

MITCHAM



COMMUNITY LAND MANAGEMENT PLAN

FOR

Batchelor Reserve

Adopted by Council 23 August 2022

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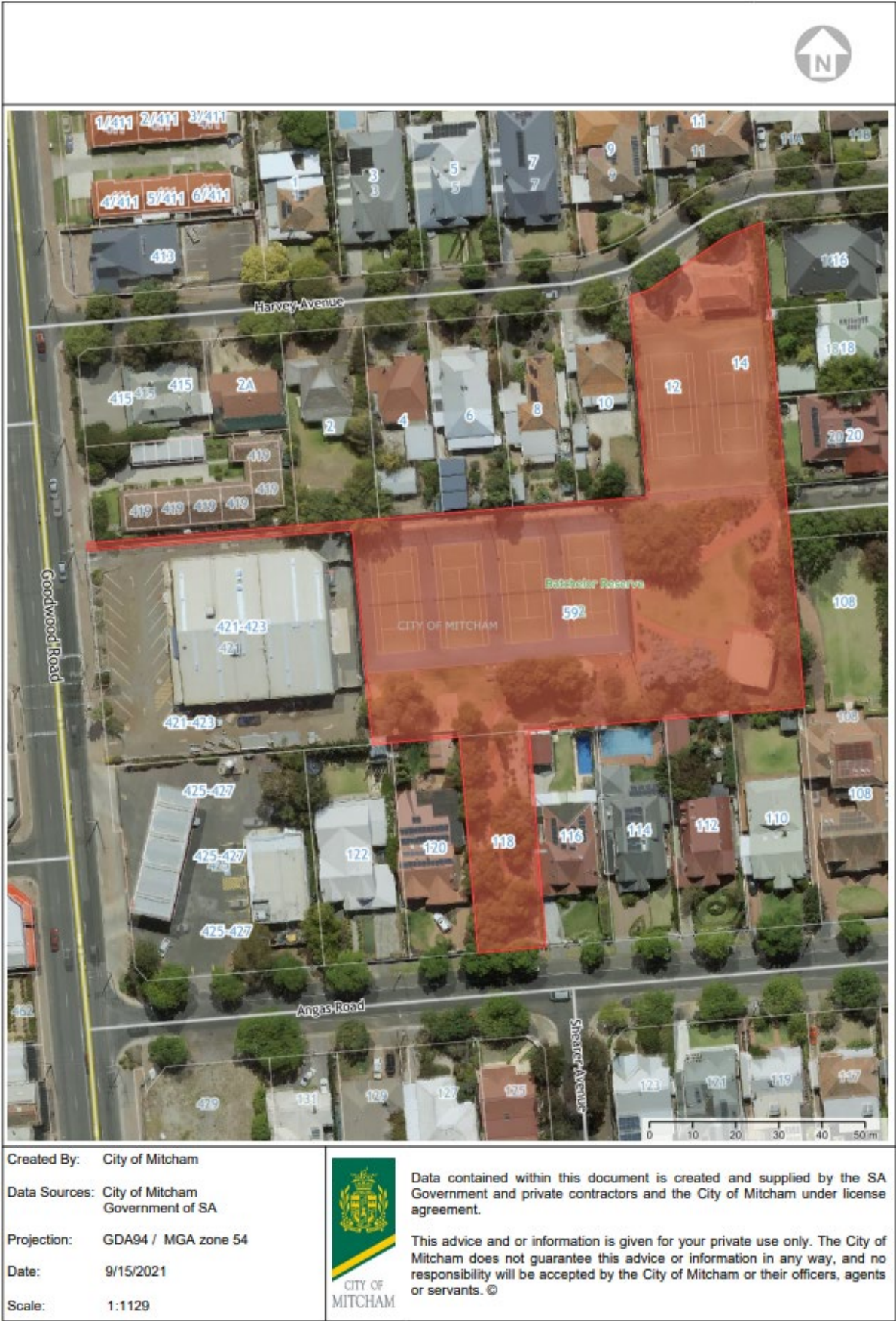
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1. Identification Details		
1.1	Name of Land/ Reserve	Batchelor Reserve
1.2	Location	14 Harvey Avenue, Westbourne Park
1.3	Certificates of Title for Section/ Lots	<p>CT 5826/959</p> <p>Allotments 50 and 51 Deposited Plan 3910 In the area named Westbourne Park Hundred of Adelaide</p> <p>Allotment 243 Filed Plan 12985 In the area named Westbourne Park Hundred of Adelaide</p> <p>CT 5822/359</p> <p>Allotment 251 Filed Plan 12985 In the area named Westbourne Park Hundred of Adelaide</p>
1.4	Area	1.63 acres
1.5	Owner	City of Mitcham
1.6	Trust/ Dedication/ Restriction	Nil
1.7	Owner's Requirements	No requirements



2. Purpose for which the land is held

- Community, sport and recreation purposes

3. Reason why Management Plan is Required

- Portion of the land is, or is to be, occupied under a lease or licence.
- Portion of the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

Existing improvements include six tennis courts, a clubroom building, gazebo, picnic tables, playground and on the northern side of the reserve facing Harvey Avenue a small building currently used by Council for storage.

4. Objectives for the Management of the Land

The detailed objectives for the management of the land including the performance targets and measures are contained within Schedule 1 of this plan.

- To maintain Batchelor Reserve as public recreation facility within the suburb of Westbourne Park with a mix and range of formal and informal uses.
- To provide community sporting and recreation facilities and amenities that are safe for community use and suitable for the purpose for which they are provided.
- To implement sustainable and efficient building and facility management practices.

5. Policies for the Management of the Land

The following policies have some direct or indirect application to the land are relevant as at the date of this CLMP. Council policies undergo regular review, and may be amended, superseded or replaced.

