

Management Plan for Hillview Reserve

1.0 Identification Details

1.1	Name of land/reserve	Hillview Reserve
1.2	Location	Lot 343, Penang Avenue, Colonel Light Gardens
1.3	Certificates of Title	5520/207
1.4	Area	0.61 hectares
1.5	Current Usage	Tennis, recreation, playground, community hall, clubrooms

2.0 Owner

- City of Mitcham

3.0 Purpose for Which the Land is Held

- Public recreation facility for the residents of Colonel Light Gardens and the wider community to accommodate a range of passive and active pursuits.
- Some organised sport and sports training facilities.
- Multi-purpose community building.

4.0 Reasons Why the Management Plan is Required

- Land specifically modified for the benefit and enjoyment of the public.
- The land is subject to a licence.

5.0 Objectives for the Management of the Land

- To acknowledge the significance of Hillview Reserve as an element in the planning of the Garden Suburb of Colonel Light Gardens, which is a designated State Heritage Area.
- To provide and maintain a high quality and accessible public recreation facility for the local and wider community that provides a variety of opportunities for relaxation, leisure, physical activity and play without generating undue disturbance to nearby residents.
- To safeguard the community by taking appropriate measures to control risk.
- To seek equitable access to a space designed with all user groups in mind.
- To include the ability to offer short term leases/licences/permits for one-off events or other short-term uses.
- To allow for future leases/licences of a similar nature should current leases/licences not be renewed or renegotiated to Council's satisfaction.

- To promote sustainable environmental management within the Park.
- To ensure the Management Plan is flexible and able to evolve with changing community attitudes and environmental challenges.

6.0 Policies and Proposals for the Management of the Land

- Consideration to be given to negotiations with existing leaseholder(s) over time to facilitate free and unrestricted community access to some or all of the tennis courts during daylight hours.
- Consideration to be given to careful advanced scheduling by leaseholder(s) for use of the tennis courts during general community use peak periods (i.e. evenings and/or weekends) to facilitate some unrestricted community access to the tennis courts during these times in particular.
- Consideration to be given to regular advanced publication of a schedule of lease / licence hours by leaseholder(s) of the tennis courts both on site and via electronic media.
- Consideration to be given to the use of sustainable environmental management techniques to maintain the landscape at Hillview Reserve now and into the future. One topical issue is the ongoing use of water resources to maintain areas of grassed open space, which despite the clear social benefits is likely to become an ever-increasing economic burden on Council and leaseholders.
- Consideration to be given to the use of multi-purpose community buildings to ensure that the type and level of usage does not generate undue disturbance to nearby residents.
- Consideration to be given to the heritage / history of Hillview Reserve in the context of the State Heritage Area of Colonel Light Gardens. In particular, reference is made to the Colonel Light Gardens Conservation Management Plan and Technical Data Sheets Manual.
- Consideration to be given to Council's policies which relate to the management of open space and community facilities.
- Consideration to be given the City of Mitcham's Development Plan and Open Space Strategy.
- Consideration to be given to By-Law No.3 - Local Government Land regarding the activities which can be undertaken on community land.
- Consideration to be given to By-Law No.5 - Dogs and any current resolution of Council whereby controls have been introduced in relation to the exercising of dogs at Hillview Reserve.
- Proposals - see Schedule

7.0 Performance Targets

- See Schedule

8.0 Performance Measures

- See Schedule

9.0 Current Lease/Licence Details

- 9.1 Colonel Light West Tennis Club currently holds a licence to utilise eight (8) tennis courts and a clubroom year-round.
- 9.2 Hillview Reserve Hall (also known as Penang Hall) is on this site and faces Penang Avenue. The lease for this multi-purpose community building is currently under review.

Unless otherwise stated in the licences / agreements, this reserve is available for community use.

