signage.

## 7.9 Buildings, Amenities and Infrastructure

Buildings, amenities and infrastructure have been constructed on the land in the past in accordance with the *EP and A Act 1979*. Any future construction or improvements will require assessment by Council's Native Title Manager to be consistent with the *NTA 1993* (C'th) and that the land is not subject to a claim under the *ALRA 1983*. The provisions of the *LGA 1993* and *CLMA 2016* is to be considered as part of the assessment, and be consistent with the reserve purpose.

## 7.10 Trees, Vegetation and Landscape

Proper management of landscaping, trees and vegetation is important to provide a high degree of amenity on the land. Trees and landscaping will be maintained and inspected on a regular basis and at any time may be removed or replaced.

Griffith City Council has adopted a Tree Policy (*PG-CP-402*). The aim of the tree policy is to improve the quality of streetscapes, parklands and private land in urban areas within the Council area.



## 7.11 Asset Renewal / Replacement

All playground equipment will require replacement at some stage in the future when it no longer can be repaired or does not meet Australian Standards. The life of a playground depends on many factors including material of construction, the amount of use and degree of vandalism. In consideration of these factors the estimated life cycle of Ted Scobie Sports Oval equipment is estimated in the vicinity of 10 – 15 years.

As Ted Scobie Sports Oval has a high usage rate a life cycle of 10 years has been adopted. It is recommended that an annual playgrounds replacement reserve be established for this purpose.

The maintenance of Ted Scobie Sports Oval will be consistent with the service level agreement in place at the time. Areas held under lease, licence or regular occupancy shall be maintained as outlined in those agreements.

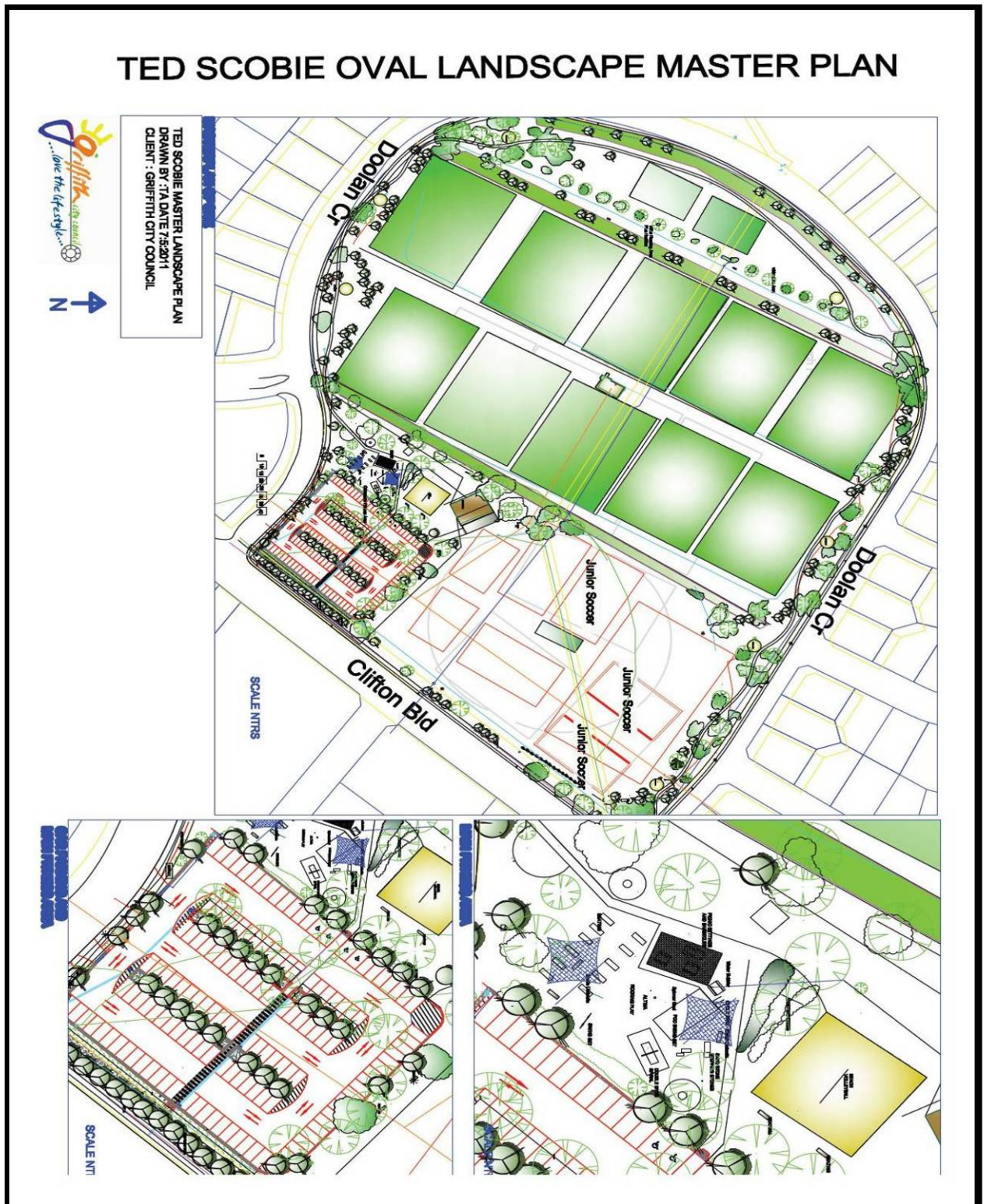
Existing Council owned assets on the land shall be maintained by Council within the allocated annual budget for the reserve. Council may apply for additional funding or grants to support improvements on the land.