5.1 General Council

City of Mitcham: Management Plans and Strategies

- Strategic Management Plan
- Spatial Vision
- Living Well Health and Wellbeing Plan
- Tree Strategy
- Open Space Strategy
- Sports Facility Strategy
- Transport Asset Management Plan
- Mitcham Open Space Asset Management Plan
- Stormwater Asset Management Plan
- Waste Management Strategy

Policies

General council policies applicable to management of all community, sporting and recreational facilities in the Council area.

- Biodiversity Policy
- Leasing and Licensing of Council's Sports Facilities Policy
- Tree Policy
- Water use and Catchment Protection Policy
- Volunteers Policy
- Reserves- Management of Woodlands using Waitparinga Procedures
- Mountain Bike Policy
- Street Lighting – Energy Efficiency

In addition, any development will:

- Observe Council's obligations under the Aboriginal Heritage Act (1988); and
- Have regard to and be respectful of local Kaurna heritage and culture, acknowledging the Kaurna people as the traditional owners of the land.

6. Proposals for the Management of the Land

- 6.1 Batchelor Reserve
- It is specifically proposed (subject to available funding and all relevant Council and statutory approvals and authorisations) that:
- There is an upgrade of the existing community facilities, buildings, structures, signage and assets to meet relevant standards and needs.
 - There is an upgrade of the existing community facilities, buildings, structures, signage and assets to comply with the *Disability Discrimination Act 1992* as appropriate.
 - The existing building at 14 Harvey Avenue is considered for demolition and the site is used for an alternate community use in consultation with the community.
 - There is an expansion of existing sporting facilities, buildings and assets to meet relevant standards and needs.

7. Performance Targets

- See Schedule 1

8. Performance Measures

- See Schedule 1

9. Leases and Licenses

9.1 Leases and Licenses consistent with Community Land Management Plan

The granting of exclusive and non-exclusive leases and licenses for one or more of the following purposes (in no particular order) is consistent with this Community Land Management Plan and is authorised for the purposes of section 202(3) of the *Local Government Act, 1999*:

- To support community sport.

- To provide meeting spaces and facilities for community groups and organisations.
- To support ongoing occupation, use, management and upkeep of buildings and other community assets.
- To enable temporary use of buildings and or land for specific functions, activities and events.
- To allow for the provision of essential infrastructure for the provision of electricity, gas, water, internet and telecommunications services.
- To allow for business uses of the land that are consistent with or ancillary to the above purposes.

9.2 Permits/ Special Uses Licenses

The granting of permits for one or more of the following purposes (in no particular order) is consistent with this Community Land Management Plan and is authorised for the purposes of section 202(3) of the *Local Government Act, 1999*:

- Commercial traders to sell goods from temporary facilities.
- Access over the Reserve to allow access or an activity of a 'short term' nature.
- Fundraising, educational and community awareness events that support cultural diversity and general community well-being.

9.3 Current tenure details

- Kingswood Tennis Club currently occupies a portion of Batchelor Reserve comprising 4 Tennis Courts and a clubroom building pursuant to an occupancy arrangement with Council.

Other than where rights of occupation are granted in leases and licenses, this reserve is available for community use at other times.

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10. Schedule 1 – Batchelor Reserve

Other than where indicated above the sequence of objectives, proposals, and policies within this plan does not infer a hierarchy or order of priority. The target is the goal or standard to be aimed for or reached; whereas the measure is how the Council proposes to determine whether the target/objective has been reached.

Objectives	Performance Targets	How Performance will be Measured
To maintain Batchelor Reserve as public recreation facility within the suburb of Westbourne Park with a mix and range of formal and informal uses	A balance of passive and active (i.e. informal and formal) recreation uses is provided for to maintain access for all user groups	Review results of audit of usage hours associated with formal recreation uses prior to issuing/renewing any leases and licences to sporting clubs to assess extent of formal uses
To provide community sporting and recreation facilities that are safe for community use and suitable for the purposes for which they are provided.	Provide a safe environment for visitors and users of the Reserve.	An audit of Council's customer feedback platforms will be undertaken annually to identify number of security incidents/graffiti reported.
	Renew/upgrade landscaped areas, building assets, recreational facilities and associated infrastructure as outlined in Council's Asset Management Plans.	Annual review of completed asset renewals against the proposed capital works program will be undertaken.
	To optimise shared use of the land & facilities (including but not limited to facilities such as six tennis courts, a clubroom building, gazebo, picnic tables, playground and on the northern side of the reserve facing Harvey Avenue a small building currently used by Council for storage).	An audit of Council's customer feedback platforms, and community group memberships registers will be undertaken annually to assess public satisfaction and community use of buildings and recreational facilities.
	Land and facilities held under leases and licences are developed, occupied and/or maintained in accordance with the terms of the lease or licence.	Review results of any inspections of the land undertaken, maintenance records and reports/complaints by the community in relation to the occupation of the land leased or licenced to ascertain compliance with terms of the lease or licence.

	Issue of short-term permits/special use licenses for events in an orderly manner that is consistent with applicable Council By-laws.	Review of temporary permits against relevant Council By-laws.
To implement sustainable and efficient building and facility management practices.	Building, construction, and renovations are completed where possible using sustainable and efficient methods and materials. With a focus on reducing operating costs/consumption relating to energy, water and waste.	Review any development proposals to assess extent of sustainable and energy/resource management features in line with Council's commitment to addressing climate change.
	Building and facility management practices are functional and efficient	Review scheduled operational maintenance against relevant standards and review reactive maintenance requirements periodically
	Illegal dumping or pollution discharges are monitored and managed in accordance with relevant legislation.	Inspections undertaken by relevant authorised officers in response to reports/ complaints made by the public and/or volunteers.