

# LYNTON DEPOT MANAGEMENT PLAN

## 1.0 Identification Details

- 1.1 Name of Land/reserve-----Lynton Depot
- 1.2 Location-----Lot 4 Beagle Terrace, Lynton
- 1.3 Certificate of title -----5662/838
- 1.4 Area (hectares)-----19.41 hectares
- 1.5 Current Usage
- local SES station
  - sculpture group
  - Mitcham Rotary shed
  - green organics drop off facility
  - chemical disposal
  - Council depot activities

## 2.0 Owner

- City of Mitcham

## 3.0 Purpose for Which the Land is Held

- Recreation and community use
- Council depot activities

## 4.0 Reasons Why Management Plan is Required

- Land specifically modified for the benefit and enjoyment of the public
- Land occupied under a lease or licence

## 5.0 Objectives for Management of the Land

- To ensure appropriate and effective rehabilitation of the former depot.
- To protect remaining native vegetation.
- To allow for a variety of recreational and community uses.
- To allow for continuation of Council depot activities.
- To safeguard the community by taking appropriate measures to control risk.
- To manage community assets held on their behalf by Council.
- To allow for future leases/licences of a similar nature should current lease/licence holders not renew their agreements.

## 6.0 Policies and Proposals for the Management of the Land

- Consideration to be given to Council's policies which relate to the management of open space and community facilities - with particular reference to the Biodiversity policy and Water use and catchment protection policy.
- Consideration be given to the existing Management Plan for the former depot site.
- Consideration be given to the recommendations of the City of Mitcham Quarries - Report (1999).

- 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.
- Proposals - see Schedule

## **7.0 Performance Targets**

- See Schedule

## **8.0 Performance Measures**

- See Schedule

## **9.0 Current Lease/Licence details**

- 9.1 The State Emergency Service has a 12 year lease with the right of renewal.
- 9.2 Liquid Metal Studios have a 6 year lease with the right of renewal.
- 9.3 The Rotary Club of Mitcham has a 5 year lease with the right of renewal.

**Date Prepared: August 2004**

## SCHEDULE

<b>Management Issues</b>	<b>Proposals</b>	<b>Performance Targets</b>	<b>Performance Measures</b>
<b>Landscape Character</b>	<p>Maintain area for recreational and community use in keeping with the character of the surrounding area.</p> <p>Litter</p> <p>Fences</p> <p>Walkways</p> <p>Walking trails</p> <p>Graffiti</p>	<p>Maintain existing character of the neighbourhood while providing an amenity for the local community.</p> <p>Bins/grounds checked regularly.</p> <p>Fences checked on a regular basis.</p> <p>Checked and maintained as required.</p> <p>Paths and trails designed sustainably and in an appropriate location.</p> <p>Paths and trails developed to appropriate standards.</p> <p>All paths and trails are clearly marked and signed.</p> <p>Paths and trails inspected and maintained on a regular basis.</p> <p>Offensive graffiti to be removed in 24 hours. All highly visible graffiti to be removed from Council property.</p>	<p>Maximum use made of existing facilities by community groups.</p> <p>Area to be free of litter.</p> <p>Fences are kept in good repair.</p> <p>Safe to use and clear of obstructions.</p> <p>Paths and trails are sustainable.</p> <p>Appropriate standard applied.</p> <p>All signage checked on a regular basis.</p> <p>Paths and trails safe to use and clear of obstructions.</p> <p>Highly visible park structures and surrounds to be graffiti free.</p>
<b>Buildings</b>	<p>Adhere to the building maintenance program each year and to have completed each stage within the allocated time frame.</p>	<p>Inspections of all buildings conducted once a year.</p> <p>All building inspections are documented in an Audit Report.</p>	<p>Building complies with the annual audit by budgeting, programming, and completing the identified works.</p> <p>All building work complies with DDA Plan.</p>
<b>Car Parking</b>	<p>Provide off road car parking for community use.</p>	<p>Car park is safe, accessible and maintained in a good condition.</p>	<p>Car park is clearly defined for community use, is free of pot holes and is easily accessible.</p>

<p><b>Irrigation Systems</b></p>	<p>Provide a suitable automatic irrigation service that makes best possible use of resources while providing acceptable standards of turf.</p>	<p>Automatic systems should be programmed to match the needs of a particular area in relation to soil types, grass type, use of area, climatic conditions and Government restrictions.</p> <p>Minor repairs to be undertaken as soon as practical.</p> <p>Major repairs to be included in scheduled works.</p> <p>Turf maintained to best level within relevant water restrictions.</p>	<p>Efficient use of water while delivering a quality grass surface.</p> <p>All watering carried out according to relevant prescribed water restrictions.</p>
<p><b>Native Vegetation</b></p>	<p>Endeavour to maintain and enhance any significant stands of native vegetation.</p>	<p>Sound management practices employed whereby areas of good native vegetation are protected and enhanced.</p> <p>Where native vegetation is of poorer quality, efforts are required to improve and enhance its viability.</p>	<p>Managed and maintained according to biodiversity principles and expectations - with the removal of woody weeds and provision of fire breaks to ensure a good balance of Grey Box and woodland plant associations.</p>
<p><b>Remediation of Former Depot</b></p>	<p>Remediate former depot site to appropriate and agreed standards.</p>	<p>Continue soil filling in Area G (old quarry).</p>	<p>Remediation of site completed in accordance with existing Management Plan.</p>
<p><b>Use of Site</b></p>	<p>Different community uses to be explored.</p> <p>Use of site for Council purposes to continue as required.</p>	<p>Community use of existing facilities is encouraged.</p> <p>The area is considered for future youth activities.</p>	<p>Optimum use is made of the site by community groups and Council.</p>