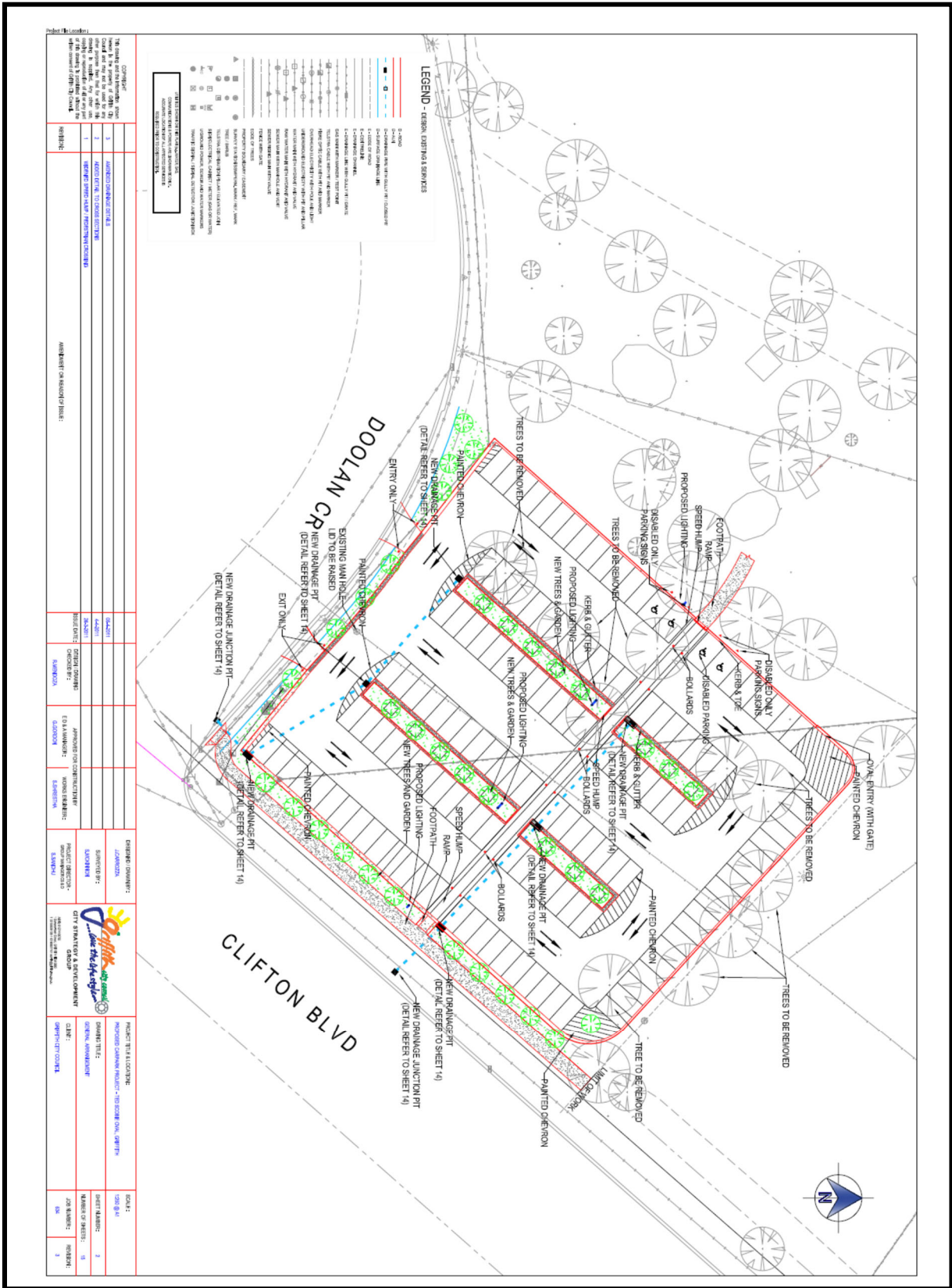
## 8.0 MASTER PLANS

### 8.1 Landscape Master Plan

A Landscape Master Plan was developed in 2011 during the redevelopment of Ted Scobie Sports Oval and is consistent with the attached plan other than the two small fields on the top level that were not constructed.



8.2 Car Park Design Plan





## References

### *Commonwealth Native Title Act 1993*

<https://www.legislation.gov.au/Details/C2017C00178>

### *Crown Land Management Act 2016*

[http://www.austlii.edu.au/au/legis/nsw/num\\_act/clma2016n58226.pdf](http://www.austlii.edu.au/au/legis/nsw/num_act/clma2016n58226.pdf)

<https://www.industry.nsw.gov.au/lands/what-we-do/legislation-policies>

[http://classic.austlii.edu.au/au/legis/nsw/consol\\_act/clma2016199/](http://classic.austlii.edu.au/au/legis/nsw/consol_act/clma2016199/)

### *Griffith City Council Website – Publications and Policies*

#### - Griffith Community Participation Plan

[file:///C:/Users/Melva/Downloads/GRIFFITH COMMUNITY PARTICIPATION PLAN ENDORSED 17 DEC EMBER 2019.pdf](file:///C:/Users/Melva/Downloads/GRIFFITH%20COMMUNITY%20PARTICIPATION%20PLAN%20ENDORSED%2017%20DEC%202019.pdf)

#### - Guiding Griffith 2040

[https://www.griffith.nsw.gov.au/cp\\_themes/default/page.asp?p=DOC-OIW-24-18-70](https://www.griffith.nsw.gov.au/cp_themes/default/page.asp?p=DOC-OIW-24-18-70)

#### - Delivery Program 2017/18-2020/21

[file:///C:/Users/Melva/Downloads/Delivery Program Operational Plan 2019 20 FINALsm1.pdf](file:///C:/Users/Melva/Downloads/Delivery%20Program%20Operational%20Plan%202019%2020%20FINALsm1.pdf)

