

MITCHAM



COMMUNITY LAND MANAGEMENT PLAN

FOR

Manson Oval

Adopted by Council 23 August 2022

TABLE OF CONTENTS

1. Identification Details.....	3
2. Purpose for which the Land is Held	5
3. Reason why Management Plan is Required	5
4. Objectives for the Management of the Land	5
5. Policies for the Management of the Land.....	6
6. Proposals for the Management of the Land	6
7. Performance Targets.....	7
8. Performance Measures	7
9. Leases and Licenses	7
10. Schedule 1 – Manson Oval.....	9

1. Identification Details		
1.1	Name of Land/ Reserve	Manson Oval
1.2	Location	29-37 Sargent Parade, Bellevue Heights
1.3	Certificates of Title for Section/ Lots	Allotment 112 in Filed Plan 13051 CT 5816/677 Allotments 142 and 143 in Deposited Plan 7962 CT 3464/67
1.4	Area	Allotment 112 - 2.2147 ha Allotments 142 and 143 - 2.0863 ha
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
- Provision of early learning education

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 Oval - Six Tennis Courts, Cricket turf, Soccer field, Seating, Picnic Table, Drinking Fountain, Dog Drinking Fountain, Junior and youth playground, Swing, tennis clubrooms, toilet block, shelter shed and community building.

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 Manson Oval as public recreation facility within the suburb of Bellevue Heights with a mix and range of formal and informal uses.
- To provide commercial and community facilities that are safe for community use and suitable for the purpose for which they are provided.

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 Council policies undergo regular review, and may be amended, superseded, or replaced.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 Manson Oval

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.
- Works are progressed and undertaken as outlined within the Manson Oval Master Plan*.

* This Community Land Management Plan recognises that the Manson Oval Master Plan is of a conceptual nature only and may be updated and amended from time to time. The purpose of the Master Plan 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 Manson Oval.

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 play, education and events.
- To support community sport.
- To provide meeting spaces and facilities for community groups and organisations.
- 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

- Bellevue Heights Tennis Club currently holds a lease to utilise the tennis clubhouse and tennis courts.
- Sturt Lions Football Club currently holds a licence to utilise the grassed oval space.
- Montessori Kids currently holds a lease to utilise the community building located on the southwest corner of Manson Oval.

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

Date prepared: August 2022

10. Schedule 1 – Manson Oval

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 Manson Oval as public recreation facility within the suburb of Bellevue Heights with a mix and range of formal and informal uses.	To optimise shared use of the land & facilities.	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.
	A balance of passive and active (i.e. informal and formal) sporting and 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 license's to sporting clubs to assess extent of formal uses
To provide commercial and community facilities that are safe for community use and suitable for the purpose 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.
	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.

	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.