

COMMUNITY LAND MANAGEMENT PLAN

FOR

Mortlock Park

Adopted by Council 23 August 2022

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1. Identification Details		
1.1	Name of Land/ Reserve	Mortlock Park
1.2	Location	Lot 943, West Parkway, Colonel Light Gardens
1.3	Certificates of Title for Section/ Lots	Allotment 943 in DP 3171: CT 5740/140
1.4	Area	6.30 hectares
1.5	Owner	City of Mitcham
1.6	Trust/ Dedication/ Restriction	Nil

Mortlock Park, Colonel Light Gardens



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Government of SA

Projection: GDA94 / MGA zone 54

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Scale: 1:2500



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2. Purpose for which the land is held

- Public sport and recreation to accommodate a range of passive and active pursuits and events.

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 but are not limited to grassed recreation spaces, batting/storage cages, public toilets, lighting, community buildings, BMX track, BBQ shelter and playground, car parking area, signage, water tanks, fencing and seating.

4. Objectives for the Management of the Land

4.1 Objectives

- To recognise the significance of Mortlock Park as an important element of Charles Reade's hierarchy of public open space in the Garden Suburb of Colonel Light Gardens.
- To provide accessible community, sporting and recreation, areas and facilities that are safe for community use and suitable for a mix and range of formal and informal uses.

5. Policies for the Management of the Land

The following policies have some direct or indirect application to Mortlock Park as at the date of this Community Land Management Plan. Council policies undergo regular review, and may be amended, superseded, or replaced.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 Licencing of Council's Sports Facilities Policy
- Tree Policy

5.2 Mortlock Park

Council Policies and other relevant official plans and policies specific to the management of Mortlock Park, Colonel Light Gardens

- Mortlock Park Concept Plan
- Public Realm Heritage Guidelines
- Colonel Light Gardens – Technical Data Sheets Manual
- Heritage Standards (Colonel Light Gardens State Heritage Area)

In addition, any development will:

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

6. Proposals for the Management of the Land

6.1 Mortlock Park (whole of)

See Schedule 1

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, lighting, and assets to meet relevant design and environmental standards, including demolition of existing buildings if deemed necessary. The existing multi-purpose community building known as the Gil Langley building will be upgraded, extended, and include new buildings and/or structures ancillary to its current purpose. This will improve appearance and functionality of the building, batting cages, fences and associated ancillary structures.
- The former Scout Hall is used as a Community Centre.
- The former Scout Hall is demolished.
- A licence is entered into with CLG Primary School and St Therese School for use of Mortlock Park oval.
- Works are progressed and undertaken as outlined within the Mortlock Park Concept Plan*.

** This Community Land Management Plan recognises that the Mortlock Park Concept Plan is of a conceptual nature only and may be updated and amended from time to time. The purpose of the Concept Plan as outlined in the Conservation Management Plan for Colonel Light Gardens is to provide for the future uses of the park by local sporting clubs and informal local community use and to provide more detailed direction for the future use of Mortlock Park.*

7. Performance Targets

- See Schedule 1

8. Performance Measures

- See Schedule 1

9. Leases and Licences

9.1 Leases and Licences consistent with Community Land Management Plan

Within Mortlock Park the granting of exclusive and non-exclusive leases and licences (including hirer agreements) 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 play, education, and events during and after school hours for the local school(s) community.
- To support community sport.
- To provide meeting spaces and facilities for community groups and organisations.
- To enable temporary community use of buildings and or land for 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 Licences

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 Mortlock Park 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 as at the date of this CLMP are:

- Guides SA occupies a portion of Mortlock Park pursuant to an occupancy arrangement with the Council.
- Colonel Light Gardens Sports and Social Club (Colonel Light Gardens Football Club) currently holds a lease to utilise the community building (Gil Langley Building).
- Colonel Light Gardens Sports and Social Club (Colonel Light Gardens Football Club) currently holds a licence to utilise the grassed recreation space (west) and grassed recreation space (east).

- Goodwood Indians Baseball Club currently holds a lease to utilise the community building (Gil Langley Building).
- Goodwood Indians Baseball Club currently holds a licence to utilise the grassed recreation space (east) and portion of the grassed recreation space (west).

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

Date prepared: August 2022

10. Schedule 1 – Mortlock Park

Other than where indicated 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 recognise and maintain the significance of Mortlock Park as an element of Reade's vision in the planning of the Garden Suburb of Colonel Light Gardens.	Mortlock Park is upgraded and maintained in accordance with relevant policy/management plans to conserve and protect its heritage significance.	Review any work or development proposal within Mortlock Park against the Public Realm Heritage Guidelines and the extent to which it complies with relevant policy/management plans and conserves and protects its heritage significance
	New buildings and additional structures should be designed with regard to relevant policy/management plans and Heritage Standards (Colonel Light Gardens State Heritage Area) to complement the appearance of surrounding residential buildings.	Review any work or development within Mortlock Park to assess the extent it complements the appearance of surrounding residential buildings and has regard for the Heritage Standards Colonel Light Gardens State Heritage Area.
To provide accessible community, sporting and recreation, areas and facilities that are safe for community use and suitable for 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	Undertake an audit of usage hours associated with formal recreation uses prior to issuing/renewing any leases and licences to sporting clubs and review results to assess extent of formal uses
	To optimise shared use of Mortlock Park & facilities (including but not limited to facilities such as seating, shade, shelter, amenities, art works, cultural heritage references, grassed surfaces, community buildings, dog exercising areas, lighting, paths, running tracks, fitness and play equipment etc.) subject to funding and Council approval.	Review results of an audit of Council's customer feedback platforms, and community group memberships registers to assess public satisfaction and community use of buildings and recreational facilities.

	Provide a safe environment for visitors, users, and adjacent landowners of Mortlock Park.	Review results of an audit of Council's customer feedback platforms annually to identify number and nature of security incidents/graffiti reported.
	Seek to ensure that there is no increased risk associated with upgrades/amendments to infrastructure or realignment of playing fields associated with hard-ball sports such as baseball.	Review the results of any risk audit undertaken by an appropriately qualified risk auditor commissioned by Council or a Lessee.
	Issue of short-term permits/special use licences for events that is consistent with applicable Council By-laws.	Review of any temporary permits issued to assess consistency with Council By-laws.
	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.
	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.