#### - Asset Management Strategy

[file:///C:/Users/Melva/Downloads/Asset Management Plan 2017 Strategy Final%20\(1\).pdf](file:///C:/Users/Melva/Downloads/Asset%20Management%20Plan%202017%20Strategy%20Final%20(1).pdf)

#### - Asset Management Plan – Parks and Gardens

[file:///C:/Users/Melva/Downloads/06\\_06\\_17 Asset Management Plan 2017 Parks and Gardens.pdf](file:///C:/Users/Melva/Downloads/06_06_17%20Asset%20Management%20Plan%20Parks%20and%20Gardens.pdf)

#### - Pet Owner Responsibilities

[https://www.griffith.nsw.gov.au/cp\\_themes/default/page.asp?p=DOC-EID-80-64-45](https://www.griffith.nsw.gov.au/cp_themes/default/page.asp?p=DOC-EID-80-64-45)

#### - Griffith LEP (2014)

<https://legislation.nsw.gov.au/#/view/EPI/2014/137/maps>

<https://legislation.nsw.gov.au/#/view/EPI/2014/137/part5/cl5.10>

#### - Vandalism, Graffiti and Rubbish Dumping – Policy GC-CP-314

[file:///C:/Users/Melva/Downloads/2 Mar 2016 Vandalism policy.pdf](file:///C:/Users/Melva/Downloads/2%20Mar%202016%20Vandalism%20policy.pdf)

#### - Tree Policy – Policy PG-CP-402

[file:///C:/Users/Melva/Downloads/Tree Policy.pdf](file:///C:/Users/Melva/Downloads/Tree%20Policy.pdf)

#### - Prohibited Activities on Council Active & Passive Recreation Areas – Policy PG-CP-301

[file:///C:/Users/Melva/Downloads/Prohibited Activities on Council Active and Passive Recreation Areas NEW NOW%20\(2\).pdf](file:///C:/Users/Melva/Downloads/Prohibited%20Activities%20on%20Council%20Active%20and%20Passive%20Recreation%20Areas%20NEW%20NOW%20(2).pdf)

