

Doncaster Avenue Reserve

COMMUNITY LAND MANAGEMENT PLAN

CITY OF MITCHAM

We acknowledge and pay our respects to the Kaurna people, the traditional custodians of the land where the City of Mitcham is located, whose ancestral lands we live and gather on. We recognise their continuing spiritual, physical and emotional connection to land, waters, and culture. We pay our respect to them and their culture, and to their Elders past, present and emerging. The City of Mitcham extends that respect to all Aboriginal and Torres Strait Islander peoples who live and gather on this land.

CITY OF MITCHAM

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1. Identification Details

This Community Land Management Plan (CLMP) applies to Doncaster Avenue Reserve (the Land), which is located on Broadway in the Colonel Light Gardens State Heritage Area in the City of Mitcham. The Land marks the end of the vista when looking east from Goodwood Road along the mature gum tree-lined Doncaster Avenue. The Garden Suburb Commissioner designated the Land as the 'Mitcham Camp Memorial Site'. A flagpole was erected after World War I, but the site was not developed. The Land now contains an RSL memorial, pathways, flagpoles, seating, and fencing. The RSL conducts its annual Anzac Day and Remembrance Day services at the Land. This CLMP applies to the following piece of land:

Identification Details		
1.1	Name of Land/Reserve	Doncaster Avenue Reserve
1.2	Location	12A Broadway, Colonel Light Gardens
1.3	Certificate of Title	CT 5542/521 • Allotment 478 in Deposited Plan 3176
1.4	Area	1100m^2
1.5	Owner	City of Mitcham
1.6	Trust/Dedication/Restriction	Nil
1.7	Owner's Requirements	No requirements
1.8	Lease/Licence Details	Nil

2. Purpose for Which the Land is Held

The Land is held by the City of Mitcham (Council) to provide a memorial to the Mitcham Camp site and as a passive recreation area.

3. Reason Why the Management Plan is Required

A portion of the Land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

4. Objectives for the Management of Land

The objectives for the management of the Land are set out below and replicated in Schedule 1 of this CLMP which also includes the performance targets and measures.

- To maintain the heritage significance of the Land as part of a network of diverse public spaces within the state heritage-listed area of Colonel Light Gardens.

- To maintain the Land as a passive recreation and green space within the City of Mitcham accommodating a mix and range of uses with flexibility to meet current and future community needs.

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.

General Council		
Management Plans and Strategies	Management Plans and Strategies applicable to management of all community, sporting, and recreational facilities in the Council area	• Mitcham 2030 • 4 Year Delivery Plan • Tree Strategy • Open Space Strategy • Open Space Asset Management Plan • Strategic Management Plan • Spatial Vision • Stormwater Asset Management Plan
Policies	General council policies applicable to management of all community, sporting, and recreational facilities in the Council area	• Enforcement and Compliance Policy • Fences Between Private and Council Property Policy • Public Consultation Policy • Biodiversity Policy • Leasing and Licensing of Council's Sports Facilities Policy • Water use and Catchment Protection Policy • Volunteers Policy
Colonel Light Gardens	Colonel Light Gardens specific policies applicable to the management of community land in Colonel Light Gardens	• Colonel Light Gardens – Technical Data Sheets Manual • Public Realm Heritage Guidelines: Colonel Light Gardens State Heritage Area • Heritage Standards (Colonel Light Gardens State Heritage Area) (In the event of inconsistency, between these standards and this CLMP the standards will prevail to the extent of the inconsistency (s 196(6) Local Government Act 1999).

6. Proposals for the Management of the Land

It is specifically proposed (subject to available funding and all relevant Council and statutory approvals and authorisations) that:

- Works are undertaken on existing memorial, flagpoles, signage, and assets in keeping with Council's responsibilities under the Heritage Places Act and relevant policies for Colonel Light Gardens.
- Continued use by the RSL to conduct annual Anzac Day and Remembrance Day services at the Land will be encouraged.
- That Council engage with the Kaurna people as the traditional owners of the Land before any significant excavation works are undertaken.
- Establish Doncaster Reserve as a focal point at the end of Doncaster Avenue.
  Remove the existing paving and provide a new path and paving system that provides new opportunities for ornamental planting, upgrades to lighting, renaming, landscaping design and replacement of memorial.

7. Performance Targets

See 10. Schedule

8. Performance Measures

See 10. Schedule

9. Leases and Licences

9.1 Leases and Licences consistent with Community Land Management Plan

The granting of exclusive and non-exclusive leases and licences 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 allow for the provision of essential infrastructure related to electricity, gas, water, internet, and telecommunications services.

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*:

To enable temporary use of the Land for community functions, activities, and short-term one-off events.

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

10. Schedule

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 the heritage significance of the Land as part of a network of diverse public spaces within the state heritage-listed area of Colonel Light Gardens.	Doncaster Avenue Reserve is maintained in accordance with the Public Realm Heritage Guidelines and maintained in recognition of its heritage significance.	Any completed work or landscaping undertaken on the Land will be compared against the Public Realm Heritage Guidelines and any other relevant policy/management plans to assess the extent to which it maintains its heritage significance.
To maintain the Land as a passive recreation and green	To allow for construction to occur on the adjacent building site	An audit of site inspections will be undertaken to identify

space within the City of Mitcham accommodating a mix and range of uses with flexibility to meet current and future community needs.		the reported use of the land by contractors related to the build.
	The Land is used by the community for a range and mix of uses and is able to accommodate future uses.	The results of customer feedback mechanisms will be analysed to assess how the community is using the Land and the community's future needs for the Land.
	Issue of short-term permits/special use licenses for events is consistent with applicable Council By-laws.	A review of temporary permits against relevant Council By-laws will be undertaken.

Appendices

Doncaster Avenue Reserve



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Community Land Management Plan
Doncaster Avenue Reserve – Adopted 13 May 2025

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