Date prepared: June 2015

SCHEDULE

Management Issues	Proposals	Performance Targets	Performance Measures
Landscape Character and Heritage Value	Heritage	Reflect the values of the Colonel Light Gardens Conservation Management Plan.	Observance of relevant objectives and policy guidance in the Colonel Light Gardens Conservation Management Plan.
	Litter	Bins/grounds checked regularly.	Area to be free of litter.
	Fences and park furniture (inc. gazebos).	State of furniture checked on a regular basis.	Located in suitable areas and kept in good repair.
	Lighting (where installed)	Regular checks to replace faulty/broken lights.	Lights are operational.
	Paths	Check and repair as required.	Safe to use and clear of obstructions.
	Graffiti	Offensive graffiti to be removed in 24 hours. All highly visible graffiti to be removed from Council property.	Highly visible park structures and surrounds to be graffiti free.
Clubrooms	Adhere to the building maintenance program each year and to have completed each stage within the allocated time frame.	Inspections of all clubrooms conducted once a year.	Building complies with the annual audit by budgeting, programming, and completing the identified works.
		All clubroom inspections are documented in an Audit Report.	All building work complies with DDA Plan.
Playground Equipment	Provide a public recreation facility to the community. Create challenging and interesting opportunities that cater for development	Ensure all playgrounds are safe with regular inspections and maintenance of equipment. Minor repairs that are undertaken during this	Playground inspected in accordance with safety inspection checklist.

	<p>requirements of playground users.</p> <p>Provide equipment specifically designed for toddlers, early childhood, junior and senior groups</p> <p>Provide some active play structures suitable for use by the wider community.</p>	<p>routine inspection are to be recorded on an appropriate inspection sheet.</p> <p>Major repairs or maintenance required is to be recorded on the inspection sheet and handed to the coordinator for appropriate action.</p>	
		<p>Soft fall areas are to be included in playground safety inspection checks and appropriate action taken to keep them clear of weeds, litter, broken glass and other sharp objects.</p>	<p>Soft fall area to be maintained at the required depth and in an appropriate condition.</p> <p>All soft areas will be clear of foreign objects (such as broken glass).</p>
		<p>Install new equipment in accordance with Council's replacement program.</p> <p>Any parts replaced will be with genuine parts (which adhere to Australian Standards) from an appropriate manufacturer.</p>	
		<p>Up to date inventory of all playground facilities maintained.</p>	<p>All playgrounds shall be audited every ten years in respect to condition, safety, maintenance standards & longevity.</p>
Irrigation Systems	<p>Provide a suitable automatic irrigation service that makes best possible use of resources while providing acceptable</p>	<p>Automatic systems should be programmed to match the needs of a particular area in relation to soil types, grass type, use of</p>	<p>Efficient use of water while delivering a quality grass surface.</p> <p>All watering carried out according to relevant</p>

	standards of turf.	area, climatic conditions and Government restrictions. Minor repairs to be undertaken as soon as practical. Major repairs to be included in scheduled works. Turf maintained to best level within relevant water restrictions.	prescribed water restrictions.
Tennis Courts	Ensure that the club fully maintains the courts to the agreed and accepted standards as specified in the licence agreement.	As per the licence agreement.	Compliance with licence conditions.
Public Toilets	Available during normal daylight hours. Locked overnight where extreme vandalism has occurred.	Cleaned on weekdays only, with the exception of public holidays and weekends.	Cleaning includes sweeping and disposing of rubbish, the use of appropriate disinfectant and water to clean all surfaces. Graffiti free and usable. Filling of toilet roll holders.
Exercising of Dogs	Allow for recreation areas to be set aside for both dog owners and/or other members of the public.	Compliance with all restrictions on the exercising of dogs.	Reduce the number of complaints from other park users.
Hilview Reserve Hall (also known as Penang Hall)	Greater use made of a currently underused facility with a corresponding increase in rental income.	Increased use of the facility. Increased income derived from the	An increased number of groups using the hall. An increased rental

		facility	income.
Car Park	Provide off road car parking for community use.	Car park is safe, accessible and maintained in a good condition.	Car park is clearly defined for community use, is free of pot holes and is easily accessible.
Tree Maintenance	Remove dead trees and limbs.	Trees to be in good health and safe for park users.	Dead trees are removed where dangerous and dead limbs of trees are removed where they pose a threat.
	Plant new trees.	Shade trees of appropriate species for the area to be planted.	Reserves are enhanced by healthy, safe and appropriate species.