#### - Companion Animals Act 1998

<https://www.animallaw.info/statute/au-companion-animals-companion-animals-act-1998-nsw>

#### - Department of Industry

<https://reservemanager.crownland.nsw.gov.au/administration/templates>

#### - Local Government Act 1993

<https://www.olg.nsw.gov.au/sites/default/files/Practice-Note-No1-Public-Land-Management-Revised-May-2000.pdf>

[http://www5.austlii.edu.au/au/legis/nsw/consol\\_act/lga1993182/s36.html](http://www5.austlii.edu.au/au/legis/nsw/consol_act/lga1993182/s36.html)

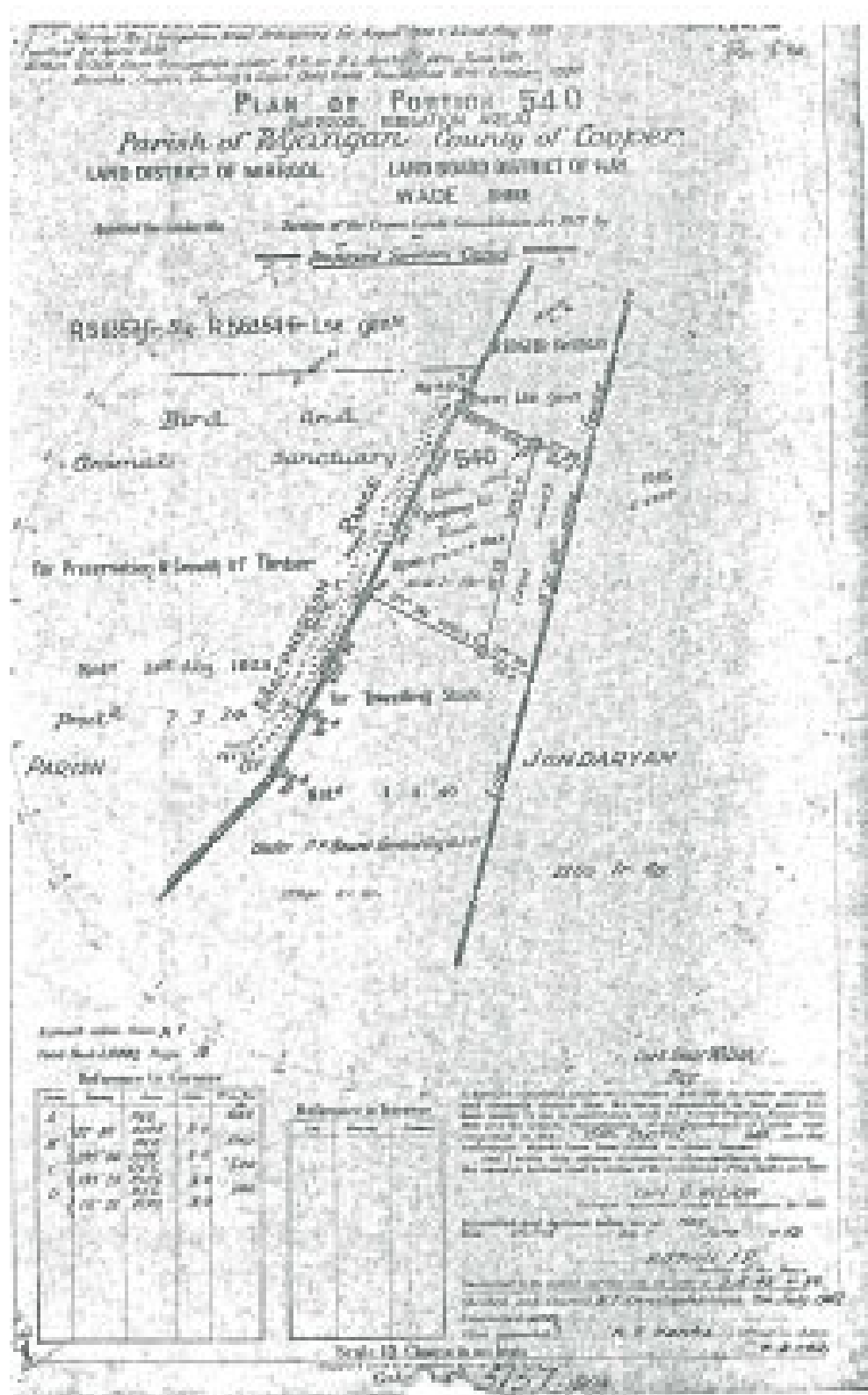
[http://www5.austlii.edu.au/au/legis/nsw/consol\\_act/lga1993182/s36g.html](http://www5.austlii.edu.au/au/legis/nsw/consol_act/lga1993182/s36g.html)

## **CORE OBJECTIVES FOR MANAGEMENT OF COMMUNITY LAND CATEGORISED AS SPORTSGROUND**

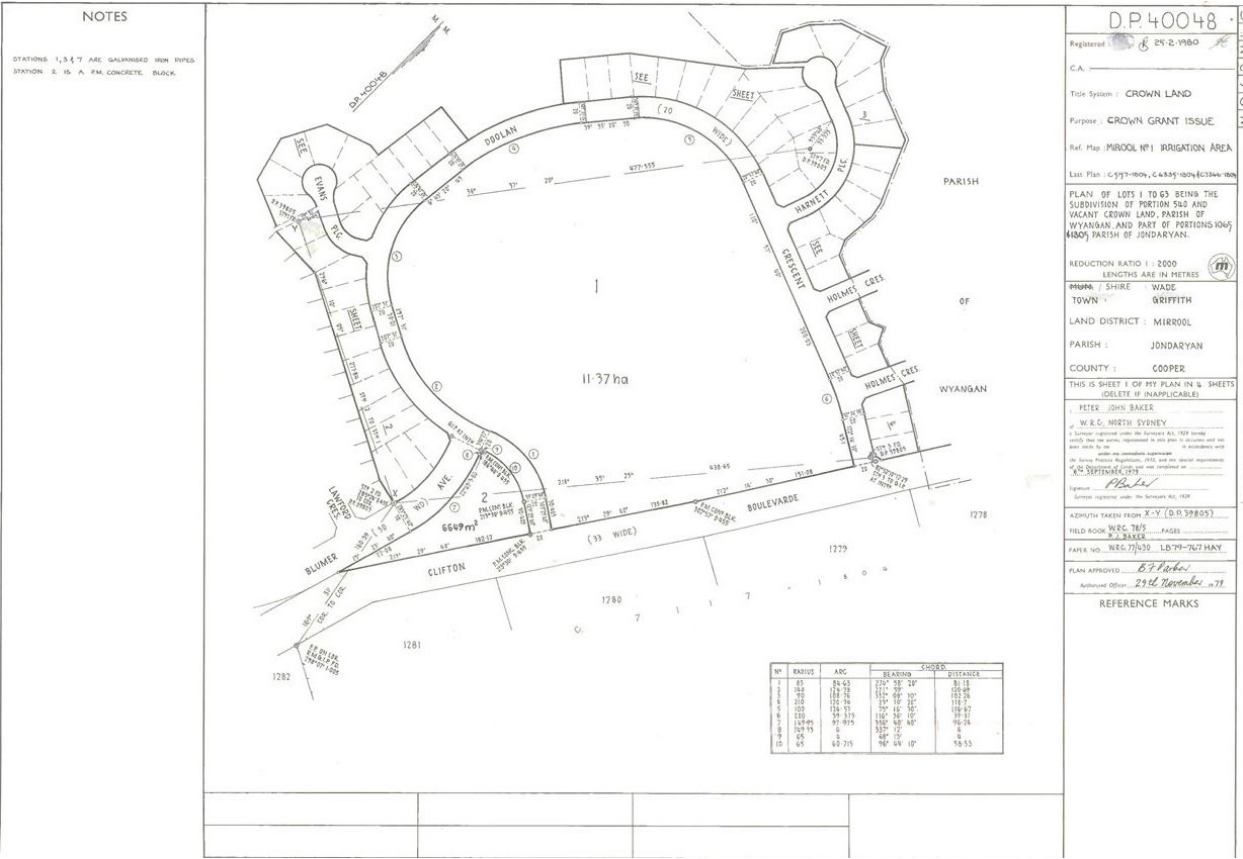
### **36G Core objectives for management of community land categorised as a sportsground**

The core objectives for management of community land categorised as a sportsground are: -

- a) To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- b) To ensure that such activities are managed having regard to any adverse impact on nearby residences.



Sheet 1 of DP 40048 (Reserve 240002) – Ted Scobie Sports Oval



S.B. 50006 F (Sht 1)



S.B. 50006 R. (Skt